



Meeting Date: 06/06/06

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 (Info/Consent)
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Prepared By: Juan Martinez, Associate Planner *JM* Agenda Item No. K-1
 Reviewed By: City Manager *JEB* City Attorney *PK* Finance *M* Other (Specify) _____

DATE: May 22, 2006

TO: City Council

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

SUBJECT: **Planning & Zoning Permit No. 05-630-01 (Specific Plan Amendment). Filed by Tracy Stansfield, Ojai Oil Company, 7600 Paseo Camarillo, Suite 400, Camarillo, CA 93010**

RECOMMENDATION

That City Council approve the first reading by title only and subsequent adoption of an ordinance approving Planning and Zoning Permit No. 05-630-01 (Specific Plan Amendment) amending Section No. 4.2.4 of the Commercial/Manufacturing land use designation of the *Rose-Santa Clara Corridor Specific Plan* to allow office uses in 33.6 acres generally bounded by Auto Center Drive on the North, Santa Clara Avenue on the east, Ventura Boulevard on the south, and Paseo Mercado on the west.

DISCUSSION

On May 4, 2006, the Planning Commission adopted Resolution No. 2006-27, recommending that the City Council approve text amendments to Section No. 4.2.4 of the Commercial/Manufacturing land use designation of the *Rose-Santa Clara Corridor Specific Plan* to allow office uses. The text amendments will affect the entire 33.6 acres of the Commercial/Manufacturing land use area that is generally bounded by Auto Center Drive, Santa Clara Avenue, Ventura Boulevard and Paseo Mercado.

The proposed amendment is expected to benefit and complement the surrounding land uses by including temporary staffing services as an allowed use within the Commercial Manufacturing land use designation (Section 4.2.4(A)2(j)). While general office uses are typically not desirable in industrial zones, a temporary employment agency which contracts persons for various commercial and industrial employment industries may be considered compatible and desirable within the Commercial Manufacturing land use designation of the specific plan.

PZ No. 05-630-01 (SPA)

May 22, 2006

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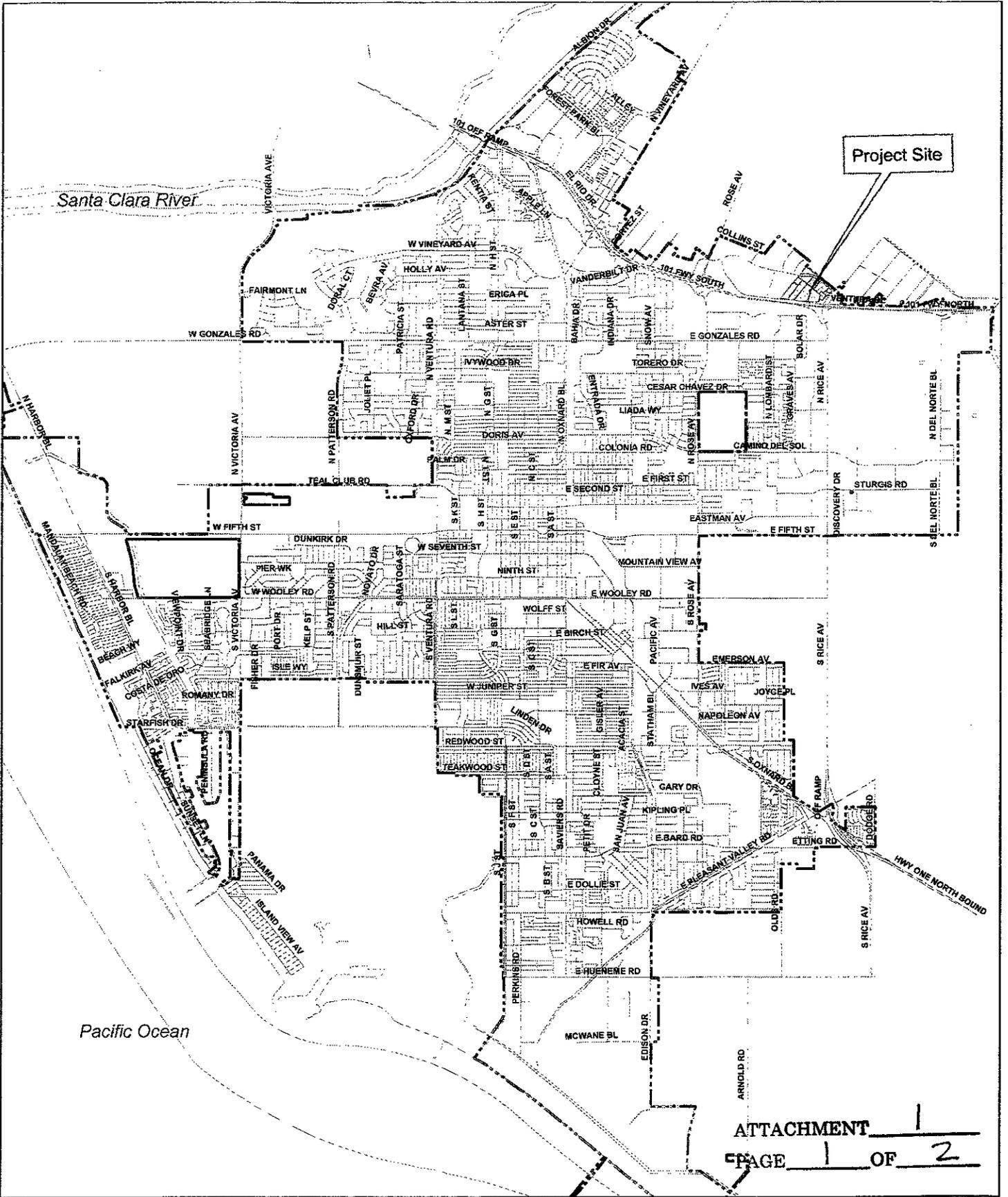
FINANCIAL IMPACT

None.

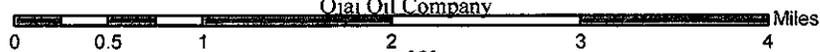
- Attachment 1 - Vicinity/Zoning Maps
2 - Ordinance: PZ 05-630-01 (SPA)
3 - Planning Commission Staff Report (May 04, 2006)
4 - Planning Commission Meeting Minutes (May 4, 2006)
5 - Planning Commission Resolution No. 2006-27

Note: Attachment 3 has been provided to the City Council under separate cover. Copies are available for review at the Circulation Desk in the Library after 6:00 p.m. on the Thursday prior to the Council meeting and at the City Clerk's Office after 8:00 a.m. on Monday, June 5, 2006.

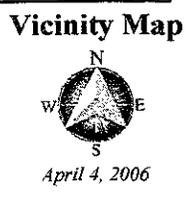
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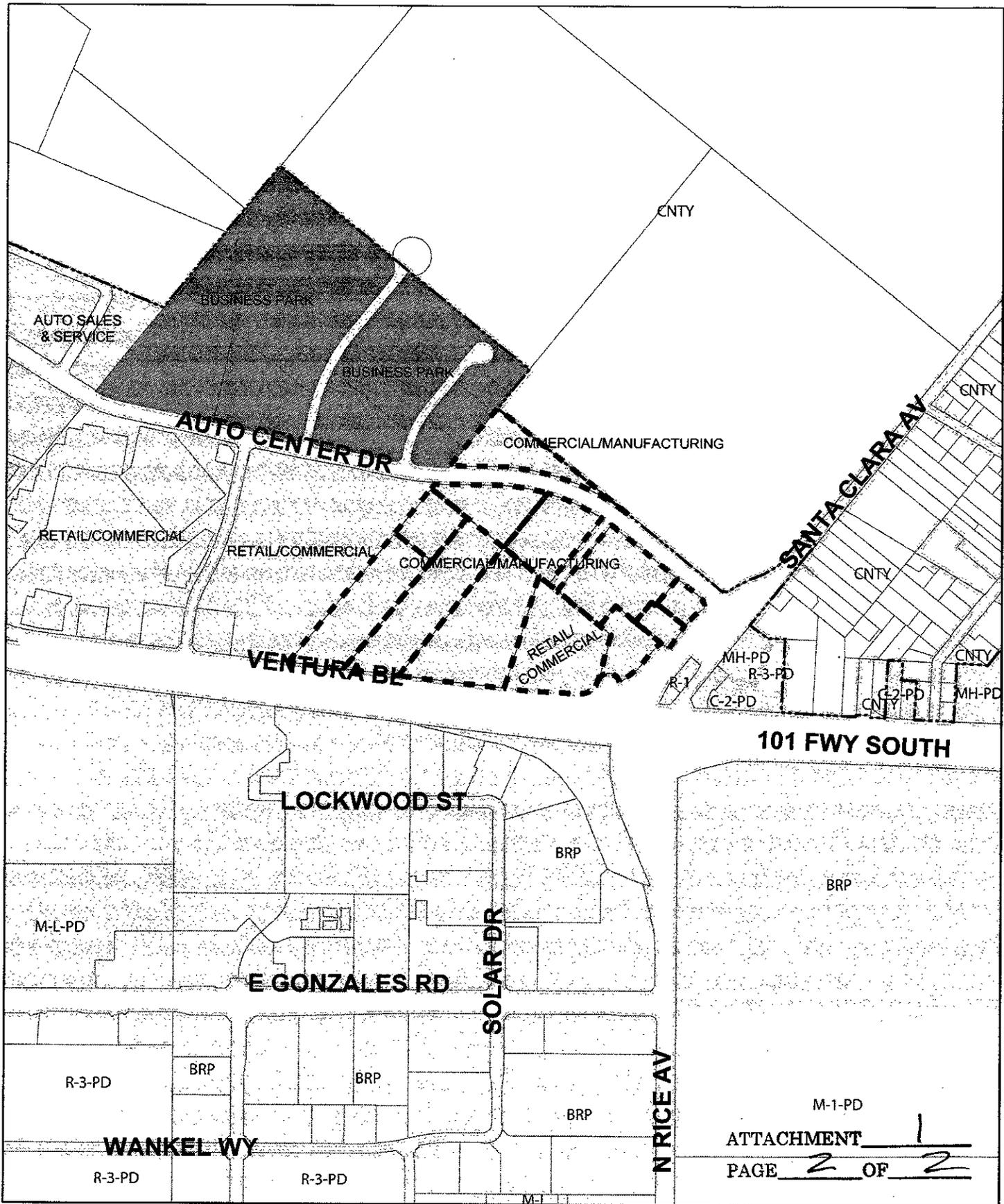


PZ 06-630-1
 Location: South of Auto Center Drive, West of Santa Clara Av. & North of Ventura Bl.
 APN: 144015002, 144015005, 144015006, 144015007, 144015008, 144015009, 144015001,
 144012012, 144012013, 144012014, 144012015, 144012016,
 Ojai Oil Company



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PZ 06-630-1

Location: South of Auto Center Drive, West of Santa Clara Av. & North of Ventura Bl.
 APN: 144015002, 144015005, 144015006, 144015007, 144015008, 144015009, 144015001,
 144012012, 144012013, 144012014, 144012015, 144012016,
 Ojai Oil Company

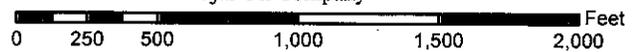
Zone Map



April 4, 2006



Planning & Environmental Services



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CITY COUNCIL OF THE CITY OF OXNARD

ORDINANCE NO.

AN ORDINANCE APPROVING PLANNING AND ZONING PERMIT NO. 05-630-01 (SPECIFIC PLAN AMENDMENT) AMENDING SECTION NO. 4.2.4 OF THE COMMERCIAL/MANUFACTURING LAND USE DESIGNATION OF THE *ROSE-SANTA CLARA CORRIDOR SPECIFIC PLAN* TO ALLOW OFFICE USES, AFFECTING 33.6 ACRES OF THE COMMERCIAL/MANUFACTURING LAND USE AREA WHICH IS GENERALLY BOUNDED BY AUTO CENTER DRIVE, SANTA CLARA AVENUE, VENTURA BOULEVARD AND PASEO MERCADO. FILED BY TRACY STANSFIELD, OJAI OIL COMPANY, 7600 PASEO CAMARILLO, SUITE 400 CAMARILLO, CA 93010.

WHEREAS, on May 4, 2006, the Planning Commission approved Resolution No. 2006-27 recommending that City Council adopt an ordinance approving Planning and Zoning Permit No. 05-630-01 (Specific Plan Amendment) to amend the *Rose-Santa Clara Corridor Specific Plan*, filed by Tracy Stansfield, Ojai Oil Company; and

WHEREAS, the City Council has held a public hearing and received and reviewed written and oral comments related to the Specific Plan Amendment No. 05-630-01; and

WHEREAS, the City Council finds after due study and deliberation that the public interest and general welfare require the adoption of Specific Plan Amendment No. 05-630-01; and

WHEREAS, the *Rose-Santa Clara Corridor Specific Plan* provides plans, regulations, conditions and programs for development, and the amendments affect Section No. 4.2.4 of the Commercial/Manufacturing land use designation of the *Rose-Santa Clara Corridor Specific Plan* to allow office uses; and

WHEREAS, the Planning and Environmental Services Division has determined that the project is not subject to environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, which is the general rule that when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the project is not subject to CEQA. Based on the general rule and in accordance with CEQA, the Planning and Environmental Services Manager has determined that the project is not subject to CEQA and that a notice of exemption may be filed.

NOW, THEREFORE, the City Council of the City of Oxnard does ordain as follows:

Part 1. The *Rose-Santa Clara Corridor Specific Plan* is hereby amended to add subsection 2 to Section No. 4.2.4, to read:

"2. Other Uses

- a. Office incidental to and directly related to and serving a permitted use;
and

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b. Temporary employment agencies which support manufacturing and industrial uses."

Part 2. Within fifteen days after passage, the City Clerk shall cause this ordinance to be published one time in a newspaper of general circulation within the City. Ordinance No. _____ was first read on June 6, 2006, and finally adopted on _____, 2006, to become effective thirty days thereafter.

PASSED AND ADOPTED this 6th day of June 2006, by the following vote:

AYES:

NOES:

ABSENT:

Dr. Thomas E. Holden, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:

Paula Kimball
Gary L. Gillig, City Attorney

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MINUTES

OXNARD PLANNING COMMISSION
REGULAR MEETING
MAY 4, 2006

A. ROLL CALL

At 7:05 p.m., the regular meeting of the Oxnard Planning Commission convened in the Council Chambers. Commissioners Michael Sanchez, Irene Pinkard, Sonny Okada, Chairman Ronald Fischer, Dale Dean, Saul Medina were present. Chair Fischer presided and called the meeting to order. Staff members present were: Susan Martin, Planning and Environmental Services Manager, Paul Wendt, Senior Civil Engineer; Jason Samonte, Traffic Engineer; Paula Kimbrell, Assistant City Attorney; Chris Williamson, Senior Planner; Juan Martinez, Associate Planner; Jared Rosengren, Contract Planner, and Lori Maxfield, Recording Secretary.

B. PUBLIC COMMENTS

Mr. Bill Terry, 250 East Pleasant Valley Road spoke on the public hearing being held on May 23, 2006 at the Performing Arts Center by the U. S. Environmental Protection Agency to take testimony on the National Pollutant Discharge Elimination System permit that was required to discharge into the ocean. He explained that the discharge into the Santa Barbara channel would circulate back to Ormond and Oxnard beaches.

C. READING OF AGENDA

Planning and Environmental Services Manager Martin reviewed the agenda.

D. CONSENT AGENDA

1. APPROVAL OF MINUTES – April 20, 2006

MOTION Commissioner Dean moved and Commissioner Sanchez seconded a motion to approve the minutes of April 20, 2006 as presented. The question was called and the motion carried unanimously.

E. CONTINUED PUBLIC HEARINGS

1. PLANNING AND ZONING PERMIT NO. 05-630-01 (Specific Plan Amendment) proposing text amendments to Section No. 4.2.4 of the Commercial/Manufacturing land use designation of the *Rose-Santa Clara Corridor Specific Plan* to allow office uses. The text amendments would affect the entire 33.6 acres of the Commercial/Manufacturing land use area that is generally bounded by Auto Center Drive, Santa Clara Avenue, Ventura Boulevard and Paseo Mercado. The proposed

project is exempt from environmental review under Section 15301 of the CEQA Guidelines. Filed by Tracy Stansfield, Ojai Oil Company, 7600 Paseo Camarillo, Suite 400 Camarillo, Ca 93010., PROJECT PLANNER: Juan Martinez

Associate Planner Martinez presented the staff report explaining that the proposed text amendments were to allow office uses that were incidental to the primary use. He also displayed aerial and site photos.

Chair Fischer opened the public hearing. No comments were received, and the public hearing was closed.

MOTION Commissioner Dean moved and Commissioner Medina seconded a motion to adopt a resolution recommending City Council approval of PZ 05-630-01, a Specific Plan Amendment making text amendments to Section No. 4.2.4 of the Commercial Manufacturing Land Use designation of the Rose-Santa Clara Corridor Specific Plan affecting the 33.6 acres bounded by Auto Center Drive, Santa Clara Avenue, Ventura Boulevard, and Costco. The question was called and the motion carried unanimously.

F. NEW PUBLIC HEARINGS

1. PLANNING AND ZONING PERMIT NO. 06-510-03 (Special Use Permit) to allow the sale of beer and wine (ABC License Type 20) as part of a grocery store (La Rosa Market), located at 2000 Outlet Center Drive, Suite 310. This project is exempt from environmental review under section 15301 of Title 14 of the California Environmental Quality Act. Filed by Guillermo Magdeleno, 2000 Outlet Center Drive, Suite 310, Oxnard, CA 93030.
PROJECT PLANNER: Jared Rosengren

Contract Planner Rosengren presented the staff report and provided the revised resolution to the Planning Commission with the deletion of Condition No. 32. He stated that the Police Department did not find an undue concentration within 350 feet of the location, but did recommend adding a condition requiring a security camera due to the remote location.

Chair Fischer opened the public hearing.

Mr. Guillermo Magdeleno, applicant, 2000 Outlet Center Drive, Suite 310, gave a brief presentation including that he specialized in the sale of local fruits and vegetables, as well as meat in a unique, clean, and high-end store with no advertisements. He also stated that his store would open whether he was granted the alcohol license or not.

Mr. Moshi Silagi, no address given, owner of the shopping center, stated the proposed store would be an important addition to the center; it would service employees in the area; it would be visible from the freeway; he was not aware of any plans to expand the center; and there currently was drive by security.

RESOLUTION NO. 2006-27

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING THAT CITY COUNCIL ADOPT A RESOLUTION APPROVING PLANNING AND ZONING PERMIT NO. 05-630-01 (SPECIFIC PLAN AMENDMENT) MAKING TEXT AMENDMENTS TO SECTION NO. 4.2.4 OF THE COMMERCIAL MANUFACTURING LAND USE DESIGNATION OF THE *ROSE-SANTA CLARA CORRIDOR SPECIFIC PLAN* AFFECTING THE 33.6 ACRES BOUNDED BY AUTO CENTER DRIVE, SANTA CLARA AVENUE, VENTURA BOULEVARD AND COSTCO. FILED BY TRACY STANSFIELD, OJAI OIL COMPANY, 7600 PASEO CAMARILLO, SUITE 400 CAMARILLO, CA 93010.

WHEREAS, the Planning Commission of the City of Oxnard has considered proposed amendments to the Section No. 4.2.4 of the *Rose-Santa Clara Corridor Specific Plan* relating to office uses in the Commercial Manufacturing land use designation area; and

WHEREAS, the Planning and Environmental Services Division has determined that the proposed project is not subject to environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, which is the general rule that when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the project is not subject to CEQA. Based on the general rule and in accordance with CEQA, the Planning and Environmental Services Manager has determined that the project is not subject to CEQA and that a notice of exemption may be filed; and

WHEREAS, subsection (c) of section 753.5 of Title 14 of the California Code of Regulations exempts from the filing fee called for by subdivision 711.4(c) of the Fish and Game Code projects for which the lead agency claims a "de minimis exemption" based on certain information and declarations; and

WHEREAS, the Project meets the criteria for claiming a "de minimis exemption" and the Planning and Environmental Services Manager intends to complete a Certificate of Fee Exemption (DFG 753.5--5/91) for the Project, retain the original, and file two copies of the Certificate with the County Clerk, along with the Notice of Determination for the Project; and

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing, that the project is a logical refinement of the *Rose-Santa Clara Corridor Specific Plan*; that the proposed specific plan amendment conforms with adopted City standards and constitutes good City planning; and that the project will not adversely affect or be materially detrimental to adjacent land uses, buildings or structures or to the public health, safety or general welfare.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard recommends to the City Council the approval of Planning and Zoning Permit No. 05-630-01 (Specific Plan Amendment), to amend the *Rose-Santa Clara Corridor Specific Plan* by adding subsection 2 to Section No. 4.2.4, to read:

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Land Use Master Plan Item No. 2, Addition of Section No. 2:

2. Other Uses

- a. Office incidental to and directly related to and serving a permitted use;
and
- b. Temporary employment agencies which support manufacturing and industrial uses.

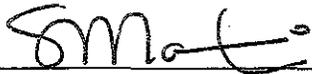
PASSED and ADOPTED by the Planning Commission of the City of Oxnard on this 4th day of May, 2006 by the following vote:

AYES: Commissioners: Dean, Medina, Sanchez, Pinkard, Okada, Fischer

NOES: Commissioners: None

ABSENT: Commissioners: None

Ronald R. Fischer, Chairman

ATTEST: 
Susan L. Martin, Secretary

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