



Meeting Date: 11/14/06

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
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Prepared By: Linda Windsor

Agenda Item No. **L-2**

Reviewed By: City Manager *SMH*

*Rupp*  
City Attorney

Finance *ETC*

Other (Specify)

**DATE:** November 2, 2006

**TO:** City Council

**FROM:** Susan L. Martin AICP *SMat*  
Planning and Environmental Services Manager

**SUBJECT:** Planning and Zoning Permit Nos. 05-500-2, 06-500-6 and 06-500-5 (Special Use Permits) and 05-300-6 (Tentative Parcel Map). Filed by SDC-CT Properties, LLC

### RECOMMENDATION

That City Council adopt resolutions:

1. Approving Planning & Zoning Permit No. 05-500-2, a special use permit for redevelopment of an existing shopping center located at the northwest corner of Gonzales Road and Oxnard Boulevard, subject to certain findings and conditions;
2. Approving Planning & Zoning Permit No. 05-600-6, a special use permit for a fast food restaurant with drive-through facilities, subject to certain findings and conditions;
3. Approving Planning & Zoning Permit No. 05-600-5, a special use permit for sale of alcoholic beverages (beer, wine and spirits) from a liquor store for off-site consumption, subject to certain findings and conditions; and
4. Recommending approval of Planning & Zoning Permit No. 05-300-6, a tentative parcel map subdividing three lots into seven lots, subject to certain findings and conditions.

### DISCUSSION

On July 6, 2006, the Planning Commission adopted Resolution Nos. 2006-39, -40, 41 and 42, approving the special use permits identified above and recommending to the City Council approval of a tentative parcel map for redevelopment of the Carriage Square shopping center. The project includes demolition of an existing 188,082 square foot shopping center; a phasing plan; a master sign program; a separate special use permit for onsite relocation of an Type 21 Alcohol License for an existing liquor store; a separate special use permit for onsite relocation of an existing fast food restaurant with drive-through facilities; administrative relief for a reduction in the required number of parking spaces; an increase in building height; site plan modifications for reduced parking space size; and change in a portion of the landscape configuration. The Tentative Parcel Map proposes to divide the existing three lots into seven lots.

000105

The applicant has provided a letter to the City Council responding to several items raised at the Planning Commission hearing on July 6, 2006 (Attachment #6).

*General Plan Conformance.* The 2020 General Plan designation for this property is Community Commercial. The Land Use Element of the General Plan describes the Community Commercial land use designation as shopping centers that are "...one-story with portions that may be two stories, and range in size up to 265,000 square feet on 20 acres." The General Plan goes on to say that these "...centers are located at intersections of thoroughfares." The proposed development is consistent with this land use designation in terms of its site and building sizes, as well as its location. The General Plan Circulation Element shows a "flyover" at the Gonzales Road/Oxnard Boulevard intersection, and this flyover is accommodated in the proposed plan. The proposed project is therefore consistent with the General Plan

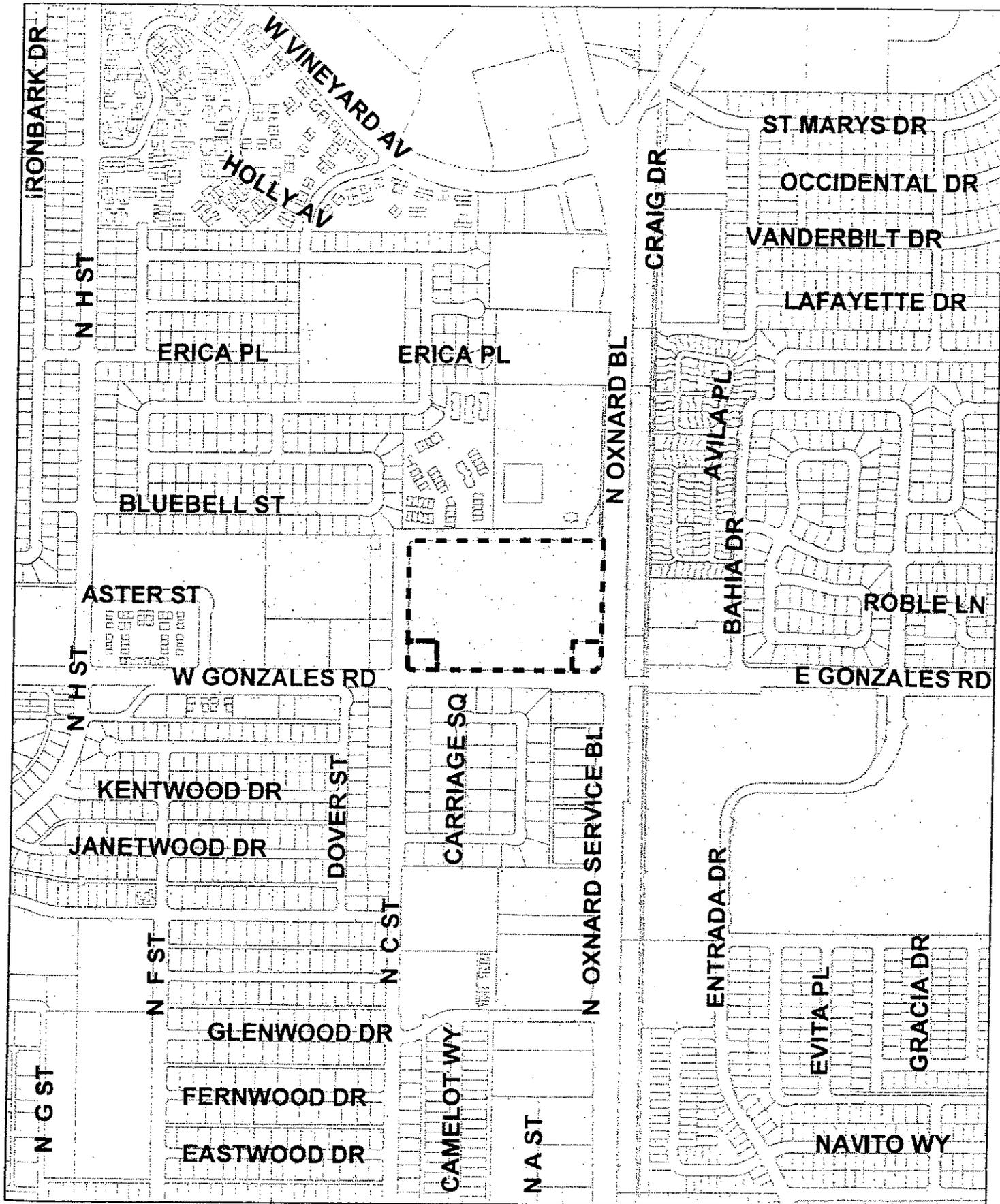
*Environmental Determination.* In accordance with CEQA, an initial study was prepared to determine if the project may result in potentially significant adverse effects on the environment. Mitigation measures have been incorporated into the project and the applicant has agreed to implement these mitigation measures to reduce these impacts to a level of less than significant. A mitigated negative declaration was circulated for public review and comment from April 21, 2006 to May 10, 2006. The initial study and mitigated negative declaration are included in the Planning Commission staff report (Attachment 2).

## **FINANCIAL IMPACT**

None.

- Attachment #1 - Planning Commission Resolutions 2006-39, 40, 41 and 42
- #2 - Planning Commission Staff Report (July 6, 2006)
- #3 - Location map
- #4 - Reduced Project Plans
- #5 - City Council Resolutions
  - A. PZ 05-500-2 (Special Use Permit for shopping center)
  - B. PZ 06-500-6 (Special Use Permit for fast food with drive-through facilities)
  - C. PZ 06-500-5 (Special Use Permit for alcohol sales for off-site consumption)
  - D. PZ 05-300-6 (Tentative Parcel Map)
- #6 - Letter from SDC-CT (applicant) to City Council

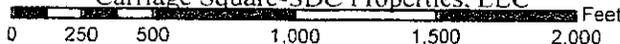
Note: Attachment #1 and #2 have been provided to City Council under separate cover. Copies for review are available at the Circulation Desk in the Library after 6:00 p.m. on Thursday prior to the Council meeting and in the City Clerk's Office after 8:00 a.m. on Monday prior to the Council meeting.



PZ 05-500-2. 05-300-6

Location: NW Corner of N. Oxnard Bl. & Gonzales Rd.  
 APN: 139205017, 139025009, 13925012,  
 Carriage Square-SDC Properties, LLC

ATTACHMENT 3  
 PAGE 1 OF 1

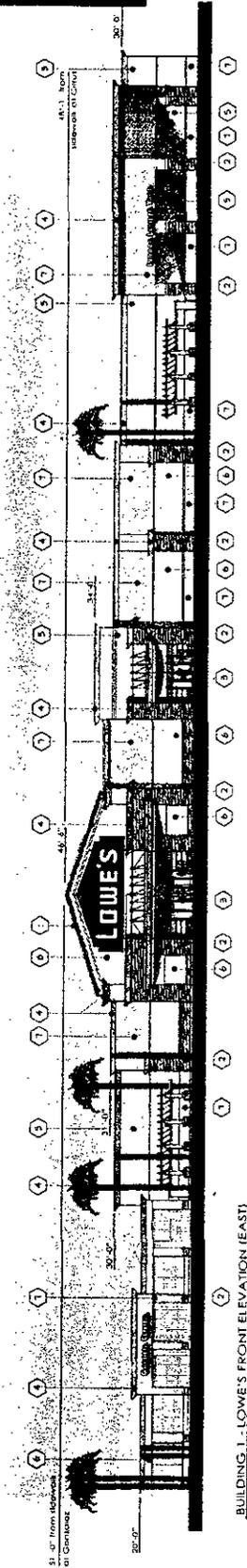


**000107** March 21, 2006



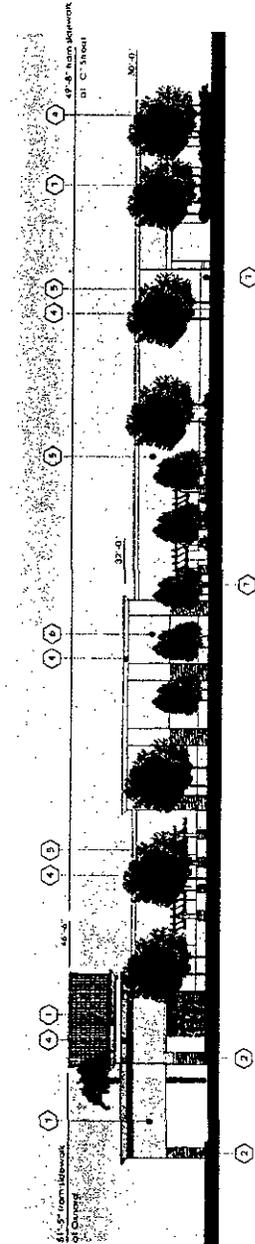


A PROJECT FOR:  
**CT REALTY**  
20151 SW BIRCH STREET  
SUITE 201  
NEWPORT CA 92260



**MATERIALS**

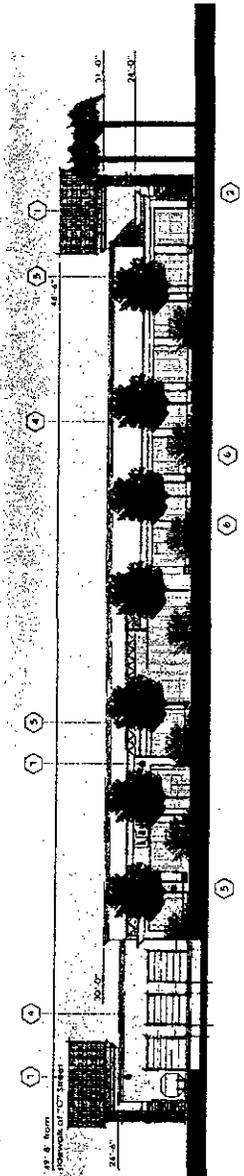
- 1 ROOF TILES
- 2 SAND BLASTED ALUMINUM
- 3 BRICK
- 4 STONE
- 5 STONE
- 6 STONE
- 7 STONE
- 8 STONE
- 9 STONE
- 10 STONE
- 11 STONE
- 12 STONE



BUILDING 1 - LOWE'S SIDE ELEVATION (NORTH)



BUILDING 1 - LOWE'S BACK ELEVATION (WEST)

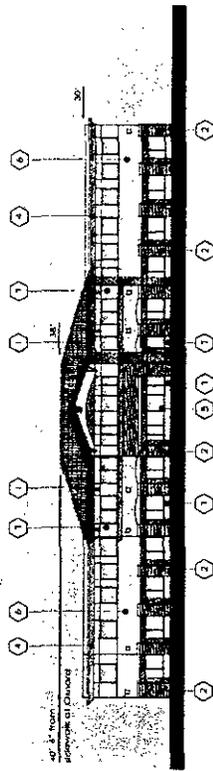


BUILDING 1 - LOWE'S SIDE ELEVATION (SOUTH)

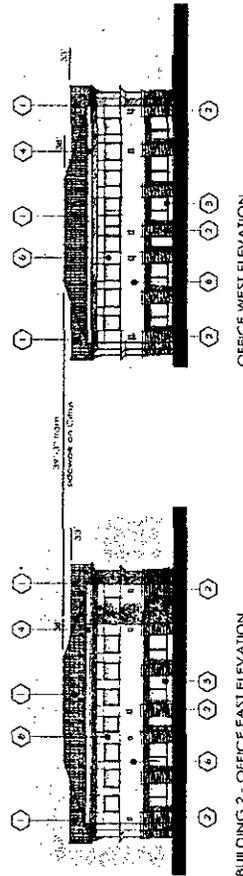
**ELEVATIONS**  
PROJECT NO. 000109

DATE: 08/14/2008  
BY: [Signature]  
CHECKED BY: [Signature]  
SCALE: 1/8" = 1'-0"

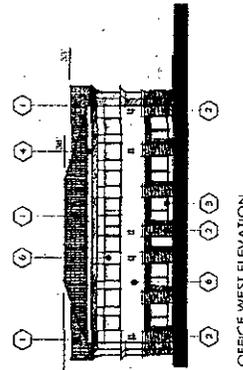
000109



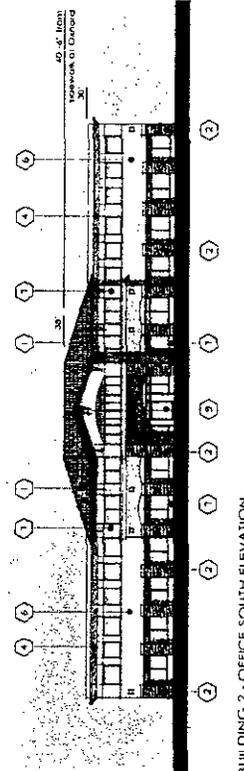
BUILDING 2 - OFFICE NORTH ELEVATION



BUILDING 2 - OFFICE EAST ELEVATION



OFFICE WEST ELEVATION



BUILDING 2 - OFFICE SOUTH ELEVATION

**MATERIALS**

- 1 ROOF: METAL PANELS
- 2 EXTERIOR WALLS: CONCRETE BLOCK
- 3 EXTERIOR WALLS: STUCCO
- 4 EXTERIOR WALLS: STUCCO
- 5 EXTERIOR WALLS: STUCCO
- 6 EXTERIOR WALLS: STUCCO
- 7 EXTERIOR WALLS: STUCCO
- 8 EXTERIOR WALLS: STUCCO
- 9 EXTERIOR WALLS: STUCCO
- 10 EXTERIOR WALLS: STUCCO

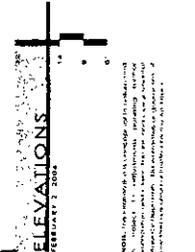
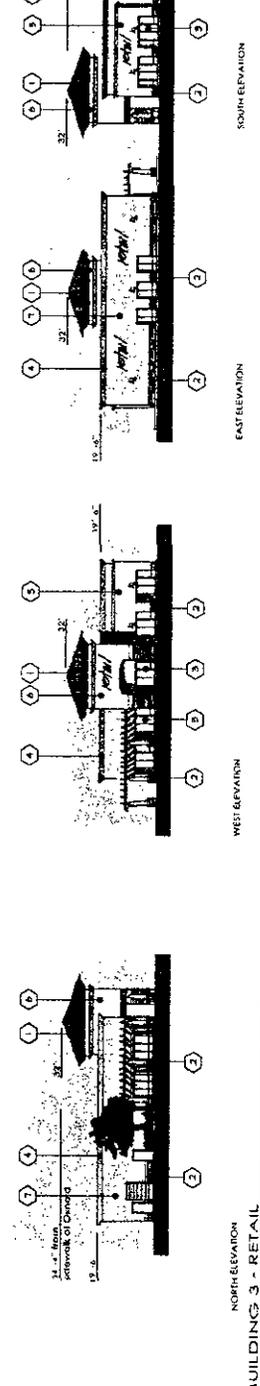
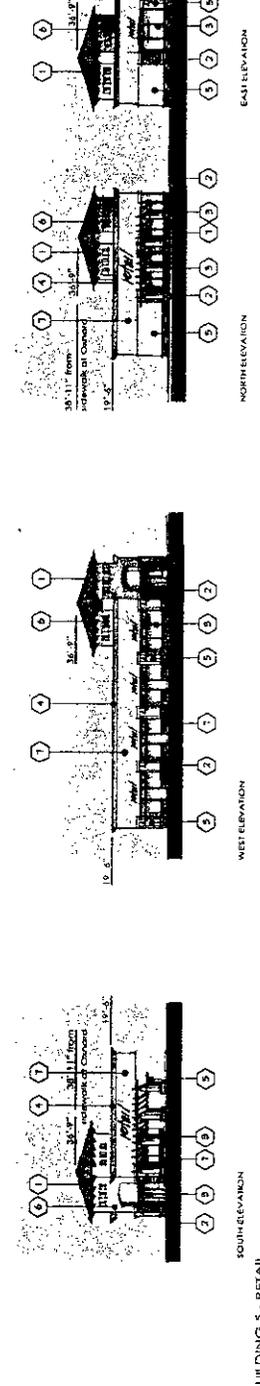
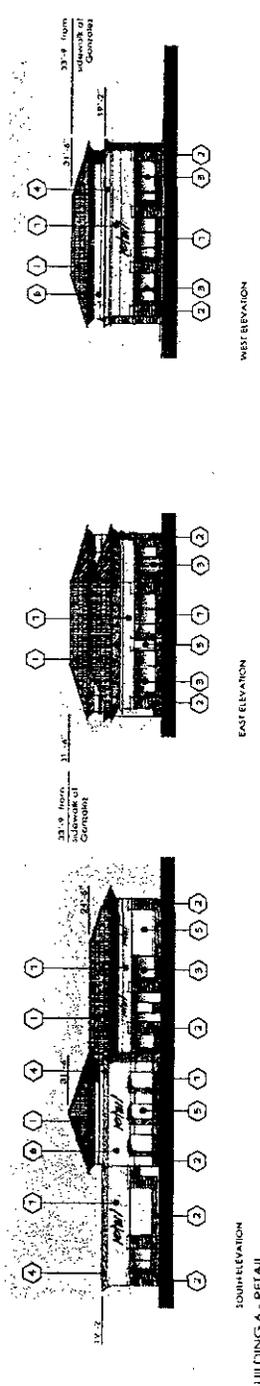
ELEVATIONS  
REVISED: 08/2021

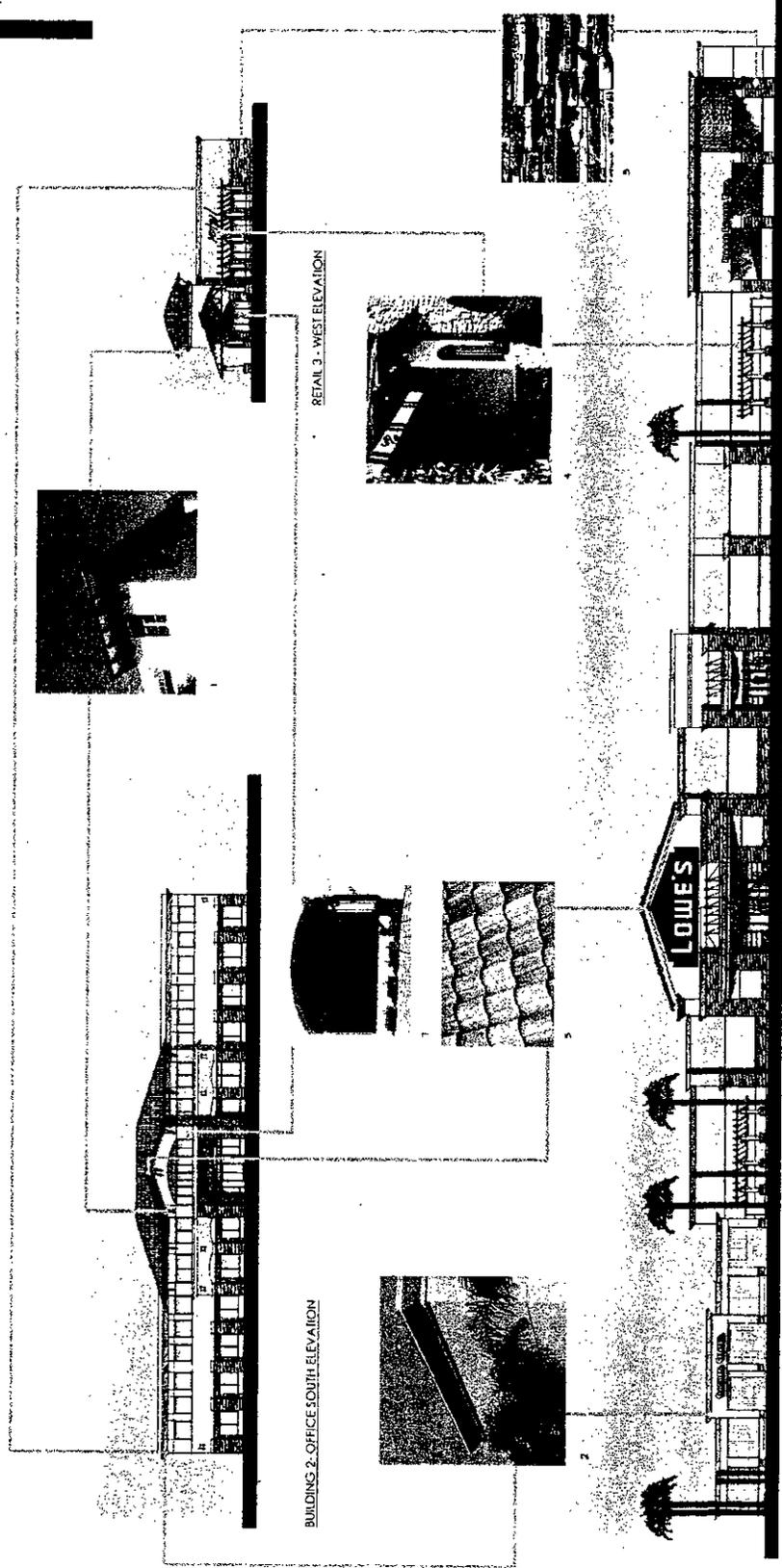
ATTACHMENT 4  
PAGE 3 OF 11

A PROJECT FOR  
**CT REALTY**  
50151 301 BIRCH STREET  
SUITE 201  
NEWPORT, CA 92760

**MATERIALS**

- 1 ROOF SLATE  
COLOR: SLATE BLIND  
BY: SHOLE ROOFING PRODUCTS
- 2 STAIR TREADS  
MATERIAL: LAMINATE  
COLOR: WOODGRAIN (P)F
- 3 ALUMINUM SIDING  
MATERIAL: ALUMINUM SIDING  
COLOR: LIGHT BRONZE HQ 38  
BY: CHAMBER
- 4 EYE COLORED GLASS  
MATERIAL: EYE COLORED GLASS  
BY: SHOLE WINDOWS
- 5 EXTERIOR GROUT PLASTER  
MATERIAL: EXTERIOR GROUT PLASTER  
BY: SHOLE WALLS
- 6 EXTERIOR LIGHT FIXTURE  
MATERIAL: EXTERIOR LIGHT FIXTURE  
COLOR: TO MATCH COMPATIBLE FINISH  
BY: SHOLE LIGHTING
- 7 EXTERIOR GROUT PLASTER  
MATERIAL: EXTERIOR GROUT PLASTER  
COLOR: TO MATCH SAND DUNE WINDOW  
BY: SHOLE WALLS

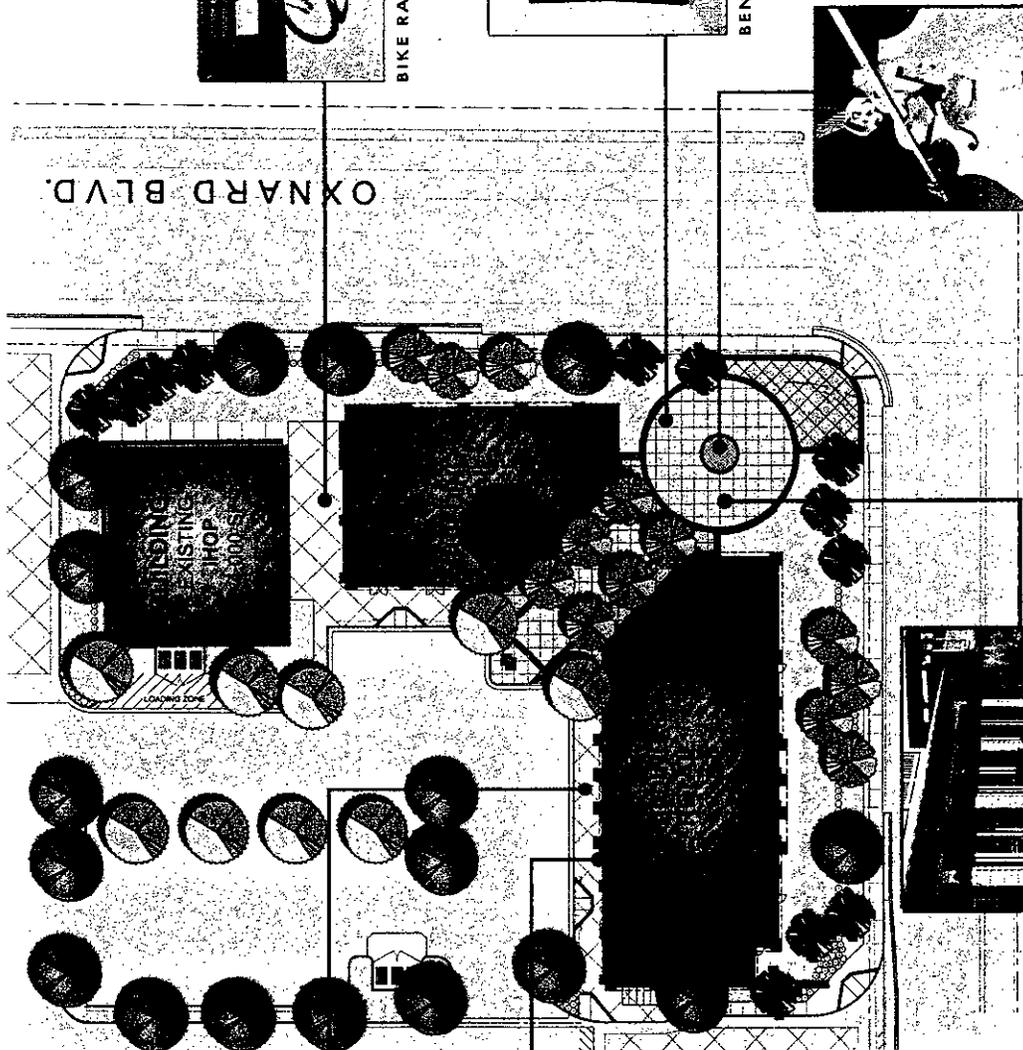




ELEMENTS

- 1 Rafter tails
- 2 EPS Stucco Cornice Trim
- 3 Decorative Stone Veneer
- 4 Exposed Trillis
- 5 Gable Roof Shed
- 6 Colonnades and Arcades
- 7 Custom Windows

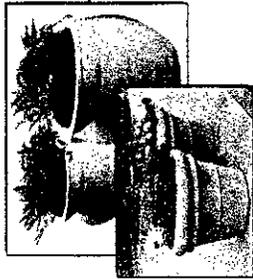
NOTE: This information is provided for informational purposes only. It is not intended to be used as a contract or any other legal document. The user assumes all responsibility for the accuracy and completeness of the information provided. The user agrees to indemnify and hold K&E architects, inc. harmless from all claims, damages, and expenses, including reasonable attorneys' fees, arising out of or from the use of this information.



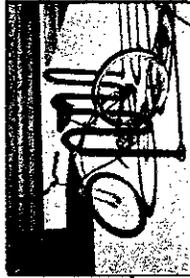
OXNARD BLVD.



STAINED CONCRETE



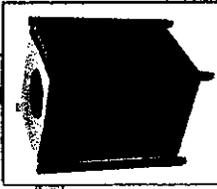
POTTED PLANTERS



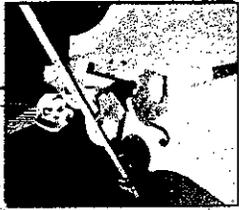
BIKE RACK



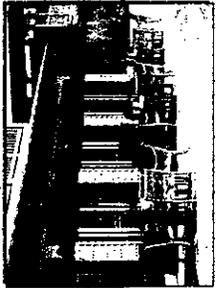
BENCHES



TRASH RECEPTACLES



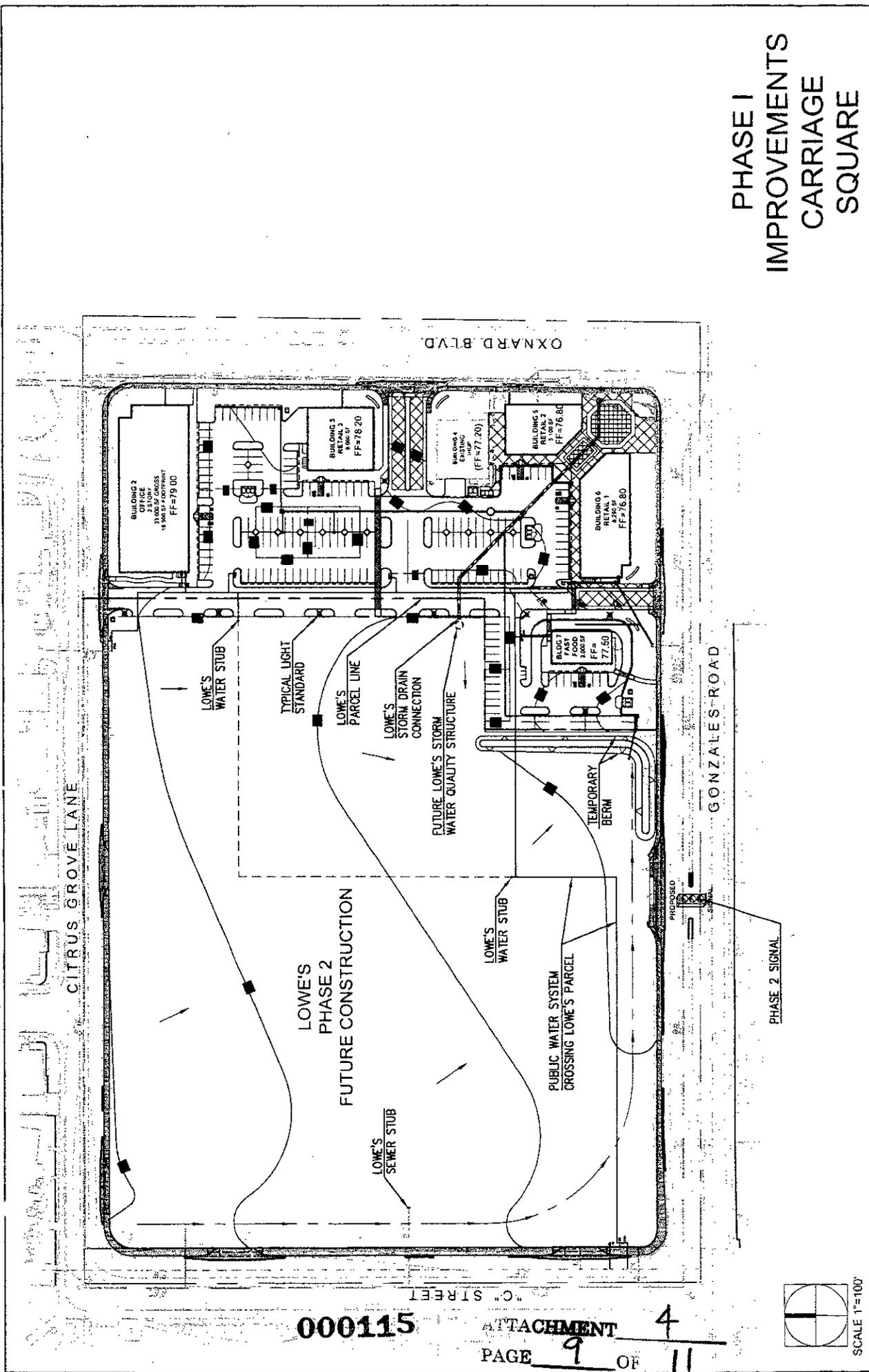
PUBLIC SCULPTURE



OUTDOOR SEATING W/ SHADE



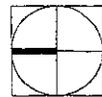
PHASE I  
IMPROVEMENTS  
CARRIAGE  
SQUARE



000115

ATTACHMENT 4

PAGE 9 OF 11



SCALE 1"=100'





CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING SPECIAL USE PERMIT NO. 05-500-2, TO ALLOW DEMOLITION OF 188,082 SQUARE FEET OF AN EXISTING SHOPPING CENTER AND CONSTRUCTION OF A 228,773 SQUARE FOOT SHOPPING CENTER, INCLUDING GENERAL COMMERCIAL, RETAIL AND OFFICE USES; A HOME IMPROVEMENT CENTER WITH OUTDOOR GARDEN CENTER AND LIMITED OUTDOOR DISPLAY AREAS; REMODELING AN EXISTING RESTAURANT, INCREASING THE HEIGHT OF ARCHITECTURAL ELEMENTS; REDUCING THE PARKING SPACE SIZE; AND CHANGING THE LANDSCAPE CONFIGURATION, LOCATED AT THE NORTHWEST CORNER OF GONZALES ROAD AND OXNARD BOULEVARD, ON PROPERTY IDENTIFIED AS 1960 NORTH C STREET, 200 W GONZALES ROAD, AND 1911 NORTH OXNARD BLVD., (APNs: 139-0-250-175, 139-0-250-095, AND 139-0-250-125), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY SDC-CT PROPERTIES, LLC, 20151 SW BIRCH ST., SUITE 201, NEWPORT BEACH, CA 92660.

WHEREAS, the City Council has reviewed Planning and Zoning Permit No. 05-500-2, for property located at the northwest corner of Gonzales Road and Oxnard Boulevard, filed by SDC-CT Properties, LLC ; and

WHEREAS, the City Council has carefully reviewed the Planning Commission action recommending approval thereof, subject to certain conditions, the staff report, and minutes of testimony at the public hearing; and

WHEREAS, in accordance with the California Environmental Quality Act, the Planning and Environmental Services Manager provided public notice of the intent of the City to adopt a mitigated negative declaration for this project, and the Planning Commission considered the proposed mitigated negative declaration, together with any comments received during the public review process, finds on the basis of the whole record before it (including the initial study and any comments received) that with the imposition of mitigation measures as conditions of approval, there is no substantial evidence that the project will have a significant effect on the environment, further finds that the mitigated negative declaration reflects the independent judgment of the City, and adopts the mitigated negative declaration; and

WHEREAS, the documents and other materials that constitute the record of proceedings upon which the decision to adopt the mitigated negative declaration is based is located in the Planning and Environmental Services Division of the City of Oxnard, and the custodian of the record is the Planning and Environmental Services Manager; and

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing, that the following circumstances exist:

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ATTACHMENT 5A  
PAGE 1 OF 3

1. The proposed use is in conformance with the General Plan and other adopted policies of the City of Oxnard.
2. The proposed use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.
3. The site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards except as may be specifically excepted by the special findings and conditions of this resolution.
4. The site for the proposed use will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic such use will generate.
5. The site for the proposed use will be provided with adequate sewerage, water fire protection and storm drainage facilities.

NOW, THEREFORE, the City Council of the City of Oxnard does hereby resolve to approve Planning & Zoning Permit No. 05-500-02 (Special Use Permit) subject to the conditions set forth in Planning Commission Resolution No. 2006-39, on file in the Planning and Environmental Services Division, and incorporated herein by reference.

PASSED AND ADOPTED this 25<sup>th</sup> day of July, 2006, by the following vote:

AYES:

NOES:

ABSENT:

\_\_\_\_\_  
Dr. Thomas E. Holden, Mayor

ATTEST:

\_\_\_\_\_  
Daniel Martinez, City Clerk

**000119**

ATTACHMENT 5A  
PAGE 2 OF 3

Resolution No.  
PZ 05-500-2  
Page 3

APPROVED AS TO FORM:

  
Gary L. Gillig, City Attorney

CCR00.WP6

000120

ATTACHMENT 5A  
PAGE 3 OF 3

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING SPECIAL USE PERMIT NO. 05-500-6 (SPECIAL USE PERMIT), TO ALLOW DEMOLITION AND REBUILDING OF AN EXISTING FAST FOOD RESTAURANT WITH DRIVE-THROUGH FACILITIES, WITHIN THE CARRIAGE SQUARE SHOPPING CENTER, LOCATED ON THE NORTH SIDE OF WEST GONZALES ROAD, WEST OF OXNARD BOULEVARD (APN: 139-0-250-175), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY SDC-CT PROPERTIES, LLC, 20151 SW BIRCH ST., SUITE 201, NEWPORT BEACH, CA 92660

WHEREAS, the City Council has reviewed Planning and Zoning Permit No. 06-500-6, for property located at the northwest corner of Gonzales Road and Oxnard Boulevard, filed by SDC-CT Properties, LLC ; and

WHEREAS, the City Council has carefully reviewed the Planning Commission action recommending approval thereof, subject to certain conditions, the staff report, and minutes of testimony at the public hearing; and

WHEREAS, in accordance with the California Environmental Quality Act, the Planning and Environmental Services Manager provided public notice of the intent of the City to adopt a mitigated negative declaration for this project, and the Planning Commission considered the proposed mitigated negative declaration, together with any comments received during the public review process, finds on the basis of the whole record before it (including the initial study and any comments received) that with the imposition of mitigation measures as conditions of approval, there is no substantial evidence that the project will have a significant effect on the environment, further finds that the mitigated negative declaration reflects the independent judgment of the City, and adopts the mitigated negative declaration; and

WHEREAS, the documents and other materials that constitute the record of proceedings upon which the decision to adopt the mitigated negative declaration is based is located in the Planning and Environmental Services Division of the City of Oxnard, and the custodian of the record is the Planning and Environmental Services Manager; and

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing, that the following circumstances exist:

1. The proposed use is in conformance with the General Plan and other adopted policies of the City of Oxnard.
2. The proposed use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.

**000121**

ATTACHMENT 5B  
PAGE 1 OF 2

3. The site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards except as may be specifically excepted by the special findings and conditions of this resolution.

4. The site for the proposed use will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic such use will generate.

5. The site for the proposed use will be provided with adequate sewerage, water fire protection and storm drainage facilities.

NOW, THEREFORE, the City Council of the City of Oxnard does hereby resolve to approve Planning & Zoning Permit No. 06-500-06 (Special Use Permit) subject to the conditions set forth in Planning Commission Resolution No. 2006-40, on file in the Planning and Environmental Services Division, and incorporated herein by reference.

PASSED AND ADOPTED this 25<sup>th</sup> day of July, 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 5B  
PAGE 2 OF 2

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING SPECIAL USE PERMIT NO. 05-500-5 (SPECIAL USE PERMIT), TO ALLOW SALES OF BEER, WINE AND SPIRITS FOR OFF-SITE CONSUMPTION BY AN EXISTING LIQUOR STORE MOVING FROM WITHIN THE CARRIAGE SQUARE SHOPPING CENTER TO A NEW LOCATION, WITHIN SPACE D OF BUILDING 6, NORTH OF WEST GONZALES ROAD AND WEST OF OXNARD BOULEVARD, (APN: 139-0-250-125) SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY SDC-CT PROPERTIES, LLC, 20151 SW BIRCH ST., SUITE 201, NEWPORT BEACH, CA 92660.

WHEREAS, the City Council has reviewed Planning and Zoning Permit No. 06-500-5, for property located at the northwest corner of Gonzales Road and Oxnard Boulevard, filed by SDC-CT Properties, LLC ; and

WHEREAS, the City Council has carefully reviewed the Planning Commission action recommending approval thereof, subject to certain conditions, the staff report, and minutes of testimony at the public hearing; and

WHEREAS, in accordance with the California Environmental Quality Act, the Planning and Environmental Services Manager provided public notice of the intent of the City to adopt a mitigated negative declaration for this project, and the Planning Commission considered the proposed mitigated negative declaration, together with any comments received during the public review process, finds on the basis of the whole record before it (including the initial study and any comments received) that with the imposition of mitigation measures as conditions of approval, there is no substantial evidence that the project will have a significant effect on the environment, further finds that the mitigated negative declaration reflects the independent judgment of the City, and adopts the mitigated negative declaration; and

WHEREAS, the documents and other materials that constitute the record of proceedings upon which the decision to adopt the mitigated negative declaration is based is located in the Planning and Environmental Services Division of the City of Oxnard, and the custodian of the record is the Planning and Environmental Services Manager; and

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing, that the following circumstances exist:

1. The proposed use is in conformance with the General Plan and other adopted policies of the City of Oxnard.
2. The proposed use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.

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ATTACHMENT 5C  
PAGE 1 OF 2

3. The site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards except as may be specifically excepted by the special findings and conditions of this resolution.

4. The site for the proposed use will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic such use will generate.

5. The site for the proposed use will be provided with adequate sewerage, water fire protection and storm drainage facilities.

NOW, THEREFORE, the City Council of the City of Oxnard does hereby resolve to approve Planning & Zoning Permit No. 06-500-05 (Special Use Permit) subject to the conditions set forth in Planning Commission Resolution No. 2006-41, on file in the Planning and Environmental Services Division, and incorporated herein by reference.

PASSED AND ADOPTED this 25<sup>th</sup> day of July, 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

000124

ATTACHMENT 50  
PAGE 2 OF 2

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING PLANNING & ZONING PERMIT NO. 05-300-6 (TENTATIVE PARCEL MAP) FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF OXNARD BOULEVARD AND GONZALES ROAD (APNs: 139-0-250-175, 139-0-250-095, and 139-0-250-125), SUBJECT TO CERTAIN CONDITIONS. FILED BY SDC-CT PROPERTIES, LLC.

WHEREAS, the City Council has reviewed Planning & Zoning Permit No. 05-300-6 (Tentative Map) for property located at the northwest corner of Oxnard Boulevard and Gonzales Road , filed by SDC-CT Properties, LLC; and

WHEREAS, the City Council has carefully reviewed Planning Commission Resolution No. 2006-42, recommending approval of the Tentative Map, subject to certain conditions; 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, in accordance with the California Environmental Quality Act, the Planning and Environmental Services Manager provided public notice of the intent of the City to adopt a mitigated negative declaration for this project, and the Planning Commission considered the proposed mitigated negative declaration, together with any comments received during the public review process, finds on the basis of the whole record before it (including the initial study and any comments received) that with the imposition of mitigation measures as conditions of approval, there is no substantial evidence that the project will have a significant effect on the environment, further finds that the mitigated negative declaration reflects the independent judgment of the City, and adopts the mitigated negative declaration; and

WHEREAS, the documents and other materials that constitute the record of proceedings upon which the decision to adopt the mitigated negative declaration is based is located in the Planning and Environmental Services Division of the City of Oxnard, and the custodian of the record is the Planning and Environmental Services Manager; and

WHEREAS, the City Council finds that the Tentative Map and the design and improvement of the proposed development 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 the development will not cause substantial environmental damage, serious public health problems or conflict with any public utility or service easements; and

**000125**

ATTACHMENT SD  
PAGE 1 OF 2

Resolution No.  
PZ No. 05-300-6  
Page 2

in Planning Commission Resolution No. 2006-42, on file in the Planning and Environmental Services Division, and incorporated herein by reference.

PASSED AND ADOPTED this 25<sup>th</sup> day of July, 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

**000126**

ATTACHMENT 5D  
PAGE 2 OF 2

**SDC-CT PROPERTIES, LLC**  
**20151 SW Birch Street, Suite 200**  
**Newport Beach, CA 92660**  
**Telephone: 949-752-5115**  
**Facsimile: 949-752-5334**

October 24, 2006

Honorable Mayor Thomas Holden  
Members of the City Council  
City of Oxnard  
300 West Third Street  
Oxnard, California 93030

Re: Planning & Zoning Permit Nos. 05-500-2, 06-500-6, 06-500-5,  
Planning & Zoning Permit No. 05-300-6  
Carriage Square Shopping Center

Gentlemen:

SDC-CT Properties, LLC is informed that a hearing before the Oxnard City Council is scheduled for November 14, 2006 on the above reference planning and zoning permit applications. In connection with the hearing, the applicant would like to address issues raised in previous hearings.

By way of background, SDC-CT Properties, LLC acquired Carriage Square Shopping Center from a Martin V. Smith family trust in March, 2003. Following discussions with City officials regarding potential reconfiguration and re-tenanting of the center, we were introduced to Lowe's Home Improvement Centers. City officials encouraged the pursuit of a new home improvement center. SDC-CT Properties then began designing a new Lowe's center. Subsequently SDC-CT Properties has spent a substantial amount of money vacating the shopping center including relocating tenants, buying out existing leases including 99¢ Only Stores, Factory 2 U, and a bar as well as terminating numerous month-to-month leases.

Some of the issues raised in prior hearings are addressed as follows:

1. "Lowe's proposes a substandard project with substandard parking of 9'x18' stalls instead of the City standard of 9'x 19'."

Response: According to Lowe's, it has built and operates 1,300 stores nationwide. The company's corporate policy for parking stall dimensions is 9'x18'. This parking stall size occurs in many nearby locations in Southern California including Lowe's in Burbank, Northridge, Oceanside, Rancho Santa Margarita, San Clemente, San Dimas, Simi Valley

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and West Hills. In cases where a longer stall length has been required, the municipalities also allow for compact parking for a portion of the code required parking and the sites have been larger, generating a comparable total number of parking stalls available on the site. Due to the configuration of the site, an increase in the parking stall length to 19' would eliminate an entire row of parking which would reduce the parking count by 40 parking stalls. Lowe's officials have indicated this would be unacceptable.

2. "What the neighborhood really needs is a full service grocery store."

Response: This Project is burdened with a recorded use restriction agreement which precludes operation of a business for the sale of food for off-premises consumption (including a full service grocery store) until the sooner of the year 2025 or until The Vons Companies no longer has a store open within a radius of three (3) miles of the shopping center.

3. "The community would love a Lowe's rather than drive to Ventura but would prefer to see it located in south Oxnard."

Response: According to Lowe's acquisition officials, Lowe's has been working in the Oxnard market for over 7 years. The south end of town is viewed as having a limited trade area with the neighboring agricultural land and mountain range which would put a Lowe's store at a competitive disadvantage. Locating north of the 101 freeway presents a similar trade area issue with only a small amount of housing. Lowe's requires to be located on a freeway location or on a major thoroughfare with a 360 degree potential trade area. At this time there are no other feasible locations for Lowe's in Oxnard.

4. "Lowe's will only cannibalize the Esplanade Home Depot sales. The City will not receive the full benefit of Lowe's projected \$50 million of annual sales."

Response: While Lowe's does not have any information on Home Depot, it does have information on the impact on a Lowe's store when a Home Depot opens nearby. Historically, Lowe's has experienced a 15 to 20% initial sales decline when a Home Depot opens in a Lowe's trade area. Sales volume typically builds back to its former level within a few years and even increases in some cases. Lowe's points out that they serve different niches. Lowe's focuses principally on the residential customer and Home Depot focuses more on the contractor. With over 1,300 Lowe's nationwide and over 2,000 Home Depot stores nationwide, the two co-exist successfully in hundreds of markets.

Additionally Lowe's notes that the Ventura Lowe's currently has \$10 million in annual sales from City of Oxnard zip codes and an additional \$1.5 million from Port Hueneme zip codes.

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5. "The proposed Lowe's development is too massive for this area."

Response: The proposed project totals 228,733 square feet of which 31,709 square feet is a garden center resulting in 197,024 square feet of buildings. The existing shopping center contains 188,082 square feet of buildings. The proposed project is therefore less than 5% larger than the existing shopping center.

If this information raises any additional questions, please feel free to call me at 949 752 5115 Ext 22.

Very truly yours,

SDC-CT PROPERTIES, LLC



David L. Ball, A.I.A.  
Senior Vice President- Development

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