



Meeting Date: 04/11/06

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

Prepared By: Juan Martinez, Associate Planner *JM* Agenda Item No. T-2

Reviewed By: City Manager *[Signature]* City Attorney *PK* Finance *[Signature]* Other (Specify) _____

DATE: March 27, 2006

TO: City Council

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

SUBJECT: **Planning and Zoning Permit No. 04-300-07 (Final Map for Tract No. 5495)**
Filed by Martin Teitelbaum, RiverPark Gateway, Ltd. 569 Constitution Avenue, Suite H, Camarillo, CA 93012.

RECOMMENDATION

That City Council adopt a resolution approving Planning and Zoning Permit No. 04-300-07 (Final Map for Tract No. 5495), to subdivide for condominium purposes a 6.5-acre site located at 2775 and 2801 North Ventura Road site (APN: 132-0-100-045, 055,145), within the *RiverPark Specific Plan*.

DISCUSSION

On November 18, 2004, the Planning Commission adopted Resolution No. 2004-77 recommending that the City Council approve the tentative subdivision map of Tract No. 5495 to subdivide the 6.5 acre site and permit the individual sale of eight proposed office buildings totaling approximately 74,828 square feet. Three single-story office buildings and five, two story office buildings will be constructed on eight separate parcels within a commonly owned parcel, identified as Lot J (Common).

On January 11, 2005, the City Council reviewed and adopted Resolution No. 12,776 approving the Planning Commission's recommendation to approve PZ 04-300-07 (Tentative Subdivision Map of Tract No. 5495), subject to the conditions set forth in Planning Commission's Resolution No. 2004-77.

FINANCIAL IMPACT

None

PZ No. 04-300-07 (FM)

March 27, 2006

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Attachments

1. Resolution (Final Map for Tract No. 5495)
2. CC Resolution No. 12,765 (TSM of Tract No.5495)
3. RiverPark Vicinity Site Map
4. Approved Site Plan
5. Verification of Status Form
6. Final Map Tract No. 5495

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 04-300-07 (FINAL MAP OF TRACT NO. 5495) TO SUBDIVIDE FOR CONDOMINIUM PURPOSES A 6.5 ACRE SITE LOCATED AT 2775 AND 2801 NORTH VENTURA ROAD (APN: 132-0-100-045, 055,145), WITHIN THE *RIVERPARK SPECIFIC PLAN*. FILED BY MARTIN TEITELBAUM, RIVERPARK GATEWAY, LTD. 569 CONSTITUTION AVENUE, SUITE H, CAMARILLO, CA 93012.

WHEREAS, on November 18, 2004, the Planning Commission adopted Resolution No. 2004-77 recommending that City Council approve Planning and Zoning Permit No. 04-300-07 (Tentative Subdivision Map of Tract No. 5495) to subdivide for condominium purposes a 6.5 acre site to accommodate the construction and sale of eight proposed office buildings totaling approximately 74,828 square feet, within an area commonly known as the *RiverPark Specific Plan* Area, subject to certain conditions; and

WHEREAS, on January 11, 2005, the City Council reviewed and adopted Resolution No. 12,765, approving Tentative Subdivision Map of Tract No. 5495; and

WHEREAS, the Final Map for the subdivision of lots 3 and 4 of Tract No. 4334 has been submitted, together with the Subdivision Improvement Agreement proposed to be entered into in connection with the subdivision; and

WHEREAS, the City Council has reviewed the Final Map to subdivide for condominium purposes a 6.5 acre site located between 2775 and 2801 North Ventura Road (APN: 132-0-100-045, 055,145), within the *Riverpark Specific Plan* to permit the individual sale of eight proposed office buildings totaling approximately 74,828 square feet; and

WHEREAS, approval of the Final Map is exempt as ministerial under the California Environmental Quality Act, according to City Council Resolution No. 10,851.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The final map to subdivide for condominium purposes a 6.5 acre site to accommodate the individual sale of eight proposed office buildings totaling approximately 74,828 square feet is approved, subject to the conditions set forth in City Council Resolution No. 12,765 on file in the City Clerk's Office and Planning Commission Resolution No. 2004-77 on file at the City of Oxnard Planning and Environmental Services Division, approving the Tentative Subdivision Map of Tract No. 5495.
2. The Final Map is consistent with the General Plan and is in substantial compliance with the previously approved Tentative Subdivision Map.

Resolution No.
PZ 04-300-07 (FM)
April 11, 2006
Page 2

3. The Subdivision Improvement Agreement is approved and the Mayor is authorized to execute such Agreement.

PASSED AND ADOPTED this 11th day of April 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 1
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CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO. 12,765

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. PZ 04-300-07 (TENTATIVE SUBDIVISION MAP OF TRACT NO. 5495), TO SUBDIVIDE INTO NINE PARCELS, A 6.5-ACRE SITE. FILED BY MARTIN TEITELBAUM, RIVERPARK GATEWAY, LTD. 569 CONSTITUTION AVENUE, SUITE H, CAMARILLO, CA 93012.

WHEREAS, the City Council has reviewed an application for Planning & Zoning Permit No. 04-300-07 (Tentative Subdivision Map) to subdivide a 6.5 acre site in accordance with Section No. 34-112.2 (Community Ownership Unit) and Chapter 27 (Subdivision) of the City Code and the State Subdivision Map Act, filed by Martin Teitelbaum, Riverpark Gateway, Ltd.; and

WHEREAS, the City Council has carefully reviewed Planning Commission Resolution No. 2004-77, recommending approval of the Tentative Subdivision Map, subject to certain conditions for a 6.5 acre site located westerly of the intersection of Ventura Road and Town Center Drive within the RiverPark Specific Plan area; and

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

WHEREAS, the City Council finds that the Tentative Subdivision 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

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), an environmental impact report (EIR No. 00-03) was prepared to analyze potential impacts associated with the approval and the implementation of the RiverPark Specific Plan and the anticipated build out of the 701-acre specific plan site; and

WHEREAS, on July 16, 2002, the City Council adopted Resolution No. 12,209 upholding the Planning Commission's decision certifying the environmental impact report (State Clearinghouse No. 2000051046) and adopting findings of fact, statement of overriding considerations and mitigation monitoring and reporting program; and

WHEREAS, the City Council certifies that the final environmental impact report was presented to the City Council and that the City Council reviewed and considered the

information contained in the final environmental impact report before approving this project; and

WHEREAS, the documents and other material 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, and the custodian of the record is the Planning and Environmental Services Manager.

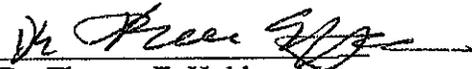
NOW, THEREFORE, the City Council of the City of Oxnard does hereby resolve to approve Planning & Zoning Permit No. 04-300-07 (Tentative Subdivision Map) subject to the conditions set forth in Planning Commission Resolution No. 2004-77, on file in the Planning and Environmental Services Division, and incorporated herein by reference.

PASSED AND ADOPTED this 11th day of January 2005, by the following vote:

AYES: Councilmembers Holden, Maulhardt, Zaragoza, Flynn and Herrera.

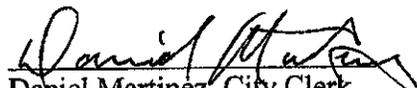
NOES: None.

ABSENT: None.


Dr. Thomas E. Holden, Mayor

ATTEST:

APPROVED AS TO FORM:

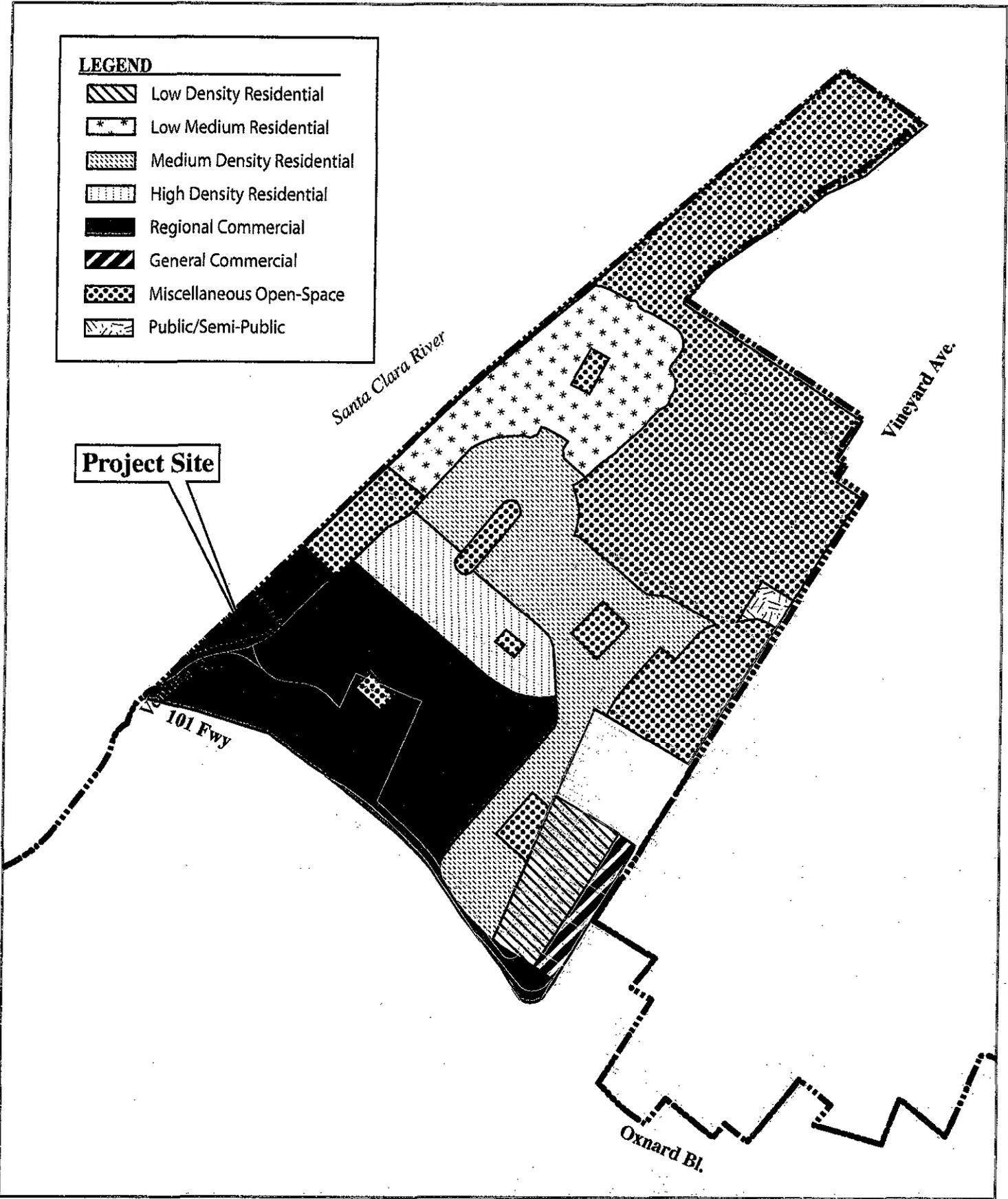

Daniel Martinez, City Clerk


Gary L. Gillig, City Attorney

LEGEND

-  Low Density Residential
-  Low Medium Residential
-  Medium Density Residential
-  High Density Residential
-  Regional Commercial
-  General Commercial
-  Miscellaneous Open-Space
-  Public/Semi-Public

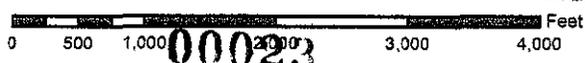
Project Site



RiverPark General Plan

PZ 04-300-7 (TSM) & PZ 04-200-6 (SUP)

ATTACHMENT 3
PAGE 1 OF 1



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November, 2004





Development Services
305 West Third Street • Oxnard, CA 93030 • (805) 385-8208 • Fax (805) 385-7854

VERIFICATION OF STATUS:
FINAL MAPS AND IMPROVEMENT PLANS

TRACT/PARCEL MAP: 3495
PROJECT LOCATION: VENTURA RD. AND
TOWN CENTER DRIVE
PZ 04-200-6

Requires Subdivision Agreement.

The Development Services Program does not require improvement plans for this development.

This program has reviewed the improvement plans and found them acceptable. Based on our review, we believe these plans comply with the resolution of the Planning Commission and the City Council approving the tentative map for this development.

This program has reviewed the Final Map and Title Sheet and found them acceptable. Based on our review, we believe the map complies with the resolution of the Planning Commission and the City Council approving the tentative map for this development and also with the Subdivision Map Act of the State of California.

The Final Map has been signed.

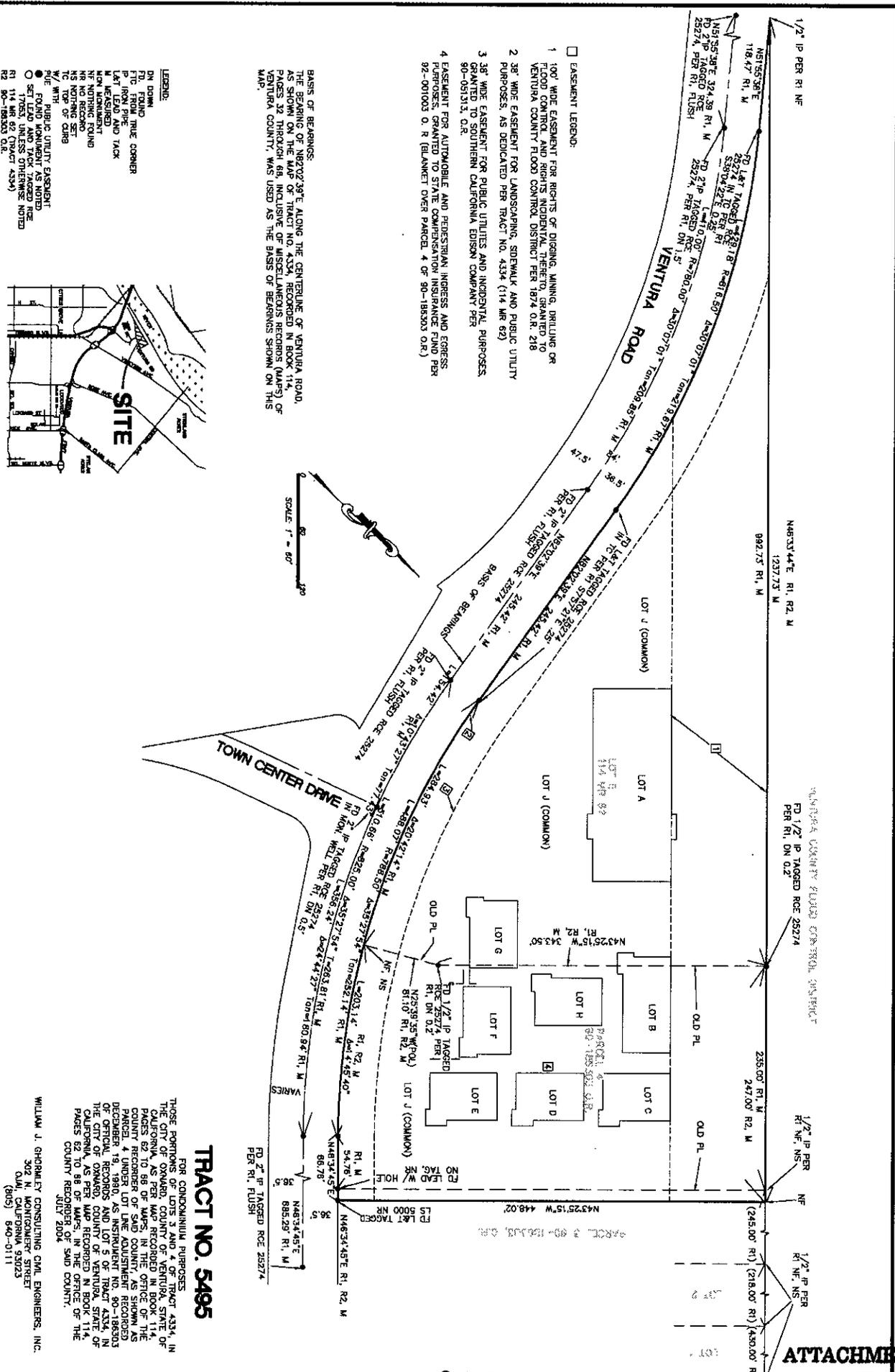
DATE: 3/6/06

R. Hearne

Robert T. Hearne
Development Services Program

ATTACHMENT 5
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- EASEMENT LEGEND:**
- 100' WIDE EASEMENT FOR RIGHTS OF DIGGING, MINING, DRILLING OR ROAD CONSTRUCTION AND RIGHTS INCIDENTAL THEREBY, GRANTED TO VENTURA COUNTY FLOOD CONTROL DISTRICT PER 1974 O.R. 218
 - 38' WIDE EASEMENT FOR LANDSCAPING, SIDEWALK AND PUBLIC UTILITY PURPOSES, AS DEDICATED PER TRACT NO. 4334 (114 MR 62)
 - 38' WIDE EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, GRANTED TO SOUTHERN CALIFORNIA Edison COMPANY PER 80-051313, O.R.
 - EASEMENT FOR AUTOMOBILE AND PEDESTRIAN INGRESS AND EGRESS PURPOSES, GRANTED TO STATE COMPENSATION INSURANCE FUND PER 92-001003 O. R (BLANKET OVER PARCEL 4 OF 90-186303 O.R.)



LEGEND:

- DN DOWN
- FL FOUND
- TR TRUE CORNER
- PI IRON PIPE
- LA LEAD AND TACK
- ME MEASURED
- NR NOTHING FOUND
- NS NO RECORD
- TS TYPICAL SET
- W/ WITH
- PU PUBLIC UTILITY EASEMENT
- FO FOUND MONUMENT AS NOTED
- ST 57053 UNLESS OTHERWISE NOTED
- RI 114 MR 62 (TRACT 4334)
- R2 90-186303 O.R.

BASIS OF BEARINGS:
 THE BEARING OF N82°02'39"E ALONG THE CENTERLINE OF VENTURA ROAD, AS SHOWN ON THE MAP OF TRACT NO. 4334, RECORDED IN BOOK 114, PAGES 32 THROUGH 68, INCLUSIVE (OF MISCELLANEOUS RECORDS MAPS) OF VENTURA COUNTY, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.



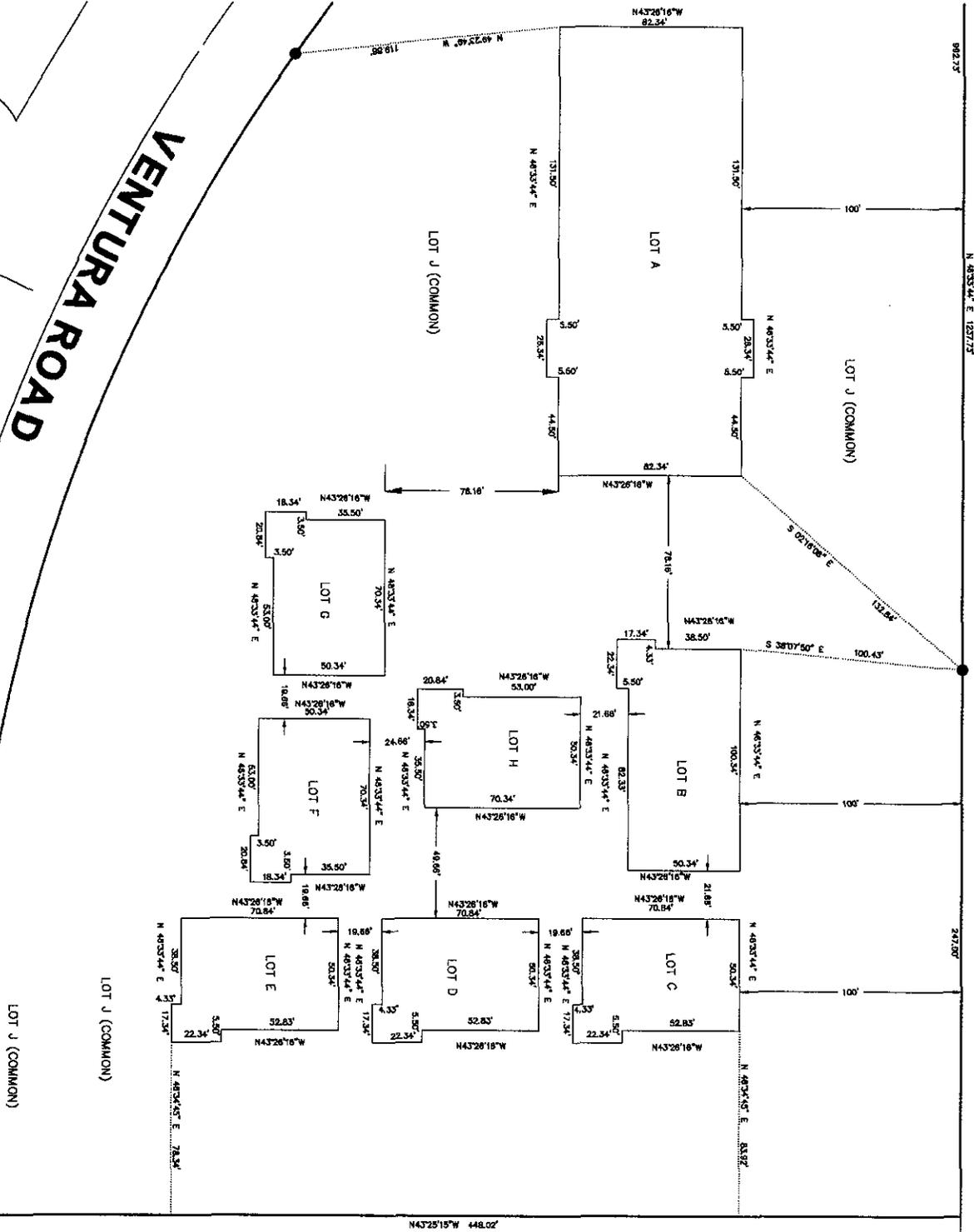
SCALE 1" = 60'

TRACT NO. 5495

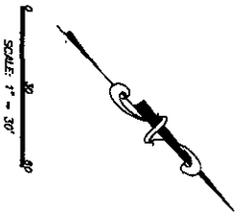
FOR CONDOMINIUM PURPOSES
 THOSE PORTIONS OF LOTS 3 AND 4 OF TRACT 4334, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 114, PAGE 32 THROUGH 68, INCLUSIVE (OF MISCELLANEOUS RECORDS MAPS) OF VENTURA COUNTY, AND LOT 5 OF TRACT 4334, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 114, PAGES 62 TO 68 OF MISCELLANEOUS RECORDS MAPS OF THE COUNTY RECORDER OF SAID COUNTY.
 JULY 2004

WILLIAM J. GORNBLEY CONSULTING CIVIL ENGINEERS, INC.
 302 N. MONTGOMERY STREET
 OXNARD, CALIF. 940-0111

VENTURA ROAD



ALL OF COMMON LOT J IS AN ACCESS UTILITY PARKING AND DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS A, B, C, D, E, F, G, AND H, TRACT 5495



TRACT NO. 5495

FOR CONFORMANCE PURPOSES, THOSE PORTIONS OF LOTS 3 AND 4 OF TRACT 4334, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 114, PAGES 82 TO 86 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS SHOWN AS DEPENDENT LOTS UNDER LOT LINE ADJUSTMENT RECORDED IN BOOK 114, PAGES 82 TO 86 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS PER MAP RECORDED IN BOOK 114, PAGES 82 TO 86 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, JULY 2004

WILLIAM J. SHIMMEL CONSULTING CIVIL ENGINEERS, INC.
 302 N. MONTGOMERY STREET
 OXNARD, CALIFORNIA 93023
 (805) 640-0111

00028

0 20 40
SCALE: 1" = 40'

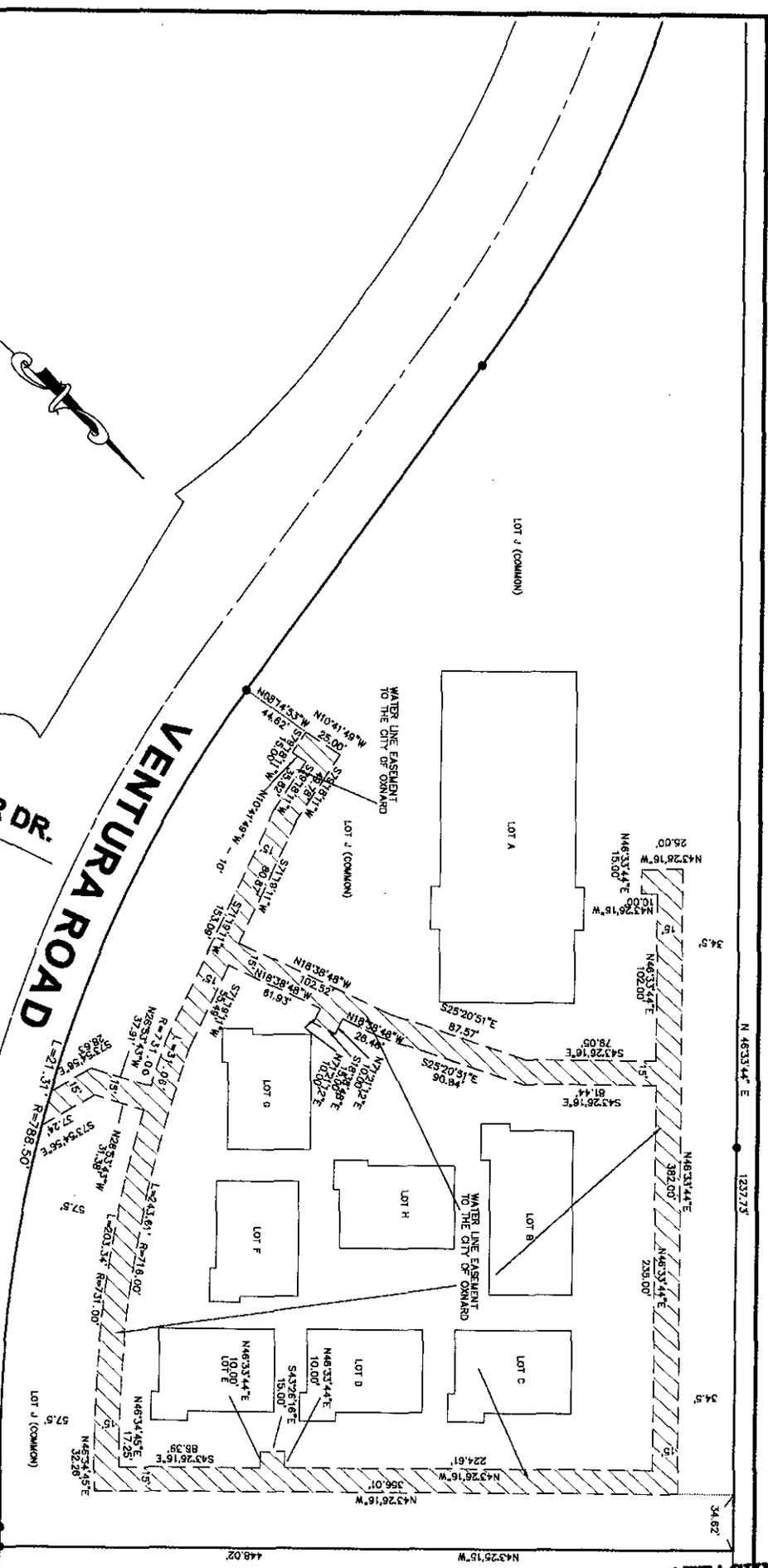
TOWN CENTER DR.
VENTURA ROAD

TRACT NO. 5495

FOR CONCOMITANT PURPOSES,
THOSE PORTIONS OF LOTS 3 AND 4 OF TRACT 4334, IN
THE CITY OF OKLAHOMA, COUNTY OF VENUE, STATE OF
CALIFORNIA, AS PER MAP RECORDED IN BOOK 114,
PAGE 62, TO BE OR MAPS, IN THE OFFICE OF THE
COUNTY CLERK, COUNTY OF VENUE, STATE OF
CALIFORNIA, UNDER LOT LINE ADJUSTMENT RECORDS
NO. 80-186303 OF OFFICIAL RECORDS AND LOT 5 OF TRACT 4334, IN
THE CITY OF OKLAHOMA, COUNTY OF VENUE, STATE OF
CALIFORNIA, AS PER MAP RECORDED IN BOOK 114,
PAGE 62, OF THE OFFICIAL RECORDS OF SAID COUNTY,
JULY 2004.

WILLIAM J. SHORRIEY CONSULTING CIVIL ENGINEERS, INC.
502 N. MONTGOMERY STREET
OAKLAND, CALIFORNIA 94612
(909) 840-0111

SHEET 4 OF 4 SHEETS



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ATTACHMENT 6
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