

**CALL TO ORDER**

Chair Krause called the meeting to order 6:38 p.m., and Mayor Cook led the Flag Salute

**ROLL CALL**

Councilmember Gabino Aguirre, Councilmember/Chair Mary Ann Krause, Vice Mayor Ray C. Luna, and Mayor Richard C. Cook 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.

**PUBLIC HEARING**

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

City Attorney Karl H. Berger noted the following documents for the record:

- December 7, 2005 memorandum from City Manager Wally Bobkiewicz regarding Fagan Canyon Issues
- Revised Resolution No. 6235
- December 4, 2005 memorandum from Management Analyst Elisabeth Amador regarding Proposed Fagan Canyon Project – Affordable Housing Proposal Summary
- December 1, 2005 memorandum from RBF Consulting regarding Foothill Road Extension Information
- Two letters from City Attorney Karl H. Berger to James Prosser and Richard Francis
- Letters from James Prosser and Richard Francis

City Manager Wally Bobkiewicz presented his memorandum dated December 7, 2005.

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. He responded to the City Council's comments from the previous meeting:

- Centex would enter into an agreement to provide a fifth access point to alleviate traffic on Santa Paula Street with a Foothill Road extension.
- Centex would be willing to pay for \$100,000 toward of the cost of a study for a State Highway 150 bypass.
- Centex would commit to building 325 affordable housing units.
- Centex would provide a 16-acre community park with four soccer fields and four baseball fields.

- Centex has reduced the amount of paved areas.
- Centex would be committed to using the Green Building Program.
- Centex would include an Interpretive Program in the Parks and Recreation component.

The City Council discussed the current need for soccer fields. Rick Bianchi responded that Centex Homes would commit to an additional \$500,000 concession in order to resurface Teague Park soccer field with all-weather turf.

The City Council was in consensus with Centex's proposal for sharing the cost for a State Highway 150 bypass study. Rick Bianchi asked that this be documented in order that other developers contribute toward this study.

### **RECESS TO A BREAK**

Chair Krause recessed the City Council to a break at 7:45 p.m.

### **RECONVENE TO REGULAR MEETING**

Chair Krause reconvened the City Council at 8:00 p.m.

The City Council discussed the number of affordable housing units. Rick Bianchi stated that Centex would commit to a home buying center and agreed to allocating 50 additional moderate-income units, 60 low-income units, and 15 units for higher income category. The City Council was in consensus with the revised number of affordable housing units.

The City Council discussed designating 10 units for upper Fagan Canyon, Phase 2.

Margit Allen noted that a revised table with traffic mitigation measures for Resolution No. 6234 was distributed. She also noted that staff would include the Foothill Road extension mitigation measure to this resolution.

City Attorney Karl H. Berger noted for the record that a yellow-bound Errata was included for the record.

It was moved by Councilmember Aguirre, seconded by Vice Mayor Luna, to adopt Resolution No. 6234 as amended. Under roll call vote, all were in favor, and the motion carried.

### **RESOLUTION NO. 6234**

A RESOLUTION VERIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT FOR 2003-CDP-02 AND ADOPTING FINDINGS AND STATEMENTS OF OVERRIDING CONSIDERATIONS FOR THE FAGAN CANYON GENERAL PLAN AMENDMENT, PREZONE/SPECIFIC PLAN, DEVELOPMENT AGREEMENT, AND ANNEXATION

Margit Allen noted for the record that a revised Resolution No. 6235 was distributed. City Attorney Karl H. Berger noted for the record that, based upon the City Council's consensus, the resolution would be revised to incorporate the public benefits discussed during the meeting.

It was moved by Mayor Cook, seconded by Councilmember Aguirre, to adopt revised Resolution No. 6235 incorporating the benefits discussed during the meeting. Under roll call vote, all were in favor, and the motion carried.

**RESOLUTION NO. 6235**

A RESOLUTION APPROVING A GENERAL PLAN AMENDMENT FOR THE FAGAN CANYON EXPANSION AREA AND ASSOCIATED PROPERTIES

Margit Allen noted a correction to Resolution No. 6236, Section 5, which should read "approved" rather than "recommended."

It was moved by Vice Mayor Luna, seconded by Mayor Cook, to adopt revised Resolution No. 6236. Under roll call vote, all were in favor, and the motion carried.

**RESOLUTION NO. 6236**

A RESOLUTION APPROVING A GENERAL PLAN AMENDMENT TO ADJUST THE CITY URBAN RESTRICTION BOUNDARY IN ACCORDANCE WITH THE PUBLIC FACILITY EXCEPTION IN THE GENERAL PLAN

Margit Allen noted a change to Ordinance No. 1149, Condition 33, to delete "as adopted by the SPMC" at the end of the sentence. She also noted a change to Ordinance No. 1149, Condition 81, to include "minimize pavement area" and "minimizing pave area"

City Attorney Karl H. Berger stated for the record that based on the City Council's consensus, staff would conform the affordable housing component for Ordinance No. 1149 for final approval.

It was moved by Councilmember Aguirre, seconded by Mayor Cook to introduce and waive first reading of Ordinance No. 1149 as amended. Under roll call vote, all were in favor and the motion carried.

**ORDINANCE NO. 1149**

AN ORDINANCE PREZONING PORTIONS OF THE FAGAN CANYON EXPANSION  
AREA AS THE FAGAN CANYON SPECIFIC PLAN (SP-2)  
(PROJECT NO. 2003-CDP-02)

It was moved by Mayor Cook, seconded by Councilmember Aguirre, to introduce and waive first reading of Ordinance No. 1150 as amended with the changes to the Development Agreement presented to the City Council and with the changes approved during the meeting. Under roll call vote, all were in favor, and the motion carried.

**ORDINANCE NO. 1150**

AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT FOR THE FAGAN  
CANYON DEVELOPMENT PROEJCT PURSUANT TO GOVERNMENT CODE  
SECTION 65864, ET SEQ.

It was moved by Councilmember Aguirre, seconded by Mayor Cook, to adopt Resolution No. 6237. Under roll call vote, all were in favor, and the motion carried.

**RESOLUTION NO. 6237**

A RESOLUTION AUTHORIZING THE CITY MANAGER OR DESIGNEE TO FILE AN  
APPLICATION TO INITIATE REORGANIZATION PROCEEDINGS FOR PROPERTY  
LOCATED FAGAN CANYON EXPANSION AREA AND ADJOINING PARCELS

Chair Krause closed the Public Hearing at 9:02 p.m.

**COMMUNICATIONS**

City Manager Wally Bobkiewicz acknowledged City staff, consultants, Margit Allen, Aaron Pfannenstiel, George Rhyner, Ken Bell, Lynn McDougal, and Karl Berger for their efforts on the Fagan Canyon project.

City Attorney Karl H. Berger offered his personal appreciation to Lynn McDougal for his assistance.

**FUTURE AGENDA ITEMS**

There were no Future Agenda Items.

**ADJOURNMENT**

Mayor Cook adjourned the meeting at 9:04 p.m.

ATTEST:

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Josie G. Herrera  
City Clerk