

CALL TO ORDER

Mayor Aguirre called the meeting to order at 5:32 p.m.

ROLL CALL

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

PUBLIC COMMENT

There was no Public Comment.

CLOSED SESSION

Mayor Aguirre recessed the City Council to a Closed Session at 5:32 p.m., to discuss:

- A. Conference with Labor Negotiators – *Government Code §54957.6*. City designated representatives: City Manager Wally Bobkiewicz and Assistant to the City Manager Melissa Grisales. Employee Organization: Santa Paula Police Officers Association (SPPOA).
- B. Conference with Legal Counsel, Anticipated Litigation. Significant exposure to litigation. Pursuant to *Government Code Section §54956.9 (b)*. Number of cases: one.

Mayor Aguirre reconvened the City Council into Open Session at 6:32 p.m. No action was taken during the Closed Session.

Mayor Aguirre recessed the City Council at 6:32 p.m.

RECONVENE AND CALL TO ORDER

Mayor Aguirre reconvened the City Council at 6:43 p.m. Reverend Chris Jubinski offered the invocation, and Mayor Aguirre led the Flag Salute. Mayor Aguirre also requested a moment of silence in remembrance of former President Ronald Reagan.

ROLL CALL

Councilmember Richard C. Cook, Councilmember Ray C. Luna, Councilmember John T. Procter, Vice Mayor Mary Ann Krause, and Mayor Gabino Aguirre responded to roll

call. City Manager Wally Bobkiewicz, City Attorney Karl H. Berger, and Deputy City Clerk Josephine G. Herrera were also present. City Clerk Steven J. Salas was absent.

CLOSED SESSION REPORT

City Attorney Karl H. Berger reported that no action was taken during the Closed Session.

PRESENTATIONS

A. **Introduction of Interim Planning Director**

City Manager Wally Bobkiewicz introduced Interim Planning Director Janna Minsk. Ms. Minsk thanked the City Council for the opportunity to work for the City.

B. **Introduction of New Employees: Building Inspector Larry C. Beem and Public Safety Dispatcher Pamela Sue Wood**

Building and Safety Director Stephen R. Stuart introduced Temporary Building Inspector Larry Beem. Mr. Beem thanked the City Council for the opportunity to work for the City.

City Manager Wally Bobkiewicz stated that the introduction of Pamela Sue Wood would take place at a future meeting.

C. **Community Emergency Response Team (CERT) Presentation by Fire Captain Steve Lazenby**

Fire Captain Steve Lazenby provided a presentation on the Community Emergency Response Team (CERT), and distributed a flyer announcing the training.

PUBLIC COMMENT

Brenda de Jamaer, President of the Blanchard Community Library Board of Trustees, thanked the people of Santa Paula for approving the increased parcel tax to support the library. She also thanked the City Council and City Manager Wally Bobkiewicz for coming to their assistance.

Flo Zakrajshek, 1000 Cadway, questioned whether the public would be informed on the status of Santa Paula Memorial Hospital, and suggested that a press release be issued on the hospital's current status.

John Dunn, 3425 Borchard Drive, Ventura, representing SEIU, expressed his concerns with the Proposed Fiscal Year 2004/2005 budget and his concern with possible employee layoffs.

Rudy Morua expressed his concern with parking his recreational vehicle on city streets without being cited, and stated that he has been asked to move his vehicle when it has been parked less than 72 hours in the same location. He requested that the City Council respond to his concerns. City Attorney Karl H. Berger stated that the City Council was unable to respond to his questions because no facts had been presented and because State law prohibits the City Council from responding to items not on the agenda. City Manager Wally Bobkiewicz noted that staff would follow-up with Mr. Morua.

Jess Victoria, 134 Moultrie Place, representing Citizens for Accountable Government, expressed his concerns with the agenda item to establish funding for the Paseo project. He also suggested that the City Council consider using the building for City offices and storage.

CITY COUNCIL, STAFF COMMUNICATIONS

Councilmember Procter expressed his best wishes to Firefighter Mike Lambert, who was thrown from a horse and received serious injuries.

Vice Mayor Krause expressed her condolences to the family of Angie Morales, who served on the Santa Paula Memorial Hospital Board of Trustees.

City Manager Wally Bobkiewicz noted that Santa Paula City offices would be closed on Friday, June 11, 2004, in recognition of the National Day of Mourning due to the passing of former President Ronald Reagan. He also noted that the Movie in the Park was held at Glen City School on June 5, 2004, and that the event was well attended.

APPROVAL OF FINAL AGENDA

Councilmember Procter stated that he would pull Item 10I from the Consent Calendar for discussion.

Mayor Aguirre noted that Jeannette Fairbanks had submitted a Public Comment card, and that Ms. Fairbanks wished to speak at this time.

Jeannette Fairbanks, 600 E. Santa Barbara Street, representing the Santa Paula Part-time Paid Call Firefighters, read from her prepared statement in support of a tax measure to keep funds in the city to support the Santa Paula Fire Department and the Santa Paula Police Department, and in opposition of a tax measure for funds to support the Ventura County Fire Protection District.

CONSENT CALENDAR

Councilmember Procter pulled Item 10I. It was moved by Councilmember Procter, seconded by Vice Mayor Krause, to adopt the Consent Calendar as amended. There was no opposition, and the motion carried.

- A. Waiver of Reading of Ordinances and Resolutions – Approved waiver of the reading of Ordinances and Resolutions appearing on the Consent Calendar; waiver of the reading of all other Resolutions appearing on the Agenda; and reading all other Ordinances appearing on the Agenda, in title only.
- B. Warrants and Certifications - Reviewed, approved, and filed the attached warrants and certifications. Finance Director Alvertina Rivera’s report dated May 24, 2004.

Invoices	04/30/04	\$ 408,544.02
Wire Transfers	05/06/04	\$ 6,490.63
Invoices	05/07/04	\$ 84,667.85
Wire Transfers	05/12/04	\$ 37,766.08
Invoices	05/14/04	\$ 636,999.61
Wire Transfers	05/17/04 & 5/21/04	\$ 113,977.67
Invoices	05/21/04	\$ 851,248.52
Salaries	05/07/04 & 05/21/04	<u>\$ 631,698.06</u>
TOTAL		<u>\$2,771,392.44</u>

- C. Minutes – Adopted the Minutes of the Special City Council Meeting of May 20, 2004.
- D. Minutes – Adopted the Minutes of the Special City Council Meeting of May 24, 2004.
- E. Adoption of Ordinance No. 1102 – Adopted **ORDINANCE NO. 1102**, AN ORDINANCE REPEALING CHAPTER 155 OF THE SANTA PAULA MUNICIPAL CODE AND ADDING A NEW ARTICLE VI TO TITLE 16 FOR REGULATING SUBDIVISIONS IN ACCORDANCE WITH THE SUBDIVISION MAP ACT (GOVERNMENT CODE 66410, ET SEQ.). Deputy City Clerk Josie G. Herrera’s report dated June 1, 2004.
- F. Mayor and City Manager Travel to Washington, D.C. – Approved out-of-state travel to Washington, D.C. for Mayor Gabino Aguirre and City Manager Wally Bobkiewicz on June 16 – 17, 2004, to lobby for financial assistance for construction of new Water Recycling Facility. City Manager Wally Bobkiewicz’s report dated June 1, 2004.
- G. Amendment to Legal Services Agreement with Bannan, Green, Frank & Terzian LLP – Authorized the City Manger to execute an amendment, in a form approved

by the City Attorney, for legal services agreement with Bannan, Green, Frank & Terzian LLP, for additional work regarding employment of City Attorney, for \$15,000, for a total contract value not to exceed \$35,000, and allocated the entire \$35,000 from the General Fund Operating Reserve. City Manager Wally Bobkiewicz's report dated June 1, 2004.

- H. November 2, 2004 General Municipal Election Resolutions – Adopted **RESOLUTION NO. 6093**, A RESOLUTION CALLING A GENERAL MUNICIPAL ELECTION ON NOVEMBER 2, 2004 AND REQUESTING CONSOLIDATION WITH OTHER ELECTIONS HELD ON THE SAME DATE; **RESOLUTION NO. 6094**, A RESOLUTION REQUESTING THAT THE VENTURA COUNTY BOARD OF SUPERVISORS PROVIDE ELECTION SERVICES TO THE CITY FOR THE NOVEMBER 2, 2004 ELECTION; and **RESOLUTION NO. 6095**, A RESOLUTION ESTABLISHING REQUIREMENTS FOR CANDIDATE STATEMENTS FILED WITH THE CITY CLERK TO BE INCLUDED WITH VOTER INFORMATION FOR AN ELECTION ON NOVEMBER 2, 2004. City Clerk Steven J. Salas' report dated June 1, 2004.
- J. Joint Facility Use Agreement with the Santa Paula Elementary School District – Authorized the City Manager to execute an agreement with the Santa Paula Elementary School District allowing for joint use of City/School District facilities. Community Services Director Brian J. Yanez's report dated April 27, 2004.
- K. Approval of a Capital/Support Grant Funding for Older Americans Act Funding, Ventura Area Agency on Aging – Approved the request of \$17,540.29 awarded to the City from the Capital/Support Grant Funding for Older Americans Act Funding and provided Resolution No. 6089 authorizing the City Manager to sign all required submittals. **RESOLUTION NO. 6089**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA PAULA APPROVING CITY STAFF TO PREPARE A CAPITAL/SUPPORT GRANT FUNDING APPLICATION FOR OLDER AMERICANS ACT FUNDS AND AUTHORIZING CITY MANAGER WALLY BOBKIEWICZ TO SIGN FOR THE CITY OF SANTA PAULA. Community Services Director Brian J. Yanez's report dated May 25, 2004.
- L. Amendment to Professional Services Agreement with Crain & Associates for Traffic Impact Analysis and City-wide Traffic Model – Authorized the City Manager to sign and execute an amendment, in a form approved by the City Attorney, to the professional services agreement between the City of Santa Paula and Crain and Associates, Inc., for additional work on the City's traffic model and the traffic impact analysis for Fagan Canyon, with a related increase in compensation in an amount not to exceed \$33,000. Planning Department's report dated May 24, 2004.

- M. Amendment to Professional Services Agreement with RBF Consulting to Add Planning and Overall Project Coordination Tasks – Authorized the City Manager to sign and execute an amendment, in a form approved by the City Attorney, to the professional services agreement between the City of Santa Paula and RBF Consulting, Inc., for additional work related to the review and coordination of Fagan Canyon project, to include overall project management, planning services annexation support, and contingency, in an amount not to exceed \$216,000. Planning Department's report dated May 24, 2004.
- N. Annual Contract for VISTA Bus Service – Approved the 2004/2005 Addendum to the Cooperative Agreement (FY 2001/2002) with the Ventura Intercity Service Transit Authority (VISTA) for the Highway 126 bus service and the Santa Paula and Fillmore Dial-a-Ride service, and authorized the Mayor to sign the Addendum. Public Works Director/City Engineer Clifford G. Finley's report dated May 13, 2004.
- O. Bus Shelter for VISTA Bus Station Project No. 01.02.222 SPC, Project Acceptance/Notice of Completion – Accepted the project and authorized the Public Works Director/City Engineer to file a Notice of Completion for the Bus Shelter for Vista Bus Station Project No. 01.02.222.SPC. Public Works Director/City Engineer Clifford G. Finley's report dated June 1, 2004.
- P. Restricted Parking Areas, Resolution No. 6088 – Adopted Resolution No. 6088 defining and establishing certain streets and parts of streets within the City of Santa Paula as “No Parking Anytime” areas, “No Parking Refuse” areas, “No Parking 7’ & Over,” “2-Hour Parking,” “1-Hour Parking,” “20-Minute Parking,” “15-Minute Parking,” “No Stopping Anytime,” and “No Parking.” **RESOLUTION NO. 6088**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA PAULA DEFINING AND ESTABLISHING CERTAIN STREETS AND PARTS OF STREETS IN THE CITY OF SANTA PAULA AS “NO PARKING ANYTIME” AREAS, “NO PARKING REFUSE,” “NO PARKING 7’ & OVER,” “2-HOUR PARKING,” “1-HOUR PARKING,” “20-MINUTE PARKING,” “15-MINUTE PARKING,” “NO STOPPING ANYTIME,” AND “NO PARKING.” Public Works Director/City Engineer Clifford G. Finley's report dated June 1, 2004.

CONSENT CALENDAR – Separate Action Items

- I. Establish Funding for Paseo Project

Building and Safety Director Stephen R. Stuart's report dated May 25, 2004. He noted that the City Council had previously approved \$50,000 in Community Development Block Grant funds for accessibility upgrades to the building, and recommended that the City Council approve \$30,000 for this project. He responded to a question regarding the use of FEMA funds for this project by stating that the funds are program fees collected

from downtown building owners to operate the FEMA Seismic Rehabilitation Program. He also recommended that the funds be used for building public restrooms and the pass-through from Main Street to the parking lot because the funds were given by downtown building owners.

It was moved by Vice Mayor Krause, seconded by Councilmember Cook, to approve budget of \$30,000 from the FEMA Downtown Seismic Rehabilitation Program income fund to the Paseo Project (102.010.9152.8290), and authorize the City Manager to sign an agreement. All were in favor, and the motion carried.

PUBLIC HEARING

A. Update of the Development Code and Zoning Map (continued)

City Manager Wally Bobkiewicz noted that Ordinance No. 1100 required additional work and requested that this ordinance be laid over to the June 21, 2004 City Council Meeting.

Associate Planner Heather Davis' report dated May 18, 2004.

It was moved by Vice Mayor Krause, seconded by Councilmember Procter, to layover Ordinance No. 1100 to the June 21, 2004 Regular City Council Meeting. All were in favor, and the motion carried.

City Attorney Karl H. Berger noted that Section 2 of Ordinance No. 1100 was to add a new Title 16 entitled "Development Code" to the Municipal Code, and since Ordinance No. 1100 was laid over to the June 21, 2004 City Council Meeting, he suggested that this section be removed from Ordinance No. 1100 and added to Ordinance No. 1101 in order to establish Title 16 to the Municipal Code. He responded to a question regarding the elimination of the encroachment permit requirement by stating that the newsrack permit would be an enhanced encroachment permit. He further responded to concerns regarding the requirement for newracks to be equipped with working coin-return mechanisms for newspapers which are provided free of charge by suggesting that the language could be changed in Section 16.68.0190 (E) to read, "Each newsrack, *that requires patrons to pay for a newspaper*, must be equipped with a working coin-return mechanism..."

It was moved by Vice Mayor Krause, seconded by Councilmember Cook, to introduce and waive first reading of Ordinance No. 1101 as amended to add Title 16 and the revision to Section 16.68.0190 (E) as suggested by the City Attorney Karl H. Berger. There was no opposition, and the motion carried.

ORDINANCE NO. 1101

AN ORDINANCE AMENDING CHAPTER 16.68 OF THE SANTA PAULA MUNICIPAL
CODE, REGULATING NEWSRACKS, IN ITS ENTIRETY

It was moved by Councilmember Cook, seconded by Vice Mayor Krause, to introduce and waive first reading of Ordinance No. 1106 which would regulate assembly halls. All were in favor, and the motion carried.

ORDINANCE NO. 1106

AN ORDINANCE ADDING A NEW CHAPTER 16.62 TO TITLE 16 REGULATING
ASSEMBLY HALLS

It was moved by Vice Mayor Krause, seconded by Councilmember Cook, to introduce and waive first reading of Ordinance No. 1107, which would regulate community care facilities. All were in favor, and the motion carried.

ORDINANCE NO. 1107

AN ORDINANCE ADDING A NEW CHAPTER 16.64 TO TITLE 16 REGULATING
COMMUNITY CARE FACILITIES

City Attorney Karl H. Berger responded to a question regarding administration of the Williamson Act by stating that the Williamson Act is a State Act established for preservation of agricultural property, and that Ordinance No. 1108 would establish local regulations.

It was moved by Vice Mayor Krause, seconded by Councilmember Cook, to introduce and waive first reading of Ordinance No. 1108, which would regulate agricultural preserves. All were in favor, and the motion carried.

ORDINANCE NO. 1108

AN ORDINANCE ADDING A NEW CHAPTER 16.214 TO TITLE 16 OF THE SANTA
PAULA MUNICIPAL CODE ENTITLED "AGRICULTURAL PRESERVE AND LAND
CONSERVATION CONTRACTS

City Attorney Karl H. Berger responded to a question regarding the definition of Police Officer and whether officers under a mutual aid situation would be able to enforce Ordinance No. 1109 regulating noise by stating that the language could be changed to read "sworn peace officer." He also responded to a concern regarding not exempting vehicles with sound amplifiers by stating that this would include sound from catering trucks, ice cream trucks, etc., as opposed to car stereos. He suggested that in order to avoid confusion, the first sentence in Section 93.50 (A) 2 could be removed because the remainder of the section addresses the defined terms of sound-amplifying equipment.

It was moved by Councilmember Cook, seconded by Vice Mayor Krause, to introduce and waive first reading of Ordinance No. 1109 as amended. There was no opposition, and the motion carried.

ORDINANCE NO. 1109

AN ORDINANCE AMENDING CHAPTER 93 OF THE SANTA PAULA MUNICIPAL CODE IN ITS ENTIRETY TO REGULATE NOISE WITHIN THE CITY'S JURISDICTION AND ALLOW COST RECOVERY FOR SPECIAL POLICE SERVICES

B. **Public Hearing for the Hillsborough Open Space Maintenance District**

City Manager Wally Bobkiewicz declared a conflict of interest because the Hillsborough Open Space Maintenance District affects his property. Councilmember Cook and Councilmember Luna declared conflicts of interests because they live within 500 feet of the Hillsborough Open Space Maintenance District. City Manager Wally Bobkiewicz, Councilmember Cook, and Councilmember Luna exited the Council Chambers.

Mayor Aguirre opened by Public Hearing at 8:25 p.m.

Public Works Director/City Engineer Clifford G. Finley's report dated May 17, 2004. City Attorney Karl H. Berger noted that a revised resolution was prepared and presented to the City Council.

It was moved by Vice Mayor Krause, seconded by Councilmember Procter, to approve the revised resolution placing a \$100 per parcel special assessment onto the December 2004 tax roll for the Hillsborough Open Space Maintenance District. There was no opposition, and the motion carried.

RESOLUTION NO. 6086

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA PAULA PLACING
A \$100 SPECIAL ASSESSMENT ON THE TAX ROLL FOR DECEMBER 2004 FOR
ALL 71 PARCELS IN THE HILLSBOROUGH OPEN SPACE MAINTENANCE
DISTRICT

Mayor Aguirre closed the Public Hearing at 8:28 p.m. City Manager Wally Bobkiewicz, Councilmember Cook, and Councilmember Luna returned to the Council Chambers.

RECESS TO A BREAK

Mayor Aguirre recessed the City Council to a break at 8:28 p.m.

RECONVENE TO REGULAR MEETING

Mayor Aguirre reconvened the City Council at 8:43 p.m.

ORDER OF BUSINESS

A. **Water Recycling Facility Project Update**

Public Works Director/City Engineer Clifford G. Finley's report dated June 1, 2004, and Power Point presentation. He responded to a question regarding whether there would be a new Corporation Yard by responding that a new yard would be included as part of the Water Recycling Facility Project. He further responded to a question regarding whether percolation ponds were similar to wetlands by stating that the intent of percolation ponds is to avoid having direct discharge to the river and that it would allow water to filter prior to going to the river.

Surinder Thakker, representing Parsons Infrastructure, addressed questions regarding wetlands, which provide treatment through a natural process. He further responded to a question regarding which of the three models of effluents would offer the best opportunity for water quality by stating that all three processes would provide the same water quality, although the membrane bioreactor method would have less turbidity. He further responded to a question regarding whether the membrane bioreactor would need to be classified as hazardous waste once it is time to have it replaced by responding no.

Gilberto Ruiz, representing P & D Consultants, addressed the site selection for the Water Recycling Facility, and stated that staff is leaning towards sites adjacent to the existing plant. He noted that property owners of sites adjacent to the existing site have been contacted, and that they are very cooperative and interested in working with the City to locate a favorable site. He further noted that the site by Todd Road appears to not be feasible and has been rejected as a site for the Water Recycling Facility.

A discussion ensued regarding visiting water recycling facilities that use similar technologies to those that the City is considering for its new facility, extending an invitation to residents who live adjacent to the existing facility, publishing an article in the local newspaper of the field trip, and waiting to see how many people wish to attend in order to make travel plans. Afterward, staff would work on a plan and circulate proposed dates for a weekday between now and the end of July for the field trip.

COUNCIL CONSENSUS TO EXTEND THE MEETING

As business had not concluded at 9:28 p.m., and pursuant to Section 11 of the City Council's Rules of Procedure, it was moved by Vice Mayor Krause, seconded by

Councilmember Procter, to extend the meeting for one and one-half hour. There was no opposition, and the motion carried.

B. Amendment to Code Regarding Above Ground Fuel Storage Tanks at Airport –

Fire Chief Paul L. Skeels' report dated June 1, 2004. He responded to a question regarding the amount of gallons contained in the tanks by stating that the tanks could hold 12,000 gallons.

The City Council discussed concerns with firefighting and safety issues.

City Manager Wally Bobkiewicz responded to the discussion by stating that he and Fire Chief Paul L. Skeels met with representatives of the Santa Paula Airport Association to discuss safety issues, and noted that the tank would be similar to a bunker with a concrete wall surrounding the tank.

The City Council discussed that all new installations of tanks, with the exception of gas stations tanks, are above-ground, the need to consider new technology, and the need to consider what is practical in order to keep businesses operating.

It was moved by Councilmember Procter, seconded by Vice Mayor Krause, to introduce and waive first reading of Ordinance No. 1113.

The City Council continued to address safety concerns. City Attorney Karl H. Berger responded to the discussion by stating that the default provision of the California Fire Code is to allow above-ground tanks, and that the City's local amendment to the California Fire Code adopted through the Municipal Code prohibited above-ground tanks. He also noted that the City Council needs to make certain climatic, topographic, or geographic findings in order to prohibit amending a uniform mandatory code. He further noted that uniform codes are imposed by the State, and that there are only very limited number of circumstances in which a City Council may amend them.

The City Council continued to address safety concerns. Councilmember Procter withdrew his motion and discussed the possibility of tabling the item for seven days.

After a brief discussion, it was moved by Councilmember Cook, seconded by Mayor Aguirre, to introduce and waive first reading of Ordinance No. 1113.

Under roll call vote, Councilmember Procter, Vice Mayor Krause, and Mayor Aguirre were in favor. Councilmember Cook and Councilmember Luna were opposed. The motion carried.

ORDINANCE NO. 1113

AN ORDINANCE AMENDING THE 2001 EDITION OF THE CALIFORNIA FIRE CODE,
AS ADOPTED BY THE SANTA PAULA MUNICIPAL CODE, AND MAKING EXPRESS
FINDINGS OF LOCAL NECESSITY TO ALLOW FOR ABOVE-GROUND FUEL TANKS
AT AIRPORTS LOCATED WITHIN THE CITY OF SANTA PAULA

C. Update on Proposed Public Safety Ballot Initiative

City Manager Wally Bobkiewicz reported that Godbe Research has nearly completed the public opinion poll. Also, the City Attorney has provided an initial draft of the ordinance to be placed on the ballot and is working on incorporating the City Council's input on the conditions the ordinance should include. He noted that both items would be placed on the June 14, 2004 City Council Meeting Agenda.

D. Status of City's Housing Creation Goals and Housing Element Priority Policies Implementation

Management Analyst Elisabeth Amador presented Economic Development Director Charmaine Stouder's report dated May 27, 2004.

The report was received and filed.

E. Homebuyer Workshop as Part of Council's Housing Creation Goals and Housing Element Priority Policies Implementation

Management Analyst Elisabeth Amador presented Economic Development Director Charmaine Stouder's report dated May 27, 2004.

It was moved by Vice Mayor Krause, seconded by Councilmember Procter, to direct staff to move forward with the program. All were in favor, and the motion carried.

F. Proactive Code Enforcement Program and Proposed Ordinance No. 1112

Building and Safety Director Stephen R. Stuart's report dated May 12, 2004.

It was moved by Vice Mayor Krause, seconded by Councilmember Cook, to conduct a six-month trial rental-housing inspection program as described under the general discussion of this report, evaluate the effectiveness and costs associated with that program, and set the target areas within the Redevelopment Agency; and introduce and waive first reading of Ordinance No. 1112. All were in favor, and the motion carried.

ORDINANCE NO. 1112

AN ORDINANCE AMENDING THE UNIFORM ADMINISTRATIVE CODE, AS
ADOPTED BY THE SANTA PAULA MUNICIPAL CODE, REGARDING A BOARD OF
APPEALS, EXPIRATION OF PERMITS, AND NOTICES OF NONCOMPLIANCE

G. "Best Practices" for City Boards and Commissions

City Manager Wally Bobkiewicz's report dated June 1, 2004.

It was moved by Councilmember Cook, seconded by Vice Mayor Krause, to direct staff to prepare an appropriate resolution to adopt "best practices" for City Boards and Commissions. All were in favor, and the motion carried.

H. Inclusionary Housing Ordinance Update

Management Analysis Elisabeth Amador reported that the Ad Hoc Committee met with market rate and affordable housing developers to receive feedback on the current draft of the ordinance. She noted that the 2003 draft provided a requirement of 20% for any project of 10 or more units, which was divided to 6% moderate income, 6% low-income, and 8% very low-income. Additionally, the 2003 draft also required developers who wish to apply for the off-site or the in-lieu fee option to receive prior approval from the Planning Commission. The in-lieu fees for single-family units were \$12,667, and for multi-family units were \$7,917. She noted that the Ad Hoc Committee had decided on a sliding scale approach. Projects with 10 or more units would now require a 15% affordability for low-income or a 10% for very low-income. The moderate-income requirement was removed because of the affordability of most housing units in the Santa Paula area. If a developer were to choose the off-site option, it would no longer require the Planning Commission's approval; however, the developer would be required to provide a 17% affordability for low-income, and 12% for very low-income. If a developer were to choose the in-lieu fee option, it would no longer require the Planning Commission's approval; however, the in-lieu fee calculation would include a 20% affordability requirement. The new calculation for single-family units would be \$6,259 and \$10,127 for multi-family units.

City Attorney Karl H. Berger responded to a question regarding the use of the term "in-lieu of fee" for this item by stating that instead of the developer building affordable housing, the developer would pay a fee. Additionally, there would be additional fees the City would obtain from development, including development impact fees, which are governed by a separate ordinance for the impact of development on public services.

The City Council discussed that the Inclusionary Housing Ordinance would not affect all developments and that larger developments would not be affected by this ordinance because they would be subject to development agreements.

I. Ad Hoc Committee for Review of Draft Las Piedras Park Neighborhood Improvement Plan

City Manager Wally Bobkiewicz's report dated June 1, 2004.

Roger Campbell, 459 Main Street, Fillmore, representing Homeboys, Inc., stated that he looks forward to working with the City Council, staff, and the community in order to have a community center at Las Piedras Park.

It was moved by Mayor Aguirre, seconded by Vice Mayor Krause, to appoint Councilmember Luna and Councilmember Procter to a two-member ad hoc committee to review the Draft Las Piedras Park Neighborhood Plan and a proposal to construct a new community center at Las Piedras Park. All were in favor, and the motion carried.

CITY COMMUNICATIONS

There were no City Communications.

FUTURE AGENDA ITEMS

It was moved by Councilmember Luna, seconded by Councilmember Cook, for a report on issues with dog wastes on streets, sidewalks, and yards. All were in favor, and the motion carried.

It was moved by Councilmember Cook, seconded by Vice Mayor Krause, to direct staff to bring back a resolution setting a policy on the issuance of years of service pins to City volunteers and paid employees. All were in favor, and the motion carried.

ADJOURNMENT

There being no further business to come before the City Council, Mayor Aguirre adjourned the meeting at 11:00 p.m.

ATTEST:

Josephine G. Herrera
Deputy City Clerk