CITY COUNCIL AGENDA

TUESDAY, APRIL 28, 2026

CLOSED SESSION – 4:00 P.M.
REGULAR MEETING - 5:00 P.M.

CITY COUNCIL CHAMBERS – CITY HALL - 501 POLI STREET, VENTURA, CA 93001

DR. JEANNETTE SÁNCHEZ-PALACIOS, MAYOR
Councilmembers:

DISTRICT 1 – LIZ CAMPOS
DISTRICT 2 – DOUG HALTER, DEPUTY MAYOR
DISTRICT 3 – RYYN SCHUMACHER
DISTRICT 5 – BILL MCREYNOLDS
DISTRICT 6 – JIM DURAN
DISTRICT 7 – ALEX MANGONE

Bill Ayub	Javan N. Rad	Michael B. MacDonald
City Manager	City Attorney	City Clerk

PUBLIC ADVISORY: THIS MEETING WILL BE CONDUCTED IN A HYBRID MODEL WITH BOTH IN-PERSON ATTENDANCE AND VIRTUAL PARTICIPATION.

The City of Ventura acknowledges that we are gathered on unceded Chumash land. To read the City Council–adopted Chumash Land Acknowledgment in full, please visit: Chumash Land Acknowledgment | Ventura, CA.

Live broadcasts of City Council meetings are available on Cable TV (Channel 15) and via internet accessible video stream at https://www.cityofventura.ca.gov/718/Videos or on YouTube at https://www.YouTube.com/cityofventura/live.

*To access the meeting remotely use this URL: https://us02web.zoom.us/j/84095569075. To request to speak, use the "raise hand" function in Zoom. To join by phone: Dial 1-669-900-6833 or 1-833-568-8864 (Toll Free) and enter Meeting ID: 840 9556 9075. To provide public comment, Press *9 and wait to be recognized by the City Clerk.*

Please be mindful that the meeting will be recorded, and all rules of procedure and decorum apply for in-person attendees and those participating virtually.

To submit written comments (up to 1,000 characters) for the City Council's consideration and inclusion in the public records, email cityclerk@cityofventura.ca.gov by 3:00 p.m. on the meeting date, or by using the public comment form at www.cityofventura.ca.gov/publicinput. Please include the Agenda Item Number in the subject.

This meeting will be conducted in accordance with the Brown Act, Government Code Section 54953. Any member of the public may attend this meeting. Questions regarding this matter may be addressed to Michael B. MacDonald, City Clerk, (805) 658-4787. The City Council may take action related to any subject listed on the Agenda. Meetings will adjourn at 10:00 p.m. Any items outstanding at that time will be deferred until the next regularly scheduled meeting.

CALL TO ORDER – CLOSED SESSION – 4:00 p.m.

ROLL CALL

PUBLIC COMMUNICATIONS: *Public comments on Closed Session Items only.*

CLOSED SESSION: ***Teleconference/Video Conference Meeting.*** *The Public may not participate in the Closed Session, other than for Public Comments.*

ADJOURNMENT: *Adjourn to Regular Meeting.*

CALL TO ORDER – REGULAR SESSION – 5:00 p.m *The regular meetings of the San Buenaventura (Ventura) City Council also serve as regular meetings of the Successor Agency, Public Facilities Financing Authority, and the San Buenaventura Parking Authority when items are listed on the agenda.*

1. **CONFERENCE WITH LEGAL COUNSEL EXISTING LITIGATION**
   Claimant: Trevor Towner v. City of San Buenaventura
   Workers' Compensation Appeals Board Number: ADJ16068664
   Authority: Government Code Section 54956.9(d)(1)

2. **CONFERENCE WITH LEGAL COUNSEL EXISTING LITIGATION**
   Claimant: Jason Kay v. City of San Buenaventura
   Workers' Compensation Appeals Board Number: ADJ21355639
   Authority: Government Code Section 54956.9(d)(1)

3. **CONFERENCE WITH LEGAL COUNSEL EXISTING LITIGATION**
   Claimant: Andres Espinosa v. City of San Buenaventura
   Workers' Compensation Appeals Board Number: ADJ19217449
   Authority: Government Code Section 54956.9(d)(1)

4. **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**
   Name of Case: National Opioid Litigation – Associated Pharmacies, Inc., JM Smith Corporation, Louisiana Wholesale Drug Company, Inc., Morris & Dickson Co., North Carolina Mutual Wholesale Drug Company, Inc., United Natural Foods, Inc. ("Remnant Defendants")
   United States District Court Case No. 1:17-MD-2804
   Authority: Government Code Section 54956.9(d)(1)

5. **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**
   Name of Case: Open Main Street v. City of San Buenaventura
   Ventura County Superior Court Case No. 2024CUWM021824
   Authority: Government Code Section 54956.9(d)(1)

6. **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**
   Name of Case: XUS, LP, et al. v. City of San Buenaventura
   Ventura County Superior Court Case No. 2024CUE1035012
   Authority: Government Code Section 54956.9(d)(1)

ROLL CALL

PLEDGE OF ALLEGIANCE

SPECIAL PRESENTATIONS AND ANNOUNCEMENTS:

- Community Member Recognition: Dr. Judy Alexandre & Bobby Taylor

CLOSED SESSION REPORT

CITY COUNCIL COMMUNICATIONS: *Per Government Code Section 54954.2(a)(2), the Council Communications section of the agenda provides City Council the opportunity to ask a question for clarification, make a brief announcement, or make a brief report on their own activities.*

CITY MANAGER COMMUNICATIONS

PUBLIC COMMUNICATIONS: *In compliance with Government Code Section 54954.3, Public Communications is that portion of Council meetings set aside for members of the public to address City Council on items of any City business other than scheduled agenda items. Comments are limited to items within the subject matter jurisdiction of the City and are limited to no more than three (3) minutes. Per the City Council Protocols, this initial period for general public communications will be limited to twenty (20) speakers, with priority given to in-person speakers over virtual speakers. If there are ten (10) or fewer speakers, each speaker will have three (3) minutes to speak; if there are more than ten (10) speakers, each speaker will have two (2) minutes to speak. Speakers may not cede their time to another speaker. City Council cannot act on any items not on the agenda.*

CONSENT ITEMS: *Matters appearing on the Consent Items are expected to be non-controversial and will be acted upon by City Council at one time without discussion unless a Councilmember, City Staff, or a member of the public requests an opportunity to address an item. Items removed from the Consent Calendar will be discussed at the beginning of the Formal Items. Approval by the City Council of Consent Items means the recommendation of Staff is approved along with the terms and conditions described in the Administrative Report.*

1. **City Council Minutes – Regular Meetings held on March 3, 2026, March 10, 2026, and March 24, 2026**

   Staff: Michael MacDonald, City Clerk

   RECOMMENDATION

   Approve City Council Minutes for Regular Meetings held on March 3, 2026, and March 10, 2026, and March 24, 2026.

CONSENT ITEMS (CONTINUED)

2. **Resolution for 2026 Conflict of Interest Code Update**

Staff: Michael MacDonald, City Clerk

RECOMMENDATION

Adopt a Resolution updating the Conflict of Interest Code for the City of San Buenaventura, updating designated employees, officers, and disclosure categories and rescinding Resolution No. 2024-17.

3. **Ordinance for Second Reading - Ordinance Amending Section 16.215.030 and Chapter 16.225 of the Municipal Code to Support Mobile Payment Options, One-Hour Free Parking Sessions, and Updated Permit Program**

Staff: Michael MacDonald, City Clerk

RECOMMENDATION

Waive the second reading in full and adopt an Ordinance amending San Buenaventura Municipal Code Section 16.215.030, and Chapter 16.225 to support mobile payment options to pay for parking, allow for one-hour free parking sessions and to update the existing parking permit program. Ordinance titled:

"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN BUENAVENTURA, CALIFORNIA, AMENDING TITLE 16, CHAPTER 16.215, SECTION 16.215.030, "PARKING PROHIBITED DURING CERTAIN HOURS ON CERTAIN STREETS," AND TITLE 16, CHAPTER 16.225, "PARKING PAY STATIONS AND PARKING METER ZONES," OF THE SAN BUENAVENTURA MUNICIPAL CODE"

4. **First Amendment to Ground Lease Agreement 2014-053 with the Community Memorial Health System for the Community Memorial Health System Parking Structure**

Staff: Rachel Dimond, Community Development Director

RECOMMENDATION

Authorize the City Manager, or designee, to execute the First Amendment to Ground Lease Agreement 2014-053 with Community Memorial Health System for the CMH Parking Structure.

5. **Resolution to Accept Grant Funding from the California State Coastal Conservancy to Fund the Development of a Pierpont Beach Management Plan and Execution of Professional Services Agreement with Rincon Consultants, Inc. for Consulting Services**

Staff: Rachel Dimond, Community Development Director

RECOMMENDATION

a. Adopt a Resolution to authorize the City Manager, or designee, to accept grant funding from the California State Coastal Conservancy in the amount of $1,242,182.

b. Authorize the City Manager, or designee, to conduct all negotiations, and execute and submit all documents, including, without limitation, applications, agreements, amendments, and billing statements that may be necessary to complete the project on behalf of the City.

c. Authorize the Finance Department to assign increased appropriations and revenues to the proper programs and accounts for their use as provided in the grant fund 1002 in the amount of $1,242,182.

d. Authorize the City Manager, or designee, to execute a Professional Services Agreement with Rincon Consultants, Inc. for consulting services for a total not-to-exceed amount of $1,446,804 and for a term through December 31, 2028.

6. **Fourth Amendment for Professional Services Agreement 2019-120 with Historic Resources Group, LLC for Historic Preservation Context Statement and Survey**

Staff: Rachel Dimond, Community Development Director

RECOMMENDATION

Authorize the City Manager, or designee, to execute the Fourth Amendment to Professional Services Agreement 2019-120 with HRG to increase the agreement amount by $20,600 for a new not-to-exceed amount of $251,718.

7. **Third Amendment to Professional Services Agreement P2024-109 with Disasters, Inc. for Services Associated with the 2023 Buenaventura Golf Course Disaster Recovery**

Staff: Bill Ayub, City Manager

RECOMMENDATION

Authorize the City Manager, or designee, to execute the Third Amendment to Agreement P2024-109 with Disasters, Inc. to increase the contract amount by $20,000 to a not-to-exceed amount of $80,000 for services associated with the 2023 Buenaventura Golf Course disaster recovery.

8. **Local Agency Developer Improvement Fee Report, Fiscal Year Ended June 30, 2025 as Required by the Mitigation Fee Act and the Quimby Act**

Staff: Greg Morley, Chief Financial Officer

RECOMMENDATION

a. Receive the City's annual report and findings regarding developer fees.

b. Approve the reauthorization of the intended use of retained funds collected for improvements that remain unspent for more than five years.

9. **Third Amendment to Professional Services Agreement PW24-1121 with RRM Design Group for Architectural Services on Police/Fire Headquarters Infrastructure Improvements (FA04-1018)**

Staff: Charles W. Ebeling, Public Works Director

RECOMMENDATION

Authorize the City Manager, or designee, to execute the Third Amendment to Professional Services Agreement PW24-1121 with RRM Design Group, in the amount of $31,770 for a new contract total of $474,300 and contract completion date of April 30, 2027.

10. **Increase in Blanket Purchase Order 0013459 with Granite Construction Company for the Annual Supply of Asphalt Materials**

Staff: Charles W. Ebeling, Public Works Director

RECOMMENDATION

Approve an increase in the Blanket Purchase Order with Granite Construction Company current not-to-exceed amount of $2,175,000 for a new not-to-exceed amount of $2,839,725 cumulatively, allowing for an additional $664,725 in expenditures for the remainder of the Agreement.

11. **Fifth Amendment to General Services Agreement P2022-029 with ACCO Engineered Systems Inc. for HVAC Repair and Maintenance Services**

Staff: Charles W. Ebeling, Public Works Director

RECOMMENDATION

Authorize the City Manager, or designee, to execute the Fifth Amendment to the General Services Agreement P2022-029 with ACCO Engineered Systems Inc. for repair and maintenance services to increase the agreement amount of $411,046 for a new total contract cost not-to-exceed amount of $1,967,004 and to extend the term through June 30, 2027.

12. **Seventh Amendment to General Services Agreement P2022-080 with Specialized Elevator Corp. for Elevator Repair and Maintenance Services**

Staff: Charles W. Ebeling, Public Works Director

RECOMMENDATION

Authorize the City Manager, or designee, to execute the Seventh Amendment to the General Services Agreement P2022-080 with Specialized Elevator Corp. for repair and maintenance services in the amount of $88,320 for a new total contract cost not-to-exceed $632,346 and extend the term through June 30, 2027.

13. **Second Amendment to Professional Services Agreement PW2025-1155 with Pavement Engineering Inc. for Preparation of the City's Pavement Management Plan and Completion of City-wide Pavement Inspections**

Staff: Charles W. Ebeling, Public Works Director

RECOMMENDATION

Authorize the City Manager, or designee, to execute the Second Amendment to Professional Services Agreement PW25-1155 with Pavement Engineering Inc. for Preparation of the City's Pavement Management Plan and Completion of Citywide Pavement Inspections to extend the contract term to August 31, 2026.

14. **Memorandum of Understanding with Ventura County Transportation Commission for the Santa Paula Branch Line Trail Project (ST23-1230)**

Staff: Charles W. Ebeling, Public Works Director

RECOMMENDATION

a. Authorize the City Manager, or designee, to accept $20,487,000 in grant funds from the Solutions for Congested Corridors Program for the Santa Paula Branch Line- Rails with Trails Project (ST23-1230) and to execute the Memorandum of Understanding between the Ventura County Transportation Commission and the City of San Buenaventura for the Santa Paula Branch Line Trail, East Station to east of Wells Road.

b. Authorize the City Manager, or designee, to act as agent for the City to conduct all negotiations and execute and submit all documents, including, without limitation, applications, agreements, amendments, and billing statements that may be necessary to accept the grant and complete the project.

15. **Additional Grant Funds Under the United States Bureau of Reclamation Large Scale Water Recycling Funding Opportunity**

Staff: Gina Dorrington, Ventura Water General Manager

RECOMMENDATION

a. Authorize the Ventura Water General Manager, or designee, to apply for up to $137,498,564 in grants under the United States Bureau of Reclamation WaterSMART: Large-Scale Water Recycling Projects grant program.

b. Direct staff to return to City Council if the City is awarded the additional grant funds for City Council to consider a Resolution providing staff authorization for grant processing and administration.

16. **General Services Agreement with Amtek Construction and GA Technical Services, Inc. for On-Call Electrical Services for Ventura Water, Wastewater, and Storm Water Divisions**

Staff: Gina Dorrington, Ventura Water General Manager

RECOMMENDATION

a. Authorize the City Manager, or designee, to execute a General Services Agreement with Amtek Construction for on-call electrical services for a total not-to-exceed amount of $300,000 for a 14-month term expiring June 30, 2027.

b. Authorize the City Manager, or designee, to execute a General Services Agreement with GA Technical Services, Inc. for on-call electrical services for a total not-to-exceed of $300,000 for a 14-month term expiring June 30, 2027.

PUBLIC HEARING ITEMS: *Staff shall introduce the public hearing item and present their report to Council. Councilmembers may ask questions of staff if they desire. Any member of the public may speak or present evidence, after submitting a speaker card and being recognized by the Mayor. All rules of decorum apply during Public Hearings. Each member of the Council shall verbally disclose all ex parte communications concerning the subject of the hearing.*

17. Approve California Coastal Commission's Suggested Modifications to Local Coastal Program Amendment – Short-Term Vacation Rentals & Homestays; Ordinance Amending Chapter 6.455 and Adopting a New Chapter 24.499 in the Municipal Code and Coastal Zoning Code

Staff: Rachel Dimond, Community Development Director

RECOMMENDATION

a. Conduct a public hearing.

b. Acknowledge receipt of the California Coastal Commission's Resolution of Certification.

c. Accept and agree to the California Coastal Commission's suggested modifications to the City's Local Coastal Program Amendment regulating short-term vacation rentals and homestays.

d. Agree to issue coastal development permits for the total area included in the certified Local Coastal Program.

e. Introduce and waive the first reading of an Ordinance that amends the Municipal Code and Coastal Zoning Code to incorporate the California Coastal Commission's suggested modifications. Ordinance titled:

"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN BUENAVENTURA, CALIFORNIA, ACKNOWLEDGING RECEIPT OF, ACCEPTING, AND AGREEING TO THE CALIFORNIA COASTAL COMMISSION'S SUGGESTED MODIFICATIONS TO THE CITY'S LOCAL COASTAL PROGRAM AMENDMENT BY AMENDING SAN BUENAVENTURA MUNICIPAL CODE TITLE 6, CHAPTER 6.455, "SHORT-TERM VACATION RENTALS AND HOMESTAYS," AND MAKING CHAPTER 6.455 APPLICABLE IN THE COASTAL ZONE THROUGH THE ADOPTION OF CHAPTER 24.499"

f. Direct staff to return with the second reading and adoption of the Ordinance on the next date upon which adequate notice can be provided.

g. Authorize the Community Development Director to submit the amended Local Coastal Program Amendment to the California Coastal Commission's Executive Director.

h. Find that the adoption of the Ordinance is statutorily exempt from the California Environmental Quality Act (CEQA) because CEQA does not apply to activities and approvals by a local government that are necessary for the preparation and adoption of an Local Coastal Program Amendment (Public Resources Code § 21080.9; 14 CCR § 15265), and categorically exempt from CEQA under the common-sense exemption because CEQA applies only to projects which have the potential for causing a significant effect on the environment and here it is with certainty that there is no possibility that Council's adoption of short-term vacation and homestay regulations will have a significant effect on the environment (14 CCR § 15061(b)(3)).

18. **Adopt the 2025 Citywide Historic Context Statement and Survey**
(Continued from February 3, 2026)

Staff: Rachel Dimond, Community Development Director

RECOMMENDATION

Continue the item to a date certain of July 14, 2026.

FORMAL ITEMS:

The public may comment on each item listed on the agenda for Formal Items as the item is taken up. Formal Items may be reordered at the discretion of the Chair. The public may speak up to three (3) minutes on each agenda item. If there are 21 or more speakers, the time will be reduced to two (2) minutes.

19. **Resolution to Approve Declaration of Exempt Surplus Land for the Ventura Waterfront Project APN 073-0-280-210**

Staff: Bill Ayub, City Manager

RECOMMENDATION

a. Adopt a Resolution declaring that a portion of the Ventura Waterfront Project Property APN 073-0-280-210 is exempt surplus land pursuant to Government Code Section 54221, subdivision (f)(1)(J).

b. Authorize the City Manager, or designee, to execute the Notice of Availability and compliance with the Surplus Land Act.

c. Find the declaration is Categorically Exempt from the California Environmental Quality Act as defined in the California Environmental Quality Act Guidelines pursuant to Sections 15060(c)(2) because the actions associated with the notice will not result in a direct or indirect physical change in the environment and the actions described therein are not a "Project", as defined within §§ 15378(a) and 15378(b)(5) of the CEQA Guidelines.

20. Submission of Fiscal Year 2027 Proposed Operating and Capital Improvement Budget

Staff: Greg Morley, Chief Financial Officer

RECOMMENDATION

In accordance with Section 1205 of the City of San Buenaventura Charter, which requires the City Manager to submit a proposed budget to the Council on or before May 1, receive the Fiscal Year 2027 Proposed Operating and Capital Improvement Budget.

21. Ordinance Amending Title 8, Chapter 8.60, of the San Buenaventura Municipal Code to Provide Exemptions to Glue Trap Use Prohibition

Staff: Bill Ayub, City Manager

RECOMMENDATION

a. Introduce and waive the first reading of an Ordinance Amending Title 8 of the San Buenaventura Municipal Code by adding a new Section 8.60.040 to Chapter 8.60 that provides exemptions to the prohibition on the use of glue traps. Ordinance titled:

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN BUENAVENTURA, CALIFORNIA AMENDING TITLE 8, CHAPTER 8.60, “SALE AND USE OF GLUE TRAPS PROHIBITED”, OF THE SAN BUENAVENTURA MUNICIPAL CODE.”

b. Find that the enactment of the regulations pursuant to this Ordinance Amendment is determined to be exempt under Section 15061(b)(3) of Title 14 of the California Code of Regulations (the "State California Environmental Quality Act (CEQA) Guidelines") in that the adoption of these regulations merely implements a regulatory process that will not foreseeably result in construction activities or other physical activities, either directly or indirectly. It can therefore be foreseen that the enactment of this ordinance does not have the potential to have significant effects on the environment. Additionally, the enactment is not a "project" under CEQA pursuant to State CEQA Guidelines Section 15378(b)(5) because prohibiting the use or sale of glue traps within the City, including any exemptions, has no potential for resulting in direct or indirect physical changes in the environment, as other forms of rodent control remain available.

22. Strategic Priorities Update

Staff: Carlene Saxton, Assistant City Manager

RECOMMENDATION

Receive, file, and provide any feedback on the Strategic Priority Annual Workplan update. No action is required.

PUBLIC NOTICES: *Items listed under Public Notices are a matter of public record only. These items do not require City Council action.*

23. Public Notice – Approval of Final Map for Tract No. 6089

This serves as Public Notice that the City Engineer has received the subdivision final map for the project described below in accordance with Section 26.100.220 of the City of San Buenaventura Municipal Code. See site location map attached.

Location:	13.75-acre parcel at the northeast corner of Olivas Park Drive and South Victoria Avenue
Tract Number:	6089
Developer:	FPA Ventura Olivas, LLC
Description:	A mixed-use development consisting of 297 residential units including 181 market-rate units, 104 affordable units, 12 live-work units and 15,900 square feet of commercial space

ITEMS FOR FUTURE AGENDAS: *Policy Considerations may be submitted by two Councilmembers jointly on Items for Future Agendas. Policy Considerations are to request that the City Council direct "staff to report back to the body at a subsequent meeting concerning any matter or take action to direct staff to place a matter of business on a future agenda," as allowed by Government Code Section 54954.2(a)(3).*

PUBLIC COMMUNICATIONS: *In compliance with Government Code Section 54954.3, Public Communications is that portion of Council meetings set aside for members of the public to address City Council on items of any City business other than scheduled agenda items. Comments are limited to items within the subject matter jurisdiction of the City and are limited to no more than three (3) minutes. Per the City Council Protocols, speakers may not cede their time to another speaker. If a person speaks during the first general public communications period, they do not have an opportunity to speak again during this second period, even if their time was shortened to two (2) minutes during the first period. City Council cannot act on any items not on the agenda.*

ADJOURNMENT: *Communications to the City Council are public record and will become part of the City's electronic records, which are accessible through the City's website. Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to the City Council, will become part of the public record. If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service to the City Clerk's Office at 501 Poli Street, Room 204, Ventura, CA 93001. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the City Clerk Department for further information.*

In compliance with the American with Disabilities Act, if you need assistance to participate in this meeting, please contact the City Clerk at (805) 658-4787 or the California Relay Service at 711. Notification 72 hours prior will enable the City to make reasonable arrangements for accessibility to this meeting. AP&P 6.04, accessible at the link below, explains procedures for receiving and resolving requests for accommodation to participate in or conduct this meeting.

https://www.cityofventura.ca.gov/DocumentCenter/View/43474/APP-604-21225

Live Spanish interpretation will be available. No advanced request for interpretation services required.

La traducción al español estará disponible en vivo. No es necesario solicitar la traducción al español anticipadamente.

Administrative Reports relating to this agenda are available on the City's website – https://www.cityofventura.ca.gov/AgendaCenter.

Resource Items for the Public:

- City Council Protocols which includes Rules of Decorum for the Public
- City Council Goals 2021-2022
- City Charter

~~~~~~

This agenda was posted on, April 22, 2026, at 4:00 p.m. in the City Clerk's Office, on the City Hall Public Notices Board and on the internet.

Michael B. MacDonald, CMC
City Clerk
~~~~~~