



Meeting Date: 02 / 07 / 2006

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s). _____	<input type="checkbox"/> Report
<input type="checkbox"/> Res. No(s). _____	<input checked="" type="checkbox"/> Public Hearing (Info/consent)
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Prepared By: Nathan Gapper, Consulting Planner *Nathan Gapper* Agenda Item No. J-1
 Reviewed By: City Manager *[Signature]* City Attorney *[Signature]* Finance *[Signature]* Other (Specify) _____

DATE: February 7, 2006

TO: City Council

FROM: Sue Martin, Planning and Environmental Services Manager *[Signature]*

SUBJECT: **Planning and Zoning Permit Nos. 05-500-16 (Special Use Permit) and 05-300-19 (Tentative Subdivision Map). Filed by Martin Teitelbaum of Oxnard Maritime Ltd., 569 Constitution Avenue, Suite H, Camarillo, CA 93012.**

RECOMMENDATION

That City Council:

1. Adopt a resolution upholding the Planning Commission's approval of PZ 05-500-16 (Special Use Permit) for the construction of two industrial buildings, located at 1601 and 1635 Ives Avenue.
2. Adopt a resolution approving a tentative subdivision map for Tract No. 5620 (PZ 05-300-19) located at 1601 Ives Avenue.

DISCUSSION

On January 19, 2006, the Planning Commission approved a Special Use Permit (PZ 05-500-16) for the development of two single-story industrial buildings on two lots. The Planning Commission also recommended that the City Council approve a tentative subdivision map (PZ 05-300-19) for Tract No. 5620 for the subdivision of one industrial building into nine units for condominium purposes.

The project proposal consists of a 1.46 acre lot (lot 23) and an adjacent 0.97 acre lot (lot 24). The project is located north of Ives Avenue, east of Statham Boulevard, and south of Fiske Avenue in the Channel Islands Business Park. The proposal includes a 14,893 square foot building on Lot 23 and a 14,904 square foot building on Lot 24. The building on Lot 23 will be subdivided into nine units for condominium purposes. The proposed project is consistent with requirements of the Business and Research Park (BRP) and Limited Manufacturing Planned Development (MLPD) zones in which it is located.

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PZ 05-500-16 and PZ 05-300-19

February 7, 2006

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In accordance with the California Environmental Quality Act (CEQA), Section 15332 (Class 32) of the CEQA Guidelines categorically exempts in-fill development projects within city limits on a project site of no more than 5 acres substantially surrounded by urban areas. A notice of exemption will be filed.

FINANCIAL IMPACT

The developer will be required to pay Quimby Fees.

- Attachment 1 - City Council Resolution, Special Use Permit
2 - City Council Resolution, Tentative Subdivision Map
3 - Project Plans
4 - Tentative Subdivision Map

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CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD UPHOLDING THE DECISION OF THE PLANNING COMMISSION APPROVING PLANNING AND ZONING PERMIT NO. 05-500-16 (SPECIAL USE PERMIT), TO ALLOW DEVELOPMENT OF TWO SINGLE STORY TILT-UP BUILDINGS TOTALING APPROXIMATELY 26,160 SQUARE FEET ON TWO VACANT PARCELS AT 1601 AND 1635 IVES AVENUE, BETWEEN FISKE PLACE AND IVES AVENUE ALONG STATHAM BOULEVARD WITHIN THE CHANNEL ISLANDS BUSINESS CENTER (APN NO'S 220-0-272-001 AND 220-0-272-015). FILED BY MARTIN TEITELBAUM, OXNARD MARITIME LTD, 569 CONSTITUTION AVENUE, SUITE H, CAMARILLO, CA 93012.

WHEREAS, Planning Commission Resolution No. 2006-04 approved an application for Special Use Permit No. 05-500-16 filed by Oxnard Maritime Ltd., for development of two industrial buildings; and

WHEREAS, the City Council has carefully reviewed the Planning Commission decision approving the application, the staff report, and minutes of testimony at the Planning Commission public hearing; and

WHEREAS, Section 15332 (Class 32) of the California Code of Regulations exempts the project from the requirement for the preparation of environmental documents imposed by the California Environmental Quality Act; and; and

WHEREAS, the City Council has conducted a hearing and received evidence in favor of and opposed to the application.

NOW, THEREFORE, the City Council of the City of Oxnard resolves that the Planning Commission's approval of Special Use Permit No. 05-500-16 is hereby upheld subject to the conditions set forth in Planning Commission Resolution No. 2006-04, on file in the Planning and Environmental Services Division of the Development Services Department.

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ATTACHMENT 1
PAGE 1 OF 2

Resolution No.
PZ 05-500-16
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PASSED AND ADOPTED this 7th day of February 2006, by the following vote:

AYES:

NOES:

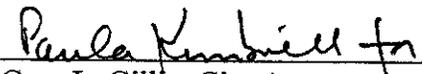
ABSENT:

Dr. Thomas E. Holden, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Gary L. Gillig, City Attorney

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ATTACHMENT 1
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CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING A TENTATIVE SUBDIVISION MAP FOR TRACT NO. 5620 (PLANNING AND ZONING PERMIT NO. 05-300-19), LOCATED AT 1601 IVES AVENUE, EAST OF STATHAM BOULEVARD WITHIN THE CHANNEL ISLANDS BUSINESS PARK (APN 220-0-272-001), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY MARTIN TEITELBAUM, OXNARD MARITIME LTD, 569 CONSTITUTION AVENUE, SUITE H, CAMARILLO, CA 93012.

WHEREAS, City Council has carefully reviewed Planning Commission Resolution No. 2006-05 recommending approval of Tentative Subdivision Map of Tract No. 5620 (Tentative Map), for property located at 1601 Ives Avenue (APN 220-0-272-001), filed by Martin Teitelbaum, Oxnard Maritime, Ltd; and

WHEREAS, Section 15332 (Class 32) of the California Code of Regulations exempts the project from the requirement for the preparation of environmental documents imposed by the California Environmental Quality Act; and; and

WHEREAS, the City Council finds that the Tentative Map complies with all requirements of the Subdivision Map Act and the Oxnard City Code; and

WHEREAS, the City Council finds that the Tentative Map, the proposed site, and the design and improvement of the development requested are consistent with the General Plan; and

WHEREAS, the City Council finds that the proposed site is suitable for the type and density of development requested and is not likely to cause substantial environmental damage, serious public health problems or conflict with any publicly acquired easements or access.

NOW, THEREFORE, the City Council of the City of Oxnard resolves that Tentative Subdivision Map 05-300-19 for Tract No. 5620 is hereby approved, subject to the conditions set forth in Planning Commission Resolution No. 2006-04, on file in the Planning and Environmental Services Division of the Development Services Department.

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ATTACHMENT 2
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PASSED AND ADOPTED this 7th day of February 2006, by the following vote:

AYES:

NOES:

ABSENT:

Dr. Thomas E. Holden, Mayor

ATTEST:

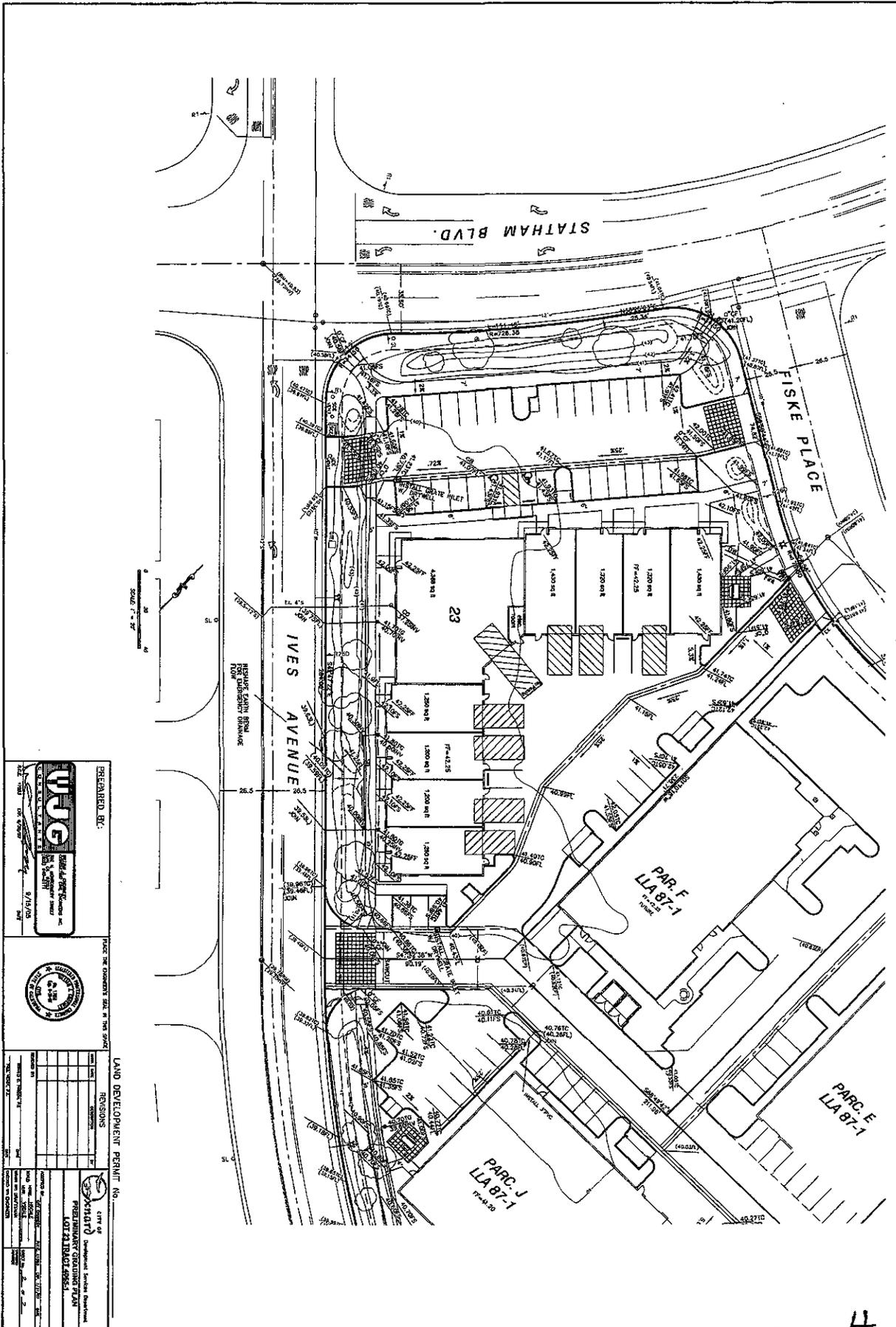
Daniel Martinez, City Clerk

APPROVED AS TO FORM:

Paula Kimbrell for
Gary L. Gillig, City Attorney

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ATTACHMENT 2
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PREPARED BY:

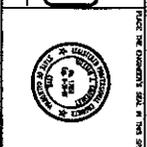
WJG

WILLIAM J. GARDNER & ASSOCIATES, INC.

1000 WEST 10TH AVENUE, SUITE 100

DENVER, COLORADO 80202

DATE: 5/18/83



LAND DEVELOPMENT PERMIT NO.

REVISIONS	DATE	BY

CITY OF DENVER

DEPARTMENT OF LAND MANAGEMENT

PERMITTING DIVISION

LOT 2318021855

DATE: 5/18/83

BY: [Signature]

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