



# CITY OF PORT HUENEME

## City Council Regular Meeting Agenda Successor Agency & Housing Successor Agency Special Joint Meeting Agenda

**October 16, 2023**

**Port Hueneme City Hall  
250 North Ventura Road, Port Hueneme, CA 93041  
(In-Person and Virtually via Zoom)**

**5:30 PM Closed Session | 6:30 PM Open Session**

### Notice and Call of a Special Meeting of the Successor Agency & Housing Successor Agency Special Joint Meeting

NOTICE IS HEREBY GIVEN that a special meeting of the Successor Agency to the Port Hueneme Redevelopment Agency and the Housing Successor Agency is hereby called to be held on Monday, October 16, 2023, at 6:30 p.m. or soon thereafter, in the City Hall Council Chamber located at 250 N. Ventura Road, Port Hueneme, CA 93041. Said special meeting shall be for the purpose of conducting business in accordance with the attached Agenda.

/s/Roberto "Bobby" Martinez, Chair

*The following provides information to the public on how to observe and/or participate in City meetings:*

- *Meeting Zoom Link for Live Public Participation and Real Time Public Comments:*  
<https://us02web.zoom.us/j/84822296915?pwd=VENybUZ6cEprMHdud29tQ2RrNmdOZz09>  
*Dial by your location: Meeting ID: 848 2229 6915 / Passcode: 729114*  
*+669 900 6833 US (San Jose) +346 248 7799 US (Houston) +253 215 8782 US (Tacoma)*  
*+312 626 6799 US (Chicago) +929 205 6099 US (New York) +301 715 8592 US (Washington DC)*
- *Meetings may be viewed at:* <http://porthuenemeca.suiteonemedia.com/web/Home.aspx>
- *Public comments may be submitted in person, virtually via Zoom, or in writing.*  
*In-Person: Complete a speaker request card located at the entrance of the Council Chamber and give it to the City Clerk. Your name will be called when it is your turn to speak. Public comment is limited to 3 minutes per speaker, unless, for good cause, the Mayor amends the time limit. A speaker's time may not be transferred to another speaker.*  
*Virtually via Zoom: Access the meeting Zoom link to provide real-time (virtual) comments at appropriate public comment times throughout the meeting by using the raise hand feature.*  
*Written: All written public comments shall be no more than 500 words and are subject to the Public Records Request Act. Written comments should be submitted to the City Clerk by 5:00 p.m. on the day of the City Council meeting by email or directly to the City Clerk's Office. Email [clerk@cityofporthueneme.org](mailto:clerk@cityofporthueneme.org) and enter "City Council Public Comment" in the Subject line (and agenda item number if applicable). Mail or drop off written comments to the City Clerk's Office located at 250 N. Ventura Road, Port Hueneme, CA 93041. Please clearly mark envelope with "Public Comment and meeting date".*
- *Additional meeting guidelines can be found at the end of the agenda.*

### **5:30 PM – CITY COUNCIL CLOSED SESSION AGENDA**

### **CALL TO ORDER**

## **ROLL CALL**

Councilmembers Steven A. Gama, Laura D. Hernandez, Martha R. McQueen-Legohn; Mayor Pro Tem Misty Perez; Mayor Roberto “Bobby” Martinez

## **PUBLIC COMMENT (10 Minutes)**

The Council will hear closed session public comments for a maximum of 10 minutes. In-person and virtual public comments should be no more than 3 minutes in length. Written comments should be no more than 500 words. Please see Agenda cover page for submission instructions.

## **CLOSED SESSION ITEMS**

With respect to every item of business to be discussed in CLOSED SESSION, pursuant to the California Government Code:

- A. PUBLIC EMPLOYEE PERFORMANCE EVALUATION  
Position: City Manager  
Authority: Government Code Section 54957 (b)(1)
- B. PUBLIC EMPLOYEE PERFORMANCE EVALUATION  
Position: City Attorney  
Authority: Government Code Section 54957 (b)(1)

## **CONFLICT OF INTEREST DECLARATION**

## **RECESS TO CLOSED SESSION**

## **6:30 PM CITY COUNCIL REGULAR MEETING AGENDA**

## **CALL TO ORDER / FLAG SALUTE**

## **ROLL CALL**

Councilmembers Steven A. Gama, Laura D. Hernandez, Martha R. McQueen-Legohn; Mayor Pro Tem Misty Perez; Mayor Roberto “Bobby” Martinez

## **INSPIRATION**

Given by Mayor Pro Tem Perez

## **CLOSED SESSION REPORT**

## **PUBLIC COMMENT**

Members of the public may submit comments for items on the Agenda or that is within the subject matter jurisdiction of the City Council. General public comments regarding items *Not* on the Agenda will be heard at this time. State law prohibits Council from taking action on any item *Not* on the Agenda. Comments regarding items on the Agenda will be heard when the item is addressed. In-person and virtual public comments should be no more than 3 minutes in length. Written comments should be no more than 500 words. Please see Agenda cover page for submission instructions.

## **AGENDA APPROVAL FOR CITY COUNCIL**

### City Council Agenda

*Recommendation:* Approve the City Council Agenda of October 16, 2023.

## **CONFLICT OF INTEREST DECLARATION**

## **PRESENTATIONS**

1. Quarterly Employee Recognition
2. Down Syndrome Awareness Month Proclamation
3. National Community Planning Month Proclamation

## CONSENT CALENDAR

All matters listed on the Consent Calendar are to be considered routine by the governing body, and will be enacted by one motion in the form listed. There will be no discussion of these items unless, before the governing body votes on the motion to adopt, specific items are removed from the Consent Calendar for separate motions

4. [Minutes](#)  
*Recommendation:* Approve the October 2, 2023, City Council Regular Meeting Minutes.
5. [Register of Disbursements](#)  
*Recommendation:* Receive and file the City's register of disbursements for the period of September 22, 2023 through October 6, 2023.
6. [Authorization to Award a Contract to J & H Engineering General Contractors, Inc. for LM2201: The Bubbling Springs Creek Clearing Project](#)  
*Recommendation:* Authorize the City Manager to execute an agreement, approved as to form by the City Attorney, with J & H Engineering General Contractors for a not to exceed amount of \$225,936 for year two of the Bubbling Springs Creek Cattail and Bulrush Clearing Project.

## PUBLIC HEARINGS

7. [Adopt a Resolution Granting Special Use Permit No. 21-23 for the Tree Factory's Day of the Dead Celebration with Ancillary Food Trucks, Vendors, and Live Entertainment](#)  
*Recommendation:*
  1. Open the public hearing to take testimonial and documentary evidence; and
  2. Close the public hearing and consider the evidence; and
  3. Adopt a Resolution Deeming a Temporary Event Exempt from the California Environmental Quality Act and Conditionally Approving Special Use Permit No. 21-23 (Tree Factory's Day of the Dead Celebration Event Located at 437 and 453 W. Channel Islands Blvd.); and
  4. Take such additional, related, action that may be desirable.
8. [Annual Development Agreement Compliance Review and Finding of Exemption From CEQA](#)  
*Recommendation:*
  1. Open the public hearing to take testimonial and documentary evidence; and
  2. Close the public hearing and consider the evidence; and
  3. Adopt Resolutions Determining that the Following Cannabis Dispensaries are in Compliance with their Respective Development Agreements: Bleu Diamond, LLC; Freedom 1<sup>st</sup> Association; Front Door Enterprises, LLC; and PH Investments Group, LLC; and
  4. Adopt Resolutions Determining that the Following Cannabis Businesses are in Partial Compliance with their Development Agreements: Innovative Concepts Investment Group, LLC; and Tradecraft Farms-Port Hueneme, LLC; and
  5. Adopt a Resolution Determining that the Following Cannabis Business is Out of Compliance with their Respective Development Agreement: Port Hueneme Organic Team, Inc.; and
  6. Make a determination the project is exempt under CEQA; and
  7. Take such additional, related, action that may be desirable, including determining which course of action to take regarding the three businesses who are out of compliance with their respective Development Agreements, per the options noted in the staff report dated October 16, 2023.
  8. Direct staff to return at an upcoming meeting with additional recommendations for potential revisions to the City Cannabis Program.

**BUSINESS ITEMS – None.**

**RECESS THE CITY COUNCIL MEETING AND CALL TO ORDER THE SUCCESSOR AGENCY TO THE PORT HUENEME REDEVELOPMENT AGENCY AND THE HOUSING SUCCESSOR AGENCY SPECIAL JOINT MEETING**

**ROLL CALL**

Members Steven A. Gama, Laura D. Hernandez, Martha R. McQueen-Legohn; Vice-Chair Misty Perez; Chair Roberto “Bobby” Martinez

**BUSINESS ITEM**

9. [Joint Resolution Regarding Property Conveyance](#)

*Recommendation:* That the Board of the Successor Agency to the Port Hueneme Redevelopment Agency (“SA”) and the City Council of the City of Port Hueneme as Housing Successor Agency (“HSA”) approve and adopt a Joint Resolution of the Successor Agency for the Port Hueneme Redevelopment Agency and the City of Port Hueneme as Housing Successor Agency Conveying Real Properties Currently Owned by the Successor Agency to the City of Port Hueneme as Housing Successor Agency to Correct Invalid Land Transfers in Accordance with Health & Safety Code Section 34167.5.

**ADJOURNMENT OF THE SUCCESSOR AGENCY TO THE PORT HUENEME REDEVELOPMENT AGENCY AND THE HOUSING SUCCESSOR AGENCY SPECIAL JOINT MEETING**

**RECONVENE THE CITY COUNCIL MEETING**

**CITY MANAGER COMMENTS AND REPORTS**

**COUNCILMEMBERS’ REPORTS AND COMMENTS**

Council Members are appointed to various Regional Committees/Agencies/Boards and will report out on their activities within these organizations and put forth any comments in regards to community events at this time.

**REQUEST FOR FUTURE AGENDA ITEMS**

Councilmembers may request items to be placed on future agendas at this time. All requested items will require a motion, a second, and a majority vote, per adopted Council policies, to be placed on a future agenda and will be scheduled at the City Manager’s discretion.

**ADJOURNMENT**

The City Council will adjourn to its next regular meeting scheduled for Monday, November 6, 2023, at 6:30 p.m.

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Copies of staff reports or other written documentation relating to each item of business referred to in this Agenda are available for public inspection in the Office of the City Clerk and on the City’s website at [www.cityofporthueneme.org](http://www.cityofporthueneme.org). Materials received after agenda packet distributions are made available to the public on the City’s website and in the City Clerk’s office at the same time they are provided to the Council. IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, CONTACT THE OFFICE OF THE CITY CLERK AT (805) 986-6503 OR THE CALIFORNIA RELAY SERVICE. NOTICE 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ALLOW PARTICIPATION IN THIS MEETING

I, Georgianna Nicole Alvarez, City Clerk of the City of Port Hueneme, do hereby affirm that the agenda was posted at least 72 hours in advance of the meeting on the City’s website and near the front entrance of Port Hueneme City Hall, 250 N. Ventura Road, Port Hueneme, California, 93041, in accordance with California Government Code Section 54954.2(a).