

CITY OF VENTURA  
**CITY COUNCIL MINUTES**

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**Matt LaVere**  
Mayor

**Lorrie Brown**  
Councilmember District 6

**Erik Nasarenko**  
Councilmember District 4

**Jim Friedman**  
Councilmember District 5

**Sofia Rubalcava**, Deputy Mayor  
Councilmember District 1

**Cheryl Heitmann**  
Councilmember At-Large

**Christy Weir**  
Councilmember At-Large

Alex D. McIntyre, City Manager  
Gregory G. Diaz, City Attorney  
Antoinette M. Mann, City Clerk

**REGULAR MEETING**  
**MONDAY, DECEMBER 2, 2019**

**CS1. CALL TO ORDER – CLOSED SESSION**

The San Buenaventura (Ventura) City Council met in Closed Session in the City Hall Council Chambers, 501 Poli Street, Ventura at 5:07 p.m.

**CS2. ROLL CALL**

PRESENT: Councilmembers Nasarenko, Brown, Friedman, Heitmann, Weir, Deputy Mayor Rubalcava and Mayor LaVere

ABSENT: None

Mayor LaVere presided.

**CS3. PUBLIC COMMUNICATIONS – None**

**CS4. CLOSED SESSION – City Council Conference Room**

1. **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**  
Case Name: Bowman v. Ventura County Fairgrounds Foundation, et al.  
VCSC Case No.: 56-2019-00529183-CU-PO-VTA  
Authority: Government Code Section 54956.9(d)(1)
  
2. **PUBLIC EMPLOYEE PERFORMANCE EVALUATION**  
Title: City Manager  
Authority: Government Code Section 54957

**CS5. ADJOURNMENT**

Closed session adjourned at 6:05 p.m.

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**1. CALL TO ORDER – REGULAR SESSION**

The San Buenaventura (Ventura) City Council met in Regular Session in the City Hall Council Chambers, 501 Poli Street, Ventura at 6:11 p.m.

**2. ROLL CALL**

PRESENT: Councilmembers Nasarenko, Brown, Friedman, Heitmann, Weir, Deputy Mayor Rubalcava and Mayor LaVere

ABSENT: None

Mayor LaVere presided.

**3. PLEDGE OF ALLEGIANCE**

Mayor LaVere led the pledge of allegiance.

**4. SPECIAL PRESENTATIONS AND ANNOUNCEMENTS**

Mayor LaVere read a statement to remember the Thomas Fire: December 4<sup>th</sup> marks two years since the devastating Thomas Fire. We look back on the incident as a time of loss, hope and recovery. This anniversary is still painful for our City and our community members. Our hearts continue to go out to those affected by the fire. The fire destroyed so many homes in Ventura, but it did not take our sense of community and our resolve to rebuild and help one another.

#### 4. SPECIAL PRESENTATIONS AND ANNOUNCEMENTS (continued)

It is truly remarkable that there was no loss of life in the City of Ventura during the massive wildfire. We appreciate the swift response of our first responders in evacuating our residents and for neighbors who watched out for one another. Even in the days after the Fire in 2017 it was incredible to see and feel the sense of togetherness, we all had during that time.

The City of Ventura continues to help victims rebuild. Now when you drive through the impacted neighborhoods you see so many completed homes. More than 300 homes have been approved for rebuild and 47 more are under review. There are still many resources for victims impacted by the Thomas Fire. Some victims may be running out of rental assistance and there are resources available. The VC Disaster Recovery Group has many resources available. Victims are encouraged to visit their website to learn more about aid. They can help with temporary housing, rebuilding guidance, legal questions, home repair, emotional recovery and more. Residents can call 211 to ask for more information or visit their website at [www.VCDisasterRecoveryGroup.org](http://www.VCDisasterRecoveryGroup.org).

Again, our thoughts are with our community members on this anniversary. We stand with you as we continue to recover and rebuild.

Mayor LaVere introduced Mayor for a Moment student Sadie Brennan, Will Rogers Elementary School 5th grader, who read her essay on Kindness. A Community Access Partners (CAPS) video about Sadie Brennan, Will Rogers Elementary School and Kindness was shown. Mayor LaVere presented Sadie Brennan with a Key to the City.

Mayor LaVere requested approval to adjust the agenda order moving Formal Items 12B (Consideration of Emergency "Just Cause for Eviction" Ordinance) and 12A (Naming of City/County Year-Round Homeless Shelter) before Public Hearings and to adjust the Public Hearing order to 11B (Historic Landmark Designation Request - Group of Buildings at 257 South Hemlock Street, 1199 East Thompson Boulevard and 273-279 South Hemlock Street (PROJ-12771 and 12773)) 11C (Issuance of Tax-Exempt Obligations Not to Exceed \$39,700,000 for the 131-Unit Affordable Multi-Family Rental Housing Westview Village I Project), 11D (Issuance of Tax-Exempt Obligations Not to Exceed \$60,000,000 for the 105-Unit Affordable Multi-Family Rental Housing Westview Village III Project) and 11A (Olivas Park Specific Plan; an Addendum to the Olivas Park Drive Extension Project Final EIR; General Plan Amendment to Land Use Designations Figure 3-5 and Bicycle Facilities Figure 4-1; and Zoning Map Amendment). City Council approved the agenda adjustment.

## 5. CLOSED SESSION REPORT

City Attorney Gregory G. Diaz stated City Council met in closed session tonight and there is no reportable action.

## 6. CITY COUNCIL COMMUNICATIONS

Councilmember Heitmann announced the Ventura Downtown Lions Club's Holiday Tour of Homes built in the wake of the Thomas Fire, December 8th, 2 p.m. - 6 p.m. Two upcoming Senior Strategic Plan meetings - December 9th at City Hall 5 p.m. - 6 p.m. and December 10th at the Ventura Avenue Adult Center 12:30 p.m. - 2 p.m. The Women's Economic Ventures is hosting a celebration of Small Businesses at the Ventura Beach Marriott on December 11<sup>th</sup> from 5:30 p.m. - 8:30 p.m.

## 7. PUBLIC COMMUNICATIONS

### SPEAKERS

Terrence Foley, Pierpont Bay Community Council; Betsy Erickson; Ed Wehan, Ventura Land Trust; Burt Handy; John Sanders Jones; Ralph Trigo; Randy Harvill; Michael Stafford Crane; Roberta Clark; Dale C. Watson; Marlyss Auster, Ventura Visitors and Convention Bureau; Robert Schaefer; Kari Aist, 350.org-Ventura County Climate Hub; and Liz Campos

### DOCUMENTS

Handouts Burt Handy and Marlyss Auster

PowerPoint Burt Handy

## 8. CONSENT ITEMS

Councilmember Brown had questions on Agenda Item 8D (Reject Bid Proposal - West Park Portland Loo Installation).

Councilmember Friedman moved to approve the recommendation to:

**8A. Move all resolutions and ordinances presented tonight be deemed read by title only and all further reading be waived.**

**8. CONSENT ITEMS (continued)**

Councilmember Nasarenko seconded. The vote was as follows:

AYES: Councilmembers Nasarenko, Brown, Friedman, Weir,  
Heitmann, Deputy Mayor Rubalcava and Mayor LaVere  
NOES: None  
ABSENT: None

City Clerk Antoinette M. Mann declared the motion carried, 7-0.

**8B. Consideration of Ordinances Updating Chapters 18.250, 18.260, and 20.020 Pertaining to Special Events and Insurance as Directed by the City Council**

Councilmember Friedman moved to approve the recommendation to:

- a. Introduce and approve the first reading of the Ordinance, title as follows:

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN BUENAVENTURA, CALIFORNIA, AMENDING CHAPTER 18.250, ‘USE OF PUBLIC STREETS AND OTHER RIGHTS-OF-WAY FOR PARADES, ATHLETIC EVENTS, BLOCK PARTIES, AND OTHER PUBLIC ASSEMBLIES,’ OF THE SAN BUENAVENTURA MUNICIPAL CODE TO MODIFY THE INSURANCE AND INDEMNIFICATION PROVISIONS AND TO REFLECT THE CURRENT CITY ORGANIZATIONAL STRUCTURE”

- b. Introduce and approve the first reading of the Ordinance, title as follows:

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN BUENAVENTURA, CALIFORNIA, AMENDING CHAPTER 18.260, ‘USE OF PUBLIC FACILITIES FOR ASSEMBLIES, PUBLIC MEETINGS, AND OTHER ACTIVITIES,’ OF THE SAN BUENAVENTURA MUNICIPAL CODE TO MODIFY THE INSURANCE AND INDEMNIFICATION PROVISIONS AND TO REFLECT THE CURRENT CITY ORGANIZATIONAL STRUCTURE”

- c. Introduce and approve the first reading of the Ordinance, title as follows:

**8. CONSENT ITEMS (continued)**

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN BUENAVENTURA, CALIFORNIA, AMENDING CHAPTER 20.020, ‘PERMITS AUTHORIZING EVENTS CONDUCTED IN CITY PARKS AND PARK FACILITIES,’ OF THE SAN BUENAVENTURA MUNICIPAL CODE TO ADJUST INSURANCE AND INDEMNIFICATION REQUIREMENTS FOR SPECIAL EVENTS”

d. Schedule the second readings for the three introduced Ordinances at the December 9, 2019 City Council meeting.

e. Adopt a Resolution, title as follows:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN BUENAVENTURA, CALIFORNIA, APPROVING THE INSURANCE GUIDELINES PURSUANT TO CHAPTERS 18.250, 18.260, AND 20.020 OF THE SAN BUENAVENTURA MUNICIPAL CODE PERTAINING TO INSURANCE FOR SPECIAL EVENTS”

Councilmember Nasarenko seconded. The vote was as follows:

AYES: Councilmembers Nasarenko, Brown, Friedman, Weir, Heitmann, Deputy Mayor Rubalcava and Mayor LaVere  
NOES: None  
ABSENT: None

City Clerk Antoinette M. Mann declared the motion carried, 7-0.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN BUENAVENTURA, CALIFORNIA, AMENDING CHAPTER 18.250, ‘USE OF PUBLIC STREETS AND OTHER RIGHTS-OF-WAY FOR PARADES, ATHLETIC EVENTS, BLOCK PARTIES, AND OTHER PUBLIC ASSEMBLIES,’ OF THE SAN BUENAVENTURA MUNICIPAL CODE TO MODIFY THE INSURANCE AND INDEMNIFICATION PROVISIONS AND TO REFLECT THE CURRENT CITY ORGANIZATIONAL STRUCTURE  
ORDINANCE NO. 2019-\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN BUENAVENTURA, CALIFORNIA, AMENDING CHAPTER 18.260, ‘USE OF PUBLIC FACILITIES FOR ASSEMBLIES, PUBLIC MEETINGS, AND OTHER ACTIVITIES,’ OF THE SAN BUENAVENTURA MUNICIPAL CODE

**8. CONSENT ITEMS (continued)**

TO MODIFY THE INSURANCE AND INDEMNIFICATION PROVISIONS  
AND TO REFLECT THE CURRENT CITY ORGANIZATIONAL  
STRUCTURE ORDINANCE NO. 2019-\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN  
BUENAVENTURA, CALIFORNIA, AMENDING CHAPTER 20.020,  
'PERMITS AUTHORIZING EVENTS CONDUCTED IN CITY PARKS AND  
PARK FACILITIES,' OF THE SAN BUENAVENTURA MUNICIPAL CODE  
TO ADJUST INSURANCE AND INDEMNIFICATION REQUIREMENTS  
FOR SPECIAL EVENTS ORDINANCE NO. 2019-\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN  
BUENAVENTURA, CALIFORNIA, APPROVING THE INSURANCE  
GUIDELINES PURSUANT TO CHAPTERS 18.250, 18.260, AND 20.020  
OF THE SAN BUENAVENTURA MUNICIPAL CODE PERTAINING TO  
INSURANCE FOR SPECIAL EVENTS RESOLUTION NO. 2019-058

**8C. Request for Authorization to Extend Outside Counsel Services –  
Olivarez Madruga Lemieux O’Neil, LLP in the Mele v. Aloha  
Steakhouse, et al., Litigation Matter**

Councilmember Friedman moved to approve the recommendation to:

Authorize the City Attorney to enter into a First Amendment to Agreement No. P2019-059 with the law firm of Olivarez Madruga Lemieux O’Neill, LLP, in an amount not to exceed an additional \$250,000 to continue representation of the City in the litigation matter of Mele v. Aloha Steakhouse, et al.

Councilmember Nasarenko seconded. The vote was as follows:

AYES: Councilmembers Nasarenko, Brown, Friedman, Weir,  
Heitmann, Deputy Mayor Rubalcava and Mayor LaVere  
NOES: None  
ABSENT: None

City Clerk Antoinette M. Mann declared the motion carried, 7-0.

**8. CONSENT ITEMS (continued)****8D. Reject Bid Proposal - West Park Portland Loo Installation**SPEAKER

Staff Parks, Recreation and Community Partnerships  
Director Nancy O'Connor

Councilmember Friedman moved to approve the recommendation to:

Reject the bid submitted by David Atkin Construction, Inc. for West Park Portland Loo Installation Specification No. 2019-085, in the amount of \$136,767.00.

Councilmember Nasarenko seconded. The vote was as follows:

AYES: Councilmembers Nasarenko, Brown, Friedman, Weir,  
Heitmann, Deputy Mayor Rubalcava and Mayor LaVere  
NOES: None  
ABSENT: None

City Clerk Antoinette M. Mann declared the motion carried, 7-0.

**8E. Professional Service Agreement with Canon Corporation - Pierpont Neighborhood Stormwater Lift Stations Refurbishment**

Councilmember Friedman moved to approve the recommendation to:

Approve and authorize the Mayor to execute a Professional Services Agreement with Canon Corporation to provide professional engineering services associated with the Pierpont Stormwater Lift Station Upgrade project, in an amount not-to-exceed \$280,904. The total cost includes the contract amount of \$255,404 and a contingency of \$25,500.

AGREEMENT NO. 2019-117

Councilmember Nasarenko seconded. The vote was as follows:

AYES: Councilmembers Nasarenko, Brown, Friedman, Weir,  
Heitmann, Deputy Mayor Rubalcava and Mayor LaVere  
NOES: None  
ABSENT: None

City Clerk Antoinette M. Mann declared the motion carried, 7-0.



8. CONSENT ITEMS (continued)

8F. Amendment to Professional Service Agreement with Filippin Engineering for Sewerline Replacement – Seaside Wastewater Force Main Project

SPEAKER

Public

Burt Handy

Councilmember Friedman moved to approve the recommendation to:

Approve and authorize the Mayor to sign the First amendment to Filippin Professional Service agreement with an increase in the amount of \$20,000 for a new not-to-exceed total of \$270,000.

AGREEMENT NO. 2018-094.1

Councilmember Nasarenko seconded. The vote was as follows:

- AYES: Councilmembers Nasarenko, Brown, Friedman, Weir, Heitmann, Deputy Mayor Rubalcava and Mayor LaVere
- NOES: None
- ABSENT: None

City Clerk Antoinette M. Mann declared the motion carried, 7-0.

8G. Consideration of Ordinance Amending Certain Billing Procedures and Adding an Appeal Process in Compliance with the Water Shutoff Protection Act

Councilmember Friedman moved to approve the recommendation to:

- a. Introduce and waive the first reading of the ordinance amending certain utility billing procedures and adding an appeal process in compliance with the Water Shutoff Protection Act, entitled as follows:

“AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN BUENAVENTURA, CALIFORNIA, AMENDING SECTION 22.160.030 OF, AND ADDING SECTION 22.160.050 TO, THE SAN BUENAVENTURA MUNICIPAL CODE IN COMPLIANCE WITH THE WATER SHUTOFF PROTECTION ACT”

**8. CONSENT ITEMS (continued)**

- b. Set the second reading and adoption at the City Council meeting of December 9, 2020.

AN OF THE COUNCIL OF THE CITY OF SAN BUENAVENTURA, CALIFORNIA, AMENDING SECTION 22.160.030 OF, AND ADDING SECTION 22.160.050 TO, THE SAN BUENAVENTURA MUNICIPAL CODE IN COMPLIANCE WITH THE WATER SHUTOFF PROTECTION ACT  
ORDINANCE NO. 2019-\_\_\_\_

Councilmember Nasarenko seconded. The vote was as follows:

AYES: Councilmembers Nasarenko, Brown, Friedman, Weir, Heitmann, Deputy Mayor Rubalcava and Mayor LaVere  
NOES: None  
ABSENT: None

City Clerk Antoinette M. Mann declared the motion carried, 7-0.

**12. FORMAL ITEMS****\*12B. Consideration of Emergency “Just Cause for Eviction” Ordinance****SPEAKERS**

Presenter	City Attorney Gregory G. Diaz
Public	Veronica Bernube, Central Coast Alliance United for a Sustainable Economy (CAUSE); Daniela Contreras, CAUSE; Priscilla Nunez, CAUSE; Eli Zarate, CAUSE; Julissa Fernandez, CAUSE; Marileen Estrada, CAUSE; Jorge DeLeon, Ventura County Coastal Association of Realtors; Norma Ramirez, CAUSE; Lucas Zucker, CAUSE; Yolanda Teresa Guerrero, CAUSE; Judy Alexandre; Matt Bello; Leslie Purcell; and Jesse Soll

**DOCUMENTS**

Comment Cards	Margot Davis, Winston Braun, Benicia Smith, Tobias Smith and Holly Johnson
Correspondence	Aimee Inglis, Tenants Together and Deborah Famiglietti

**12. FORMAL ITEMS (continued)**

PowerPoint

Supplemental Packet

Councilmember Brown moved to approve the recommendation to:

Introduce and adopt as an Emergency Ordinance after making the findings required by the Charter the Emergency Ordinance, title as follows:

“AN EMERGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN BUENAVENTURA, CALIFORNIA, ADDING CHAPTER 6.1010, ‘JUST CAUSE FOR EVICTION,’ TO THE SAN BUENAVENTURA MUNICIPAL CODE AND DECLARING THE URGENCY THEREOF”

AN EMERGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN BUENAVENTURA, CALIFORNIA, ADDING CHAPTER 6.1010, ‘JUST CAUSE FOR EVICTION,’ TO THE SAN BUENAVENTURA MUNICIPAL CODE AND DECLARING THE URGENCY THEREOF”  
ORDINANCE NO. 2019-020

Councilmember Nasarenko seconded. The vote was as follows:

AYES: Councilmembers Nasarenko, Brown, Friedman, Weir, Heitmann, Deputy Mayor Rubalcava and Mayor LaVere  
NOES: None  
ABSENT: None

City Clerk Antoinette M. Mann declared the motion carried, 7-0.

**\*12A. Naming of City/County Year-Round Homeless Shelter**

SPEAKERS

Presenter Safe and Clean Program Manager Meredith Hart

Public Judy Alexandre, Ventura Social Services Task Force

DOCUMENT

PowerPoint

**12. FORMAL ITEMS (continued)**

Councilmember Heitmann moved to approve the recommendation to:

- a. Approve naming the City/County Year-Round Homeless Shelter The ARCH – “All Roads Connect to Housing”.
- b. Approve dedicating the commons room in honor of Former Mayor Neal Andrews.

Councilmember Brown seconded. The vote was as follows:

AYES: Councilmembers Nasarenko, Brown, Friedman, Weir,  
Heitmann, Deputy Mayor Rubalcava and Mayor LaVere  
NOES: None  
ABSENT: None

City Clerk Antoinette M. Mann declared the motion carried, 7-0.

**11. PUBLIC HEARING ITEMS****\*11B. Historic Landmark Designation Request - Group of Buildings at 257 South Hemlock Street, 1199 East Thompson Boulevard and 273-279 South Hemlock Street (PROJ-12771 and 12773)**

The public hearing was opened.

City Clerk Antoinette M. Mann stated that affidavits of publication and posting are on file in the City Clerk's Office.

**SPEAKERS**

Presenters Community Development Director Peter Gilli  
and Principal Planner Jared Rosengren

Public Cynthia Thompson

**DOCUMENT**

PowerPoint

7:57 p.m. Councilmember Nasarenko absent; 7:58 p.m. present. 8:02 p.m. Councilmember Heitmann absent; 8:03 p.m. present. 8:06 p.m. Councilmember Brown absent.

**11. PUBLIC HEARING ITEMS (continued)**

The public hearing was closed.

Councilmember Weir moved to approve the recommendation to:

- a. Conduct a Public Hearing.
- b. Adopt a resolution designating 257 South Hemlock Street as Landmark No. 114.
- c. Adopt a resolution designating the Leon Walker Building located at 273-279 South Hemlock Street as Landmark No. 115.
- d. Adopt a resolution designating the Leon Walker Building located at 1199 East Thompson Boulevard as Landmark No. 116.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN BUENAVENTURA, CALIFORNIA, DESIGNATING 257 SOUTH HEMLOCK STREET A LANDMARK

RESOLUTION NO. 2019-062

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN BUENAVENTURA, CALIFORNIA, DESIGNATING THE SOUTHERN COUNTIES GAS COMPANY BUILDINGS A LANDMARK

RESOLUTION NO. 2019-063

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN BUENAVENTURA, CALIFORNIA, DESIGNATING THE LEON WALKER BUILDING A LANDMARK

RESOLUTION NO. 2019-064

Councilmember Friedman seconded. The vote was as follows:

AYES: Councilmembers Nasarenko, Friedman, Weir, Heitmann,  
Deputy Mayor Rubalcava and Mayor LaVere  
NOES: None  
ABSENT: Councilmember Brown

City Clerk Antoinette M. Mann declared the motion carried, 6-0; Councilmember Brown absent.

**11. PUBLIC HEARING ITEMS (continued)**

**11C. Issuance of Tax-Exempt Obligations Not to Exceed \$39,700,000 for the 131-Unit Affordable Multi-Family Rental Housing Westview Village I Project**

The public hearing was opened.

City Clerk Antoinette M. Mann stated that affidavits of publication and posting are on file in the City Clerk’s Office.

8:08 p.m. Councilmember Brown absent; 8:13 p.m. present.

SPEAKERS

Presenters	Community Development Director Peter Gilli and Senior Planner Jennie Buckingham
	Housing Authority of San Buenaventura Chief Executive Officer Denise Wise and Housing Authority of San Buenaventura Senior Developer Karen Flock

DOCUMENTS

PowerPoint  
Supplemental Packet

The public hearing was closed.

Councilmember Weir moved to approve the amended recommendation to:

- a. Conduct a Public Hearing.
- b. Adopt a Resolution approving reissuance of tax-exempt obligations not to exceed \$39,700,000 to the Housing Authority of the City of San Buenaventura to provide for the demolition of 72 existing public housing units and new construction of 131 multi-family apartments.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN BUENAVENTURA, CALIFORNIA, APPROVING THE REISSUANCE OF TAX-EXEMPT OBLIGATIONS TO VILLAGES AT WESTVIEW I LP  
RESOLUTION NO. 2019-065

**11. PUBLIC HEARING ITEMS (continued)**

Councilmember Brown seconded. The vote was as follows:

AYES:	Councilmembers Nasarenko, Brown, Friedman, Weir, Heitmann, Deputy Mayor Rubalcava and Mayor LaVere
NOES:	None
ABSENT:	None

City Clerk Antoinette M. Mann declared the motion carried, 7-0.

**11D. Issuance of Tax-Exempt Obligations Not to Exceed \$60,000,000 for the 105-Unit Affordable Multi-Family Rental Housing Westview Village III Project**

The public hearing was opened.

City Clerk Antoinette M. Mann stated that affidavits of publication and posting are on file in the City Clerk’s Office.

SPEAKERS

Presenters	Community Development Director Peter Gilli and Senior Planner Jennie Buckingham
	Housing Authority of San Buenaventura Chief Executive Officer Denise Wise and Housing Authority of San Buenaventura Senior Developer Karen Flock

DOCUMENT

PowerPoint

The public hearing was closed.

Councilmember Brown moved to approve the recommendation to:

- a. Conduct a Public Hearing.
- b. Adopt a Resolution approving issuance of tax-exempt obligations not-to-exceed \$60,000,000 to the Housing Authority of the City of San Buenaventura to provide for the acquisition, construction and development of 105 affordable, multi-family rental apartments.

**11. PUBLIC HEARING ITEMS (continued)**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN BUENAVENTURA, CALIFORNIA, APPROVING THE ISSUANCE OF TAX-EXEMPT OBLIGATIONS TO VILLAGES AT WESTVIEW III

RESOLUTION NO. 2019-066

Councilmember Weir seconded. The vote was as follows:

AYES: Councilmembers Nasarenko, Brown, Friedman, Weir,  
Heitmann, Deputy Mayor Rubalcava and Mayor LaVere  
NOES: None  
ABSENT: None

City Clerk Antoinette M. Mann declared the motion carried, 7-0.

**\*11A. Olivas Park Specific Plan; an Addendum to the Olivas Park Drive Extension Project Final EIR; General Plan Amendment to Land Use Designations Figure 3-5 and Bicycle Facilities Figure 4-1; and Zoning Map Amendment**

The public hearing was opened.

City Clerk Antoinette M. Mann stated that affidavits of publication and posting are on file in the City Clerk's Office.

**SPEAKERS**

Presenters	Community Development Director Peter Gilli, City Attorney Gregory G. Diaz and Rick Raives, RRM Design Group
Applicant	Neal Maguire, Ferguson Case Orr Paterson LLP
Public	Jeff Sukay, Ventura Auto Center Association; Sil Gonzales, Ford of Ventura; Alex Penaloza, BikeVentura; Eheani Gomez; Genesis Gomez; Erich Youmans; Nina Danza, Sierra Club; Mark Abbe; Kate Faulkner; Stephen Bryne, Sierra Club and Ventura Bike HUB; Stephanie Caldwell, Ventura Chamber of Commerce; Kathy Bremer; Leslie Purcell; George Naugles; and James Danza, Friends of the Santa Clara River



**11. PUBLIC HEARING ITEMS (continued)**DOCUMENTS

Comment Cards	Amos Collins, BikeVentura; Winston Braun, BikeVentura; Scott McCarty, Ventura Planning Commission; Tobias Smith, BikeVentura; Michael Breenslit, Kirby Auto Group; Leslie Bellmore; Ariel Riccitelli, Kirby Auto Group; Michael Doyle; Mike Arrambide, Ventura Auto Group; Louis Vierstra, Ventura Auto Group; Chet Bredemeier, Ventura Auto Group; Linda Novinson; Larry Daugherty, BikeVentura; Melissa Gonzales, Ford of Ventura; Betsy Daugherty, BikeVentura; Tobias Smith, BikeVentura; Debra Bailey, Sierra Club; Holly Johnson; and Benicia Smith, BikeVentura
Correspondence	Angela Colicchio; John Hankins; Suz Montgomery; Jim M. Danza, Friends of the Santa Clara River; Denise Pendleton; Irene Rauschenberger; Diana Underhill, Ventura Citizens for Hillside Preservation; Rob Corley; Norene Charnofsky; Chris Aune; and Brian D. Pendleton, Ventura Chamber of Commerce
Handouts	Stephanie Caldwell, Ventura Chamber of Commerce and City Staff
PowerPoints	Staff and Nina Danza, Sierra Club
Supplemental Packet	

9:08 p.m. Councilmember Friedman absent; present 9:09 p.m. 9:56 p.m. Councilmember Nasarenko absent; 9:59 p.m. present. 10:03 p.m. Councilmember Brown absent; 10:15 p.m. present. 10:27 p.m. Deputy Mayor Rubalcava absent; 10:28 p.m. present.

Councilmember Brown stated for the record "mixed-use areas include other housing options/uses i.e. tiny homes, safe sleep; as when the levee is replaced, some of the homeless population will be displaced".

Motion by Councilmember Weir that the City Council meeting continue past 11 p.m. Seconded by Councilmember Friedman. The voice vote was unanimous.

**11. PUBLIC HEARING ITEMS (continued)**

The public hearing was closed.

Councilmember Brown moved to approve the recommendation.

- a) Conduct a Public Hearing on the Olivas Park Specific Plan.
- b) Adopt a resolution approving an Addendum to the Olivas Park Drive Extension Project Final Environmental Impact Report.
- c) Adopt a resolution approving the General Plan Amendment to amend Figure 3-5 General Plan Diagram and Figure 4-1 Bicycle Facilities.
- d) Adopt a resolution approving the Olivas Park Specific Plan.
- e) Introduce and waive the first reading of an ordinance approving the Olivas Park Specific Plan and Zoning Map Amendment.
- f) Set the ordinance for a second reading and adoption at the City Council meeting of December 9, 2019.
- g) Authorize staff to revise/amend the Olivas Park Specific Plan to incorporate appropriate comments and issues raised by the public at the hearing or by City Council.

Councilmember Friedman seconded.

Councilmember Weir requested amendments to the motion:

- Page 41 - Add Golf Course and Santa Clara River to Section 1.4.3 Land Use Goals & Policies.
- Page 46 - Change Vehicle Storage Areas from Permitted Uses to Uses Subject to a Use Permit and strike "(outside the storage areas on Figure 2-1)" from Personal Storage and Vehicle Storage in Section 2.2 CPD-OPSP Permitted Uses.
- Page 48 - Change Vehicular Storage Areas, Personal Storage and Fish and Meat Processing from Permitted Uses to Uses Subject to a Use Permit in Section 2.3 MXD-OPSP Permitted Uses.
- Page 55 – Change that a bike lane will be designed.

Councilmember Brown and Friedman did not accept the requested amendments to the motion.

**11. PUBLIC HEARING ITEMS (continued)**

Councilmember Weir moved to approve the substitute recommendation to:

- a) Conduct a Public Hearing on the Olivas Park Specific Plan.
- b) Adopt a resolution approving an Addendum to the Olivas Park Drive Extension Project Final Environmental Impact Report.
- c) Adopt a resolution approving the General Plan Amendment to amend Figure 3-5 General Plan Diagram and Figure 4-1 Bicycle Facilities.
- d) Adopt a resolution approving the Olivas Park Specific Plan.
- e) Introduce and waive the first reading of an ordinance approving the Olivas Park Specific Plan and Zoning Map Amendment.
- f) Set the ordinance for a second reading and adoption at the City Council meeting of December 9, 2019.
- g) Authorize staff to revise/amend the Olivas Park Specific Plan to incorporate appropriate comments and issues raised by the public at the hearing or by City Council.
- h) Add Golf Course and Santa Clara River to Section 1.4.3 Land Use Goals & Policies.
- i) Change "can be designed" to "will be designed" in Section 3.1.3.
- j) Change Vehicle Storage Areas from Permitted Uses to Uses Subject to a Use Permit and strike "(outside the storage areas on Figure 2-1)" from Personal Storage and Vehicle Storage in Section 2.2 CPD-OPSP Permitted Uses.
- k) Change Vehicular Storage Areas, Personal Storage and Fish and Meat Processing from Permitted Uses to Uses Subject to a Use Permit in Section 2.3 MXD-OPSP Permitted Uses.
- l) Direct staff to work with the County to reserve the right for a levee walking trail.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN BUENAVENTURA, CALIFORNIA, APPROVING AMENDMENT TO GENERAL PLAN FIGURE 3-5 DIAGRAM AND FIGURE 4-1 BICYCLE FACILITIES FOR THE OLIVAS PARK DRIVE EXTENSION PROJECT AND OLIVAS PARK SPECIFIC PLAN                      RESOLUTION NO. 2019-059

**11. PUBLIC HEARING ITEMS (continued)**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN BUENAVENTURA, CALIFORNIA, APPROVING THE OLIVAS PARK SPECIFIC PLAN RESOLUTION NO. 2019-060

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN BUENAVENTURA, CALIFORNIA, ADOPTING AN ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE OLIVAS PARK DRIVE EXTENSION PROJECT RESOLUTION NO. 2019-061

AN ORDINANCE OF THE CITY OF SAN BUENAVENTURA APPROVING THE OLIVAS PARK SPECIFIC PLAN AND RELATED ZONE CHANGE ORDINANCE NO. 2019-\_\_\_\_

Councilmember Heitmann seconded. The vote was as follows:

AYES: Councilmembers Nasarenko, Brown, Weir, Heitmann and Deputy Mayor Rubalcava  
NOES: Councilmember Friedman and Mayor LaVere  
ABSENT: None

City Clerk Antoinette M. Mann declared the motion carried, 5-2; Councilmember Friedman and Mayor LaVere dissenting

Councilmember Friedman and Mayor LaVere asked that the record reflect they dissented due to the substitute recommendation.

**14. PUBLIC NOTICES**

Items listed under Public Notices are a matter of public record only. These items do not require City Council action.

**Recent Decisions of the Planning Commission****Planning Commission November 13, 2019 Actions: Approved  
PROJ-10870 – UP-1-19-48563**

Century Theater Alcohol Use Permit – Request to rescind an Planning Commission Resolution No. CD-2017-10 containing a condition for a Type 41 license (On-sale Beer and Wine – Eating Place) that limits the serving size of beer to 16 ounces and replace with an Alcohol Use Permit allowing a Type 41 (On-sale Beer and Wine – Eating Place) that increases the serving size for beer to 25 ounces for Century Theaters located at 555 East Main Street in an Urban Core (T6.1) zone; Cinemark USA, Inc., applicant.

**14. PUBLIC NOTICES (continued)****Planning Commission November 13, 2019 Actions: Approved  
PROJ-13257 – UP-1-19-48863**

MidiCi Pizza Alcohol Use Permit – Request to allow a Type 47 license, On-sale General – Eating Place for MidiCi Pizza, a new pizza restaurant located at 512 East Main Street in the Urban Core (T6.1) zone. The restaurant will have an indoor dining only and Alcohol sale hours would be limited from 10:00 AM to 1:00 AM daily, in conjunction with food service; Nadia Alshamy, applicant.

**Recent Decisions of the Design Review Committee****Design Review Committee November 20, 2019 Actions: Approved  
PROJ-10870 – UP-1-19-48563**

Sespe Building Color Change – Formal Design Review for a façade remodel consisting of a new paint scheme applied to the single commercial building located at 374 Poli Street; Angie Hecht, applicant; Urban Core (T6.1) zone.

**Design Review Committee November 20, 2019 Actions: Approved  
PROJ-12651 – DRC-6-19-50711 & SV-6-18-45759**

Horizon Veterinary Sign Variance – Formal Design Review of a new Sign Program and a Sign Variance to increase the maximum allowed sign area from 40 square-feet per building to up to 240 square-feet of wall signage per building and the use of two monument signs for two, two-story, commercial office buildings of 56,120 square feet and 50,486 square feet on 6.4 acres located at 5200 and 5280 Valentine Road; Vogue Sign Company, applicant; Manufacturing Planned Development (MPD) zone.

**Design Review Committee November 20, 2019 Actions: Approved  
PROJ-12757 – DRC-7-18-46217 & SV-7-18-46216**

Big Brand Tires Sign Program and Color Change – Formal Design Review of a new Sign Program to allow up to four wall signs and two monument signs for two buildings with four tenants in excess of the 100 square-feet of total signage allowed in the zone, plus a change in paint color for the showroom building located at 3650 East Main Street; James Hann, applicant; General Commercial (C-2) and Commercial (C) zone.

**7. PUBLIC COMMUNICATIONS****DOCUMENT**

Handout

Ron DiSanto

**15. CITY COUNCIL COMMUNICATIONS/REPORTS – REGIONAL  
BOARDS/COMMISSIONS/COMMITTEES – None**

**16. CITY MANAGER COMMUNICATIONS – None**

**17. ADJOURNMENT**

Meeting adjourned at 12:06 a.m. on December 3, 2019



Antoinette M. Mann, MPPA, MMC, CRM  
City Clerk

\*Items heard out of order