

MINUTES OF THE CITY COUNCIL

Moorpark, California

October 11, 2006

A Special Meeting of the City Council of the City of Moorpark was held on October 11, 2006 in the Community Center of said City located at 799 Moorpark Avenue, Moorpark, California.

1. CALL TO ORDER:

Mayor Hunter called the meeting to order at 7:13 p.m.

2. PLEDGE OF ALLEGIANCE:

David Moe, Redevelopment Manager, led the Pledge of Allegiance.

3. ROLL CALL:

Present: Councilmembers Harper, Mikos, Millhouse, Parvin, and Mayor Hunter.

Staff Present: Steven Kueny, City Manager; Barry Hogan, Community Development Director; David Moe, Redevelopment Manager; Deborah Traffenstedt, Administrative Services Director/City Clerk; and Maureen Benson, Deputy City Clerk.

4. PUBLIC COMMENT:

None.

5. PUBLIC HEARING:

CONSENSUS: It was the consensus of the Council to hear Items 8.A. and 8.B. concurrently.

A. Consider Resolution Approving Amendment No. 1 to Downtown Specific Plan No. 1995-01, A Request to Amend the Downtown Specific Plan to Provide More Specific Direction Regarding Development and Architectural Style in the Commercial and Residential Areas. (continued open public hearing from October 4, 2006) Staff Recommendation: 1) Continue to accept public testimony and direct staff as appropriate.

B. Consider Zoning Ordinance Amendment No. 2005-03 – Amendments to Chapter 17.24: Lot Area and Coverage, Setbacks, Height and Related Provisions; Chapter 17.32: Parking, Access and Landscaping Requirements; and Chapter 17.72: Downtown Specific Plan Overlay Zone (SP-D), and Repealing Ordinance No. 331, a Temporary Moratorium in

the Downtown Specific Plan Overlay Zone. (continued open public hearing from October 4, 2006) Staff Recommendation: 1) Continue to accept public testimony and direct staff as appropriate; and 2) Introduce Ordinance No. 343, repealing Ordinance No. 331, for first reading, waive full reading, and schedule second reading and adoption for October 18, 2006.

Mr. Hogan gave the staff reports.

Mayor Hunter announced the public hearings remain open.

Richard Gray thanked the Council for listening to his concerns regarding reciprocal parking and stated his continued opposition.

William Amador, architect and business owner on High Street, recommended: 1) Studying the "best practices" of successfully redeveloped downtowns in cities such as Ventura, Pasadena, Ojai, and Long Beach; 2) Conducting a better outreach to the community; and 3) Creating a parking assessment district. He expressed concerns regarding the use of the Spanish architecture such as Mission or Santa Barbara and described "reciprocal parking" as a deterrent to developers.

Mayor Hunter closed the public hearings

A discussion among the Councilmembers and staff focused on the more easily administered Option 1 for parking requirements; the possibility of City/Redevelopment Agency owned parking lots; desirable architectural styles; requirements for energy conservation in new buildings; the use of drought tolerant plantings; locations for planting Pepper trees on High Street and cross streets; and reciprocal parking after 6:00 p.m. to benefit such businesses as the High Street Arts Center and restaurants.

Councilmember Mikos requested a future agenda item to discuss energy conservation; and a table with a matrix so the public can cross reference the various sections of the Downtown Specific Plan required for their plans. In response to Councilmember Mikos, Mr. Hogan stated language in regard to landscaping would be added that "in the event of a conflict, the City's Landscape Guidelines would prevail."

Ms. Traffenstedt read the title of Ordinance No. 343.

MOTION: Councilmember Harper moved and Councilmember Millhouse seconded a motion to waive further reading, declare Ordinance No. 343 read for the first time, as amended, to specify the Option 1 language for parking and approving staff's recommended changes for Chapters 17.24 and 17.172 as

specified in the agenda report, and scheduled second reading and adoption for November 1, 2006. The motion carried by unanimous roll call vote.

Mr. Hogan requested direction for Amendment No. 1 to the Downtown Specific Plan No. 1995-01.

MOTION: Councilmember Harper moved and Councilmember Parvin seconded a motion directing staff to prepare a resolution approving Amendment No. 1 to the Downtown Specific Plan No. 1995 that would include the amended language from the agenda report for Commercial Architecture, Architectural Character, Reciprocal Parking and Access; and also amending Section 2.0 Land Use and Zoning to include language to specify the Landscape Guidelines of the City will prevail along with direction to include a zoning cross reference table with a matrix referencing various sections of the Downtown Specific Plan and including the amended language from the agenda report in Section 3.0 Circulation and Streetscape Beautification. The motion carried by unanimous voice vote.

6. CLOSED SESSION:

None was held.

7. ADJOURNMENT:

MOTION: Councilmember Parvin moved and Councilmember Harper seconded a motion to adjourn. The motion carried by unanimous voice vote. The time was 8:24 p.m.

Patrick Hunter, Mayor

ATTEST:

Deborah S. Traffenstedt
City Clerk

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