

**CALL TO ORDER**

Mayor Cook called the meeting to order 6:34 p.m, and led the Flag Salute.

**ROLL CALL**

Councilmember Gabino Aguirre, Councilmember Mary Ann Krause, Councilmember John T. Procter, 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.

**PUBLIC COMMENT**

No Public Comment.

**CONSENT CALENDAR**

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

- A. Conflict of Interest Code Biennial Review – Directed the City Clerk to amend the City's Conflict of Interest Code per Government Code 87306.5. City Clerk Josie G. Herrera's report dated June 19, 2006.
- B. Social Services Program for Fiscal Year 2006/2007 – 1) Authorized the Social Services Program for fiscal year 2006/2007; and 2) distributed funds for 2006/2007 based on prior years allocations. Finance Director Alvertina Rivera's report dated June 20, 2006.

**ORDER OF BUSINESS**

- A. Public Forum Regarding Future City Development

The City Council provided opening comments regarding receiving public input on future development within the City of Santa Paula and its Sphere of Influence, including expansion areas identified as Adams Canyon, Fagan Canyon, and East Area One.

Norm Wilkinson, 959 Loma Vista Place, suggested that City staff meet with Latino Town Hall, We CARE Santa Paula, and other community groups in order to receive input on desired goals and in order to come to a common ground. He also suggested that the City consider the General Plan, housing needs, and possibly redistributing the number of homes in Adams Canyon and Fagan Canyon.

Larry Sagely, 585 Ridgecrest, questioned whether future city development should be discussed due to the upcoming November 2006 election, the possibility of new Councilmembers, and the 81-acre initiative that is on the November 2006 ballot. He suggested that the City consider high-end housing in the \$9000,000 range in order to bring in higher income residents.

Bruce Dickenson, 2317 Dickenson Drive, thanked the City Council for the many hours of effort they put into the Fagan Canyon project. He stated that the Dickenson family continues to be supportive of Santa Paula and are looking forward to putting together a new project.

Beverly Harding, 610 Glade Drive, suggested that the City consider a resort in Fagan Canyon, allow local builders to build 450 homes in Fagan Canyon, allow lots to be sold in Adams Canyon for higher-income people to build their own homes, consider a senior high school and junior college in East Area One, and building tract homes in East Area One.

Bob Borrego, 524 Fourteenth Street, expressed his interest in providing housing for the people who already live in Santa Paula. He suggested that the City Council initially consider a housing project in East Area One.

Jess Victoria, 134 Moultrie Place, acknowledged the City for presenting a balanced budget. He expressed his desire that City Hall reopen every Friday, and requested that the City continue conducting management audits of each department. Lastly, he stated that he believed the recent ballot measures failed due to proposed traffic patterns.

John Turturro, 987 Terracina, displayed a map he developed with possible in-fill development areas in the City, and recommended that the City Council consider in-fill development.

Roger Brower, 1007 E. Virginia Terrace, submitted his written comments for the record with his thoughts on future City development.

Ken Chapman, 15119 Todd Lane, spoke regarding the formula for affordable housing. He suggested that the City Council implement the City's Visioning Plan, maintain a small town character, and consider available water resources.

Delton Lee Johnson, 14 McKeveatt Road, expressed the need for a comprehensive plan; expressed concern with traffic impacts from Fagan Canyon; spoke in support of development in Adams Canyon and East Area One; suggested the inclusion of high-end housing in order to meet inclusionary housing numbers; suggested dense growth in areas with freeway access; and requested limiting Fagan Canyon to 450 homes.

John Franklin, 3159 Eaglewood Avenue, Thousand Oaks, owner of 350 acres in Fagan Canyon, stated that the landowners are committed to working in the planning process for future City development.

Sally Knight, 1007 E. Virginia Terrace, suggested a resort, golf course, and country club in Adams Canyon, and a small resort and senior community in Fagan Canyon. She requested that developers be kept out of the campaign process, and that the City protect the local ecology.

Joanne Wright, 801 McKeveitt Road, asked the City Council to consider how development would meet the most pressing needs in the community. She stated that she hoped that future development would provide housing for lower income and higher income people.

Peter Wright, 801 McKeveitt Road, suggested that the City Council provide an explanation of the types of housing for various income levels.

Charles Spink, 538 N. Mill Street, suggested that housing numbers be divided equally among Adams Canyon, Fagan Canyon, and East Area One. He spoke in support of in-fill development.

Mike Miller, 226 N. Eighth Street, boardmember of Save Open Space and Agricultural Resources (SOAR), spoke in support of smart growth and traditional neighborhood design. He suggested a modest plan for Fagan Canyon, support for in-fill development, high-end housing in Fagan Canyon, and higher density in East Area One.

Michael Dalo, 15635 Foothill Road, spoke against development in Adams Canyon and suggested that Adams Canyon be removed from the City's Sphere of Influence. He also spoke in support of in-fill development.

John Wisda, 550 Monte Vista, suggested a total of 2,500 homes in the three expansion areas, with 495 homes in Adams Canyon and 450 homes in Fagan Canyon. He spoke regarding the need for balanced housing, a new loop road, street repairs, new parks, new schools, and donation of parcels. He suggested that the City Council place initiatives on the ballot, without petition drives, to reconsider development in Adams Canyon and Fagan Canyon.

Eric Barragan, 1268 Bruce Drive, spoke in support of having community groups come together, the Fagan Canyon charrette process, balanced housing, and meeting educational and recreational needs.

Ralph Fernandez, 636 Shasta Drive, stated that he believed that the City Council did not listen to the people regarding their concerns with the number of homes proposed in Fagan Canyon.

Joan E. Kus, 208 Moultrie Place, retired Planning Director, stated that the 1978 General Plan focused on in-fill development; however, a study conducted by the County of Ventura found Santa Paula to be the most dense city in the county. She noted that many property owners keep their property in the family rather than sell and move. She also stated that housing types are defined in the Housing Element and are dictated by State law. She suggested that the City Council revisit the 1998 General Plan. She noted that Adams Canyon was placed inside the City's Urban Restriction Boundary (CURB), however, subsequently it was placed within the Save Open Space and Agricultural Resources (SOAR) due to a successful ballot measure. She responded to a question regarding how units were allocated in the General Plan by stating that the number of units were based on the growth management numbers given to the City, and that allocations were first given to Adams Canyon and the remaining numbers were given to Fagan Canyon. She also noted that it was always the intent that numbers could be redistributed.

Bob Gonzales spoke in support of receiving community input, and cautioned the City Council against in-fill development due to impacts in sustaining City infrastructure, sewer, water, and parking. He spoke in support of conducting workshops with the community, including the property owners of the three expansion areas. He also suggested that the City consider a loop road and the current state of the City.

#### **RECESS TO A BREAK**

Mayor Cook recessed the City Council to a break at 8:30 p.m.

#### **RECONVENE TO REGULAR MEETING**

Mayor Cook reconvened the City Council at 8:48 p.m.

Kay Wilson-Bolton spoke regarding real estate market absorption and noted that Santa Paula had yet to break the million dollar mark for a single-family residence on one acre of land or less.

The City Council provided comments regarding the concept of high-end housing, a senior high school attached to a junior college, the fact that the City has a balanced budget each year, the concept of in-fill development, market saturation for resorts and country clubs, State law for affordable housing units, and downtown rezoning which is not supported by downtown merchants. The City Council also commented that they listened to the people regarding Fagan Canyon; however, they did not make the changes requested by the opposition and that their decisions were based on factual information.

City Manager Wally Bobkiewicz noted that State law requires the City to adopt a balanced budget each year. He suggested that the City move forward with conducting a series of meetings facilitated by a third party. He recommended contracting with Susan Jackson Harden, who assisted the City during the Visioning process. He also suggested that the City work with a technical team to discuss issues such as traffic, water, and grading, and that staff bring back a report at the July 3, 2006 City Council Meeting with a workshop schedule.

It was the City Council's consensus to approve staff's recommendation.

**ADJOURNMENT**

Mayor Cook adjourned the meeting at 9:47 p.m.

ATTEST:

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Josie G. Herrera  
City Clerk