

CALL TO ORDER

Mayor Krause called the meeting to order 5:12 p.m.

ROLL CALL

Councilmember Gabino Aguirre, Councilmember Ray C. Luna, Vice Mayor Richard C. Cook, and Mayor Mary Ann Krause responded to roll call. Planning Commissioner Jennifer A. Matos, Planning Commissioner Gary L. Nasalroad, Planning Commissioner John A. Turturro, and Planning Commission Chair Michael E. Sommer also 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 and Planning Commission Vice Chair Jesse Ornelas were absent.

PUBLIC HEARING

A. Project No. 2003-CDP-02, Fagan Canyon and Adjacent Properties

City Manager Wally Bobkiewicz noted that this was a continued meeting from the November 9, 2005 Joint City Council/Planning Commission Meeting. He also noted that the following documents were provided at the dais: Centex Homes' responses to the City Council and Planning Commission's concerns, City staff's responses to remaining undiscussed issues; two-page e-mail message from Councilmember Luna, one-page document from Commissioner Turturro, a document entitled "Fagan Canyon Point Paper 2", and proposed Planning Commission resolutions printed on yellow paper.

Commissioner Matos mentioned that she departed early from the November 1, 2005 meeting due to an injury, and that she was unable to attend the November 9, 2005 meeting due to a work-related conflict. She also mentioned that she viewed copies of the videos from the meetings and received all documents presented.

Rick Bianchi, representing Centex Homes, reviewed the items that would be provided by Centex Homes above and beyond what is required by the Municipal Code and Development Impact Fees.

Aaron Pfannenstiel, representing RBF Consulting, responded to a question regarding the reference to the Doppler radar tower by stating that this is a national weather station located on Sulphur Mountain. The City Council requested that an appropriate response be provided in the Environmental Impact Report.

City Attorney Karl H. Berger noted that a copy of his response to a letter from Santa Paula Highlands dated October 24, 2005 was submitted for the record.

The City Council and Planning Commission discussed flood control measures, proposed development agreement, depression and screening of water tanks, and storage facilities for recreational vehicles.

RECESS TO A BREAK

Mayor Krause recessed the City Council and Planning Commission to a break at 6:32 p.m.

RECONVENE TO REGULAR MEETING

Mayor Krause reconvened the City Council and Planning Commission at 6:40 p.m.

The City Council discussed the original Fagan Canyon development plan for 2,147 units, and the possibility of expanding the affordable housing level with workforce housing. Legal Counsel Lynn McDougal responded to the comments by reading from the draft development agreement regarding the proposed workforce-housing program.

Rodney Fernandez, representing Cabrillo Economic Development Corporation, spoke regarding preferential and workforce housing.

It was moved by Councilmember Aguirre to include an age-restricted component and 1,000 workforce and affordable housing units for the proposed Fagan Canyon project under the original plan of 2,147 units.

The City Council discussed apartments, condominiums, and townhomes, and inclusion of Phase 2.

Mayor Krause seconded the motion.

RECESS TO A BREAK

Mayor Krause recessed the City Council and Planning Commission to a break at 8:06 p.m.

RECONVENE TO REGULAR MEETING

Mayor Krause reconvened the City Council and Planning Commission at 8:19 p.m.

The City Council discussed concerns with traffic, apartment units, quality of life issues, street widths, emergency vehicle access, location of schools, and accessibility to parks during school hours. The City Council also discussed asking the Planning Commission to deliberate on the original plan minus Phase 2, inclusion of age-restriction units, having non-subsidized housing first offered to workforce housing, expansion of

affordable housing, keeping schools large in order to accommodate future students, consideration of traffic concerns, and consideration of the Foothill Road extension. The City council also discussed looking into the number and location of streetlights, 40-foot street widths, and condition of underground utilities.

COMMUNICATIONS

City Manager Wally Bobkiewicz stated that the Planning Commission would meet again on November 21, 2005, at 5:15 p.m. and November 22, 2005 if needed. He also stated that the City Council would not meet on November 21, 2005, and would meet again on December 5, 2005 and the subsequent five days if needed.

ADJOURNMENT

Mayor Krause adjourned the meeting at 9:09 p.m.

ATTEST:

Josie G. Herrera
City Clerk