

CALL TO ORDER

Mayor Krause called the meeting to order at 6:35 p.m., and led the Flag Salute.

ROLL CALL

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

It was the consensus of the City Council to limit Public Comment to three minutes for this meeting.

PUBLIC COMMENT

There was no Public Comment.

CITY COUNCIL, STAFF COMMUNICATIONS

There were no City Council, staff communications.

APPROVAL OF FINAL AGENDA

It was moved by Councilmember Aguirre, seconded by Councilmember Luna, to approve the final agenda as presented. All were in favor, and the motion carried.

CONSENT CALENDAR

It was moved by Vice Mayor Cook, seconded by Councilmember Aguirre, to approve the Consent Calendar as presented. All were in favor, and the motion carried.

- A. Santa Paula Union High School/City of Santa Paula School Resource Officer Contract – Approved the School Resource Officer Contract and allow the City Manager to implement. Police Chief Robert S. Gonzales' report dated February 7, 2005.

ORDER OF BUSINESS

- A. Resolution Supporting Reorganization Plan for Santa Paula Memorial Hospital –

City Manager Wally Bobkiewicz's report dated February 9, 2005.

It was moved by Councilmember Aguirre, seconded by Vice Mayor Cook, to adopt Resolution No. 6157 supporting the reorganization plan for Santa Paula Memorial Hospital and urging support of the plan from all hospital creditors. All were in favor, and the motion carried.

RESOLUTION NO. 6157

A RESOLUTION APPROVING THE CHAPTER 11 PLAN PROPOSED BY THE OFFICIAL CREDITOR'S COMMITTEE FOR SANTA PAULA MEMORIAL HOSPITAL AND URGING ALL OTHER CREDITORS TO SUPPORT THAT CHAPTER 11 PLAN

B. Disposition of The Mill, 212 N. Mill Street

City Manager Wally Bobkiewicz's report dated February 9, 2005. He stated that the City Attorney had prepared a resolution for the City Council's consideration to authorize conveyance of The Mill to the Ventura County Transportation Commission and reserving the City's right to collect rent monies from The Mill, Inc.; however, the City Council had asked for a revised resolution.

The City Council discussed adopting a revised resolution with a cover letter addressed to the Ventura County Transportation Commission explaining the City's actions with The Mill, Inc. The City Council also discussed delaying the item in order to allow Councilmember Procter to participate in the City Council's action.

It was moved by Vice Mayor Cook, seconded by Mayor Krause, to bring back the item at the next City Council Meeting. All were in favor, and the motion carried.

C. The Mill Preservation Advisory Committee

City Manager Wally Bobkiewicz's report dated February 9, 2005.

It was moved by Mayor Krause, seconded by Councilmember Aguirre, to receive and file the report, and to take no further action. All were in favor, and the motion carried.

Councilmember Aguirre recused himself from the remainder of the meeting at 6:55 p.m. due to a conflict of interest due to the proximity of his residence to Fagan Canyon.

PLANNING COMMISSION CALL TO ORDER

Chair Sommer called the Planning Commission to order at 6:56 p.m. He recused himself from the remainder of the meeting due to a conflict of interest due to the proximity of his residence to Fagan Canyon. He turned the Planning Commission over to Vice Chair Jesse R. Ornelas.

ROLL CALL

Commissioner Jennifer A. Matos, Commissioner John A. Turturro, and Vice Chair Jesse R. Ornelas were present. Commissioner Gary L. Nasalroad and Chair Michael E. Sommer were absent.

D. **Fagan Canyon Workshop #1**

City Manager Wally Bobkiewicz introduced Ken Bell, lead consultant from RBF Consulting, who is assisting the City with the Fagan Canyon Project.

Ken Bell introduced Kevin Thomas, Vice President and Environmental Planner; Margit Allen, Principal Planner; Darrin Johnson, Lead Civil Engineer; and Aaron Pfannenstiel, Environmental Planner.

Margit Allen provided the land use, circulation, and infrastructure workshop.

RECESS TO A BREAK

Mayor Krause recessed the City Council and Planning Commission to a break at 7:28 p.m.

RECONVENE TO REGULAR MEETING

Mayor Krause reconvened the meeting at 7:43 p.m.

Margit Allen continued the presentation. She responded to questions regarding density, open space, drainage plan, and creek restoration.

Kevin Thomas noted that Crain and Associates would perform the traffic study and include an extensive off-site traffic analysis.

RECESS TO A BREAK

Mayor Krause recessed the City Council and Planning Commission to a break at 8:31 p.m.

RECONVENE TO REGULAR MEETING

Mayor Krause reconvened the meeting at 8:43 p.m.

City Manager Wally Bobkiewicz received and responded to the following written questions submitted during the meeting:

Is the RBF staff in the pocket of the developer? RBF works for the City and is the City's consultant. The developer reimburses the City for costs associated with processing the project. In addition to the consultants, the City has a half-time staff member in Planning.

What is the cost of retaining the creek as a natural stream? Would it be practical to avoid this expense and apply the savings to reducing project density with its impact upon traffic? Kevin Thomas responded that any proposed alternatives would be addressed in the Environmental Impact Report. They have reviewed the issue of complete creek avoidance and considered that it would be highly impractical due to the numerous tributaries that traverse Fagan Canyon leading into Fagan Barranca, and it would be impossible to avoid all jurisdictional impacts. He also noted that there would be more details in the Environmental Impact Report workshop in May.

How many acres will be graded? Eight hundred eighty-four out of 1,632 acres are included in Phase 1.

What is the thought of the community college sharing and forming a partnership with a new high school? The new community college and new high school could have a joint agreement to share facilities and other resources. This would result in needing less land and facilities saving both money and helping the community to have wonderful educational opportunities for our students. The City is working with the elementary school district, the high school district, and the community college district to seek land for the community college; however, this not a part of the Fagan Canyon project. It might be a part of the East Area One Expansion Area.

How are they going to add a southbound lane to Tenth Street to help handle traffic? Aren't there already homes there now? Yes, there are homes there now. The Environmental Impact Report is not complete, and the City is unsure how it will address traffic impacts. The Environmental Impact Report will come up with suggestions on how to deal with traffic impacts.

Why aren't the number of homes to be developed put before the people for a vote? The people should decide if they want 450, 1000, 1500, 2500, or more, then the planning process should go forward based on the number Santa Paulans want. A seven-day charrette is not sufficient time to have involved all the people of Santa Paula. One challenge the City faces is that private property owners, along with the laws of the City and the State, can propose what they want with their property as long as it is not illegal. Housing development is within that right and is a part of that process. The Environmental Impact Report is another part of that process.

What are some ideas for a new high school site if there is more development? The City is in discussions with school districts.

How will we be allowed to make a presentation at the February 22, 2005 meeting? How can we be allowed time to present our own Power Point presentation on Fagan Canyon? The public submits speaker cards to the City Council. The City Council will deal with this question at the appropriate time.

In the "Dear Rick" article in the Santa Paula Times, he says that 4,700 new jobs will be created by developing Fagan Canyon. How will these people access the canyon everyday and for how long? Staff is not familiar with the particular number of jobs that will be created. The Economic Impact Report will address some of those issues.

With the potential for landslides and fire hazard areas, won't this development be a huge draw on city resources and finances? The Economic Impact Report will address this. A fire station location study has been done to ensure that fire department resources are appropriate. The City has already informed the developer that this project needs to be cost neutral.

Because of the size of this development and plans for "village cores" what is going to prevent it from functioning as a separate "city?" This will hurt Santa Paula. Can the developer put money into older sections of town instead of just improving Fagan Canyon? This needs to benefit the whole town. The City informed the developer there should not be much retail in Fagan Canyon. Village cores will have a small amount of retail with possibly just convenience stores and dry cleaners. Regarding money for older sections in town, the Environmental Impact Report will include estimates in the amount of money that the developer will have to spend in development impact fees for providing municipal services. These fees will be used to support projects all throughout Santa Paula.

Why do we need these presentations? This planning has been going on for over a year and we all know what the developer wants to do. If the Council and the planners don't know this, we want to know why. Planning has been going on for a year. However, because of the requirements of the State of California, the City needs to ensure that the application submitted by the developer is complete. It has been the City Council and Planning Commission's desire to ensure that the community understands the project.

John Wisda, 550 Monte Vista, representing We Care Santa Paula, expressed his concerns with the number of homes proposed in Fagan Canyon and stated that the General Plan holds Fagan Canyon to 450 homes. He also expressed his concern regarding traffic impacts.

Larry Sagely, 585 Ridgecrest Drive, representing We Care Santa Paula, expressed his concern with the number of homes proposed in Fagan Canyon. He also stated that We Care Santa Paula would be presenting a resolution for the City Council's consideration to hold the number of homes in Fagan Canyon to 450 until the citizens of Santa Paula approve another number.

Jack Phillips, 742 Foothill Road, representing We Care Santa Paula, presented a resolution for the City Council's consideration requiring that any density development higher than what is currently shown in the General Plan Housing Element for Fagan Canyon would be subject to a vote of the people.

Norm Wilkinson, 959 Loma Vista Road, spoke in support of a full-size Fagan Canyon project as has been proposed to the City Council and noted the need for housing in Santa Paula. He also spoke regarding the State mandate for growth, and suggested in order to reduce traffic that the proposed future access from the canyon be connected to Foothill Road before completion of the project.

Janet Anderson, 30-year Santa Paula resident, expressed her appreciation to the City Council for the educational process regarding the Fagan Canyon project

Delton Johnson, 14 McKeveitt Heights Road, 30-year resident, expressed his concerns regarding net density, and provided a suggestion to alleviate traffic by connecting Hallock Drive from the east through the project with a four-lane connector and connect to Peck Road.

CITY COMMUNICATIONS

City Attorney Karl H. Berger noted that the reason there were only three Councilmembers and three Planning Commissioners at the meeting was because two Councilmembers and two Planning Commissioners have a conflict on this particular project. He also noted that the City has selected a consultant to perform peer review to review some issues, and that he directed that the City have a product by the end of the month in order to present it to the City Council in early March to seek further direction.

City Manager Wally Bobkiewicz noted that the Fair Political Practices Commission issued an opinion in October 2003 indicating that there were Councilmembers and Planning Commissioners that have a conflict based on the location of their personal residence. However, the Fair Political Practices Commission also indicated that there were issues that could be further revisited in the future that could perhaps lift the conflict of interest. Additionally, Centex Homes has submitted a report to the City that those conditions exist, and the City Council has directed staff to have that report peer-reviewed. Lastly, if the peer review indicates that the report from Centex Homes is credible, the City Council may direct staff to ask for another opinion from the Fair Political Practices Commission.

FUTURE AGENDA ITEMS

It was moved by Vice Mayor Cook, seconded by Councilmember Luna, for a report on new microphones for the Community Center. All were in favor, and the motion carried.

ADJOURNMENT

There being no further business to come before the City Council and Planning Commission, Mayor Krause adjourned the meeting at 9:29 p.m.

ATTEST:

Josie G. Herrera
City Clerk