

CALL TO ORDER

Mayor/Chair Procter called the meeting to order at 6:31 p.m., and led the Pledge of Allegiance to the Flag.

ROLL CALL

Councilmember/Director Richard C. Cook, Councilmember/Director Mary Ann Krause, Councilmember/Director Ray C. Luna, Vice Mayor/Vice Chair Gabino Aguirre, and Mayor/Chair John T. Procter responded to roll call. City Manager/Executive Director Wally Bobkiewicz, Interim City/Agency Attorney Karl H. Berger, and Deputy City Clerk Josephine G. Herrera were also present. City Clerk/Agency Secretary Steven J. Salas was absent.

PUBLIC COMMENT

There was no Public Comment.

CITY COUNCIL/REDEVELOPMENT AGENCY, STAFF COMMUNICATIONS

There were no City Council/Redevelopment Agency, staff communications.

APPROVAL OF FINAL AGENDA

There were no changes to the agenda.

ORDER OF BUSINESS

A. **Overview and Proposed Adoption Schedule for Land Development Impact Fees**

Public Works Director/City Engineer Clifford G. Finley's report dated June 3, 2003.

Scott Thorpe from Revenue & Costs Specialists, LLC, provided an update on the *Master Facilities Plan and Development Impact Fee Calculation and Nexus Report for the City of Santa Paula*. Mr. Thorpe responded to a question regarding whether impact fees may be used for future development by stating that the report explains the calculation for impact fees and identifies the projects that calculated those costs. Further, impact fees must be used towards the projects identified in the report and cannot be used to raise the level of service. He further responded to a question regarding what types of problems are encountered by other cities by stating that although negative comments are received during Public Hearings, most developers are accustomed to paying impact fees. He further responded to a question regarding an appeal process by stating that he was unaware of any; however, developers could decide not to build their project. He

also suggested that staff meet with developers who have projects in the pipeline to determine whether impact fees will be a concern.

Interim City Attorney Karl H. Berger responded to the discussion by stating that the law requires there be reasonableness to fees being imposed, and that the *Master Facilities Plan and Development Impact Fee Calculation and Nexus Report* is the justification for the fees. He responded to a question regarding the payment schedule by stating that most cities collect impact fees either before the grading permit or the building permit is issued.

Mr. Thorpe responded to a question regarding library expansion fees by stating that the National Library Association indicates that usage by commercial and industrial users is minimal, and that in order to be fair, the County would need to adopt the same fees for unincorporated areas where development occurs.

Richard Poole from Associated Transportation Engineers provided an update on the *Traffic Improvement Fee Program Report for the City of Santa Paula*. He responded to a question regarding the traffic impact fees by stating that these fees are collected in addition to the development impact fees. He further responded to a question regarding the traffic counts for Fagan Canyon by stating that Crane and Associates is working on these traffic counts. He further responded to a question regarding whether there have been substantial changes in traffic levels of service from 1997 to present by stating that he has seen substantial changes at three intersections. He also indicated that development fees cannot be used to resolve existing problems.

B. Joint City Council/Redevelopment Agency Resolution Adopting Housing Creation Goal and Housing Element Priority Policies

City Manager/Executive Director Wally Bobkiewicz and Planning Director Thomas M. Bartlett's report dated June 10, 2003.

It was moved by Councilmember/Director Krause, seconded by Councilmember/Director Cook, to adopt Joint City Council Resolution No. 5586/Redevelopment Agency Resolution No. 2003-08(R), with the addition of Policy 3.2 - Encourage infill and mixed use housing development downtown Santa Paula and other suitable infill locations and provide, where appropriate, incentives to facilitate such development. There was no opposition, and the motion carried.

**JOINT CITY COUNCIL RESOLUTION NO. 5586/REDEVELOPMENT AGENCY
RESOLUTION NO. 2003-08(R)**

A JOINT RESOLUTION OF THE CITY COUNCIL AND REDEVELOPMENT AGENCY
OF THE CITY OF SANTA PAULA ESTABLISHING A HOUSING CREATION GOAL
AND HOUSING ELEMENT PRIORITY POLICIES

City Manager Wally Bobkiewicz acknowledged Ramsey Jay, Executive Director of the Santa Paula Housing Authority, for his cooperation in working on the housing goals.

CITY COMMUNICATIONS

There were no City Communications.

FUTURE AGENDA ITEMS

There were no Future Agenda Items.

ADJOURNMENT

There being no further business to come before the City Council/Redevelopment Agency, Mayor/Chair Procter adjourned the meeting at 7:32 p.m.

ATTEST:

Josephine G. Herrera
Deputy City Clerk