



Meeting Date: 07/25/06

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: Linda Windsor *LW*

Agenda Item No. **K-2**

Reviewed By: City Manager *WLB*

City Attorney *Rupp*

Finance *MM*

Other (Specify)

DATE: July 13, 2006

TO: City Council

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

SUBJECT: Planning & Zoning Permit No. 06-300-2 (Tentative Subdivision Map for Tract No. 5643). RiverPark Districts H (portion) & I, filed by RiverPark Legacy LLC.

RECOMMENDATION

That City Council adopt a resolution approving Planning and Zoning Permit No. 06-300-2 (Tentative Subdivision Map for Tract No. 5643), a request to subdivide 90.1-acres (APNs: 133-001-001, 133-001-057, 133-001-060 and 132-02-038), located north of Garonne Street, south of Owns River Drive and west of Moss Landing Boulevard, within Planning Districts H and I of the *RiverPark Specific Plan* area.

DISCUSSION

On July 6, 2006, the Planning Commission adopted Resolution No. 2006-38, recommending that the City Council approve the Tentative Subdivision Map (TM) for Tract No. 5643. This TM proposes to subdivide 90.1 acres into 271 lots, for subsequent development into 185 detached single family lots and 485 condominium dwelling units, parks and open space, local streets, and easements. Specifically, this tentative subdivision map consists of all of Planning District I and the southerly portion of Planning District H.

The 2020 *General Plan* designates the subject property for *Medium Residential: 19-30 dwelling units per acre*. The *RiverPark Specific Plan* land use map designates the subject project area for *Residential: Low/Medium 8-12 units/acre (H District)* and *Residential: Medium: 12-18 dwelling units per acre (I District)*. The subject development proposal, at 8.3 units/acre in the H District, and 17.7 units/acre in the I District, conforms to the *Specific Plan* and the *General Plan*.

See the attached Planning Commission staff report and resolution for further details regarding the proposed subdivision.

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PZ No. 06-300-2 (TSM 5643)

July 13, 2006

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FINANCIAL IMPACT

None.

Attachment #1 - Planning Commission Resolution No. 2006-38 (PZ 06-300-2)

#2 - Planning commission Staff Report (July 6, 2006)

#3 - Vicinity Map

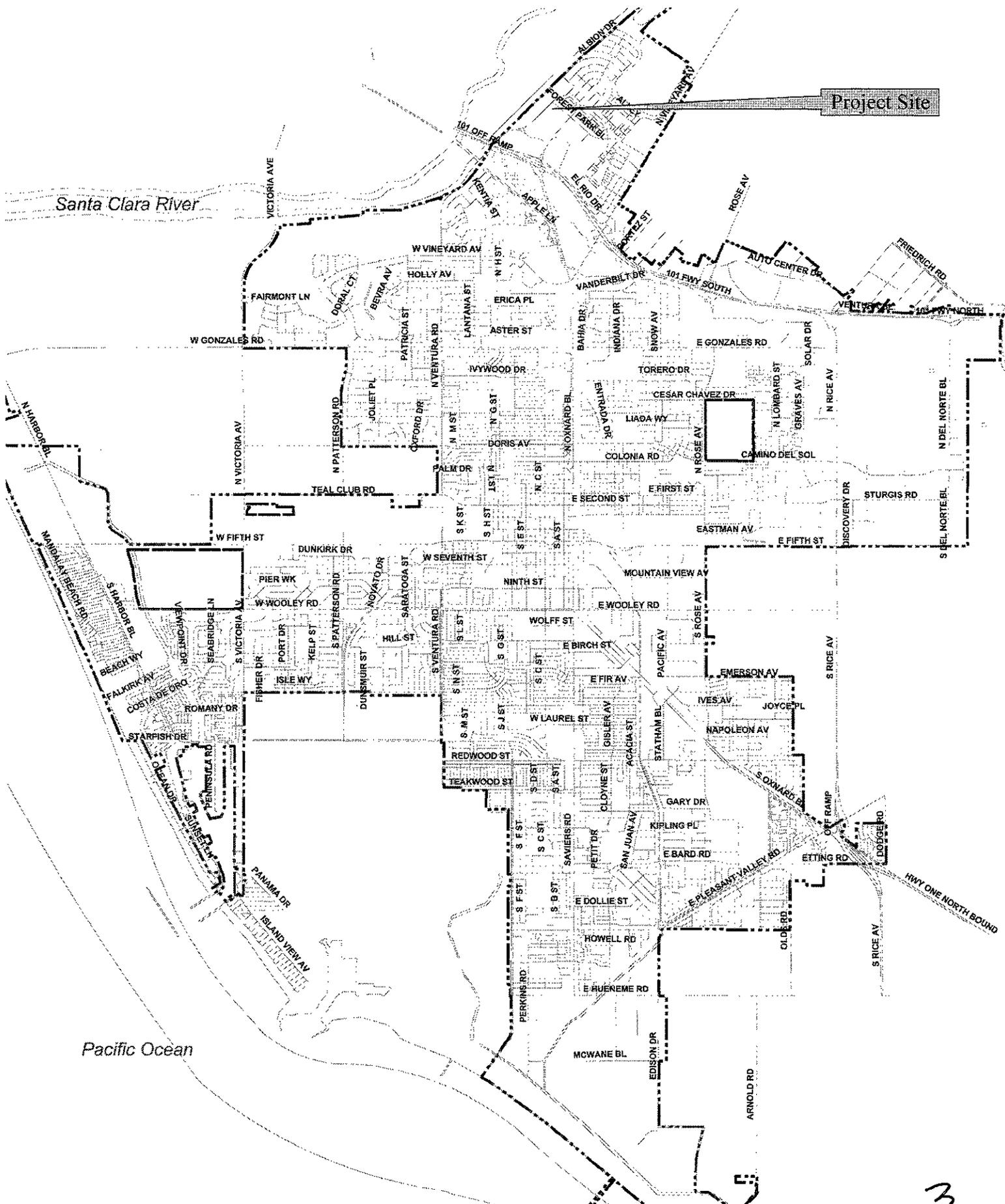
#4 - Reduced Subdivision Map No. 5643 (PZ 06-300-2)

#5 - City Council Resolution

Note: Attachments 1 and 2 have 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 Friday prior to the meeting.

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Project Site

Santa Clara River

Pacific Ocean

000095

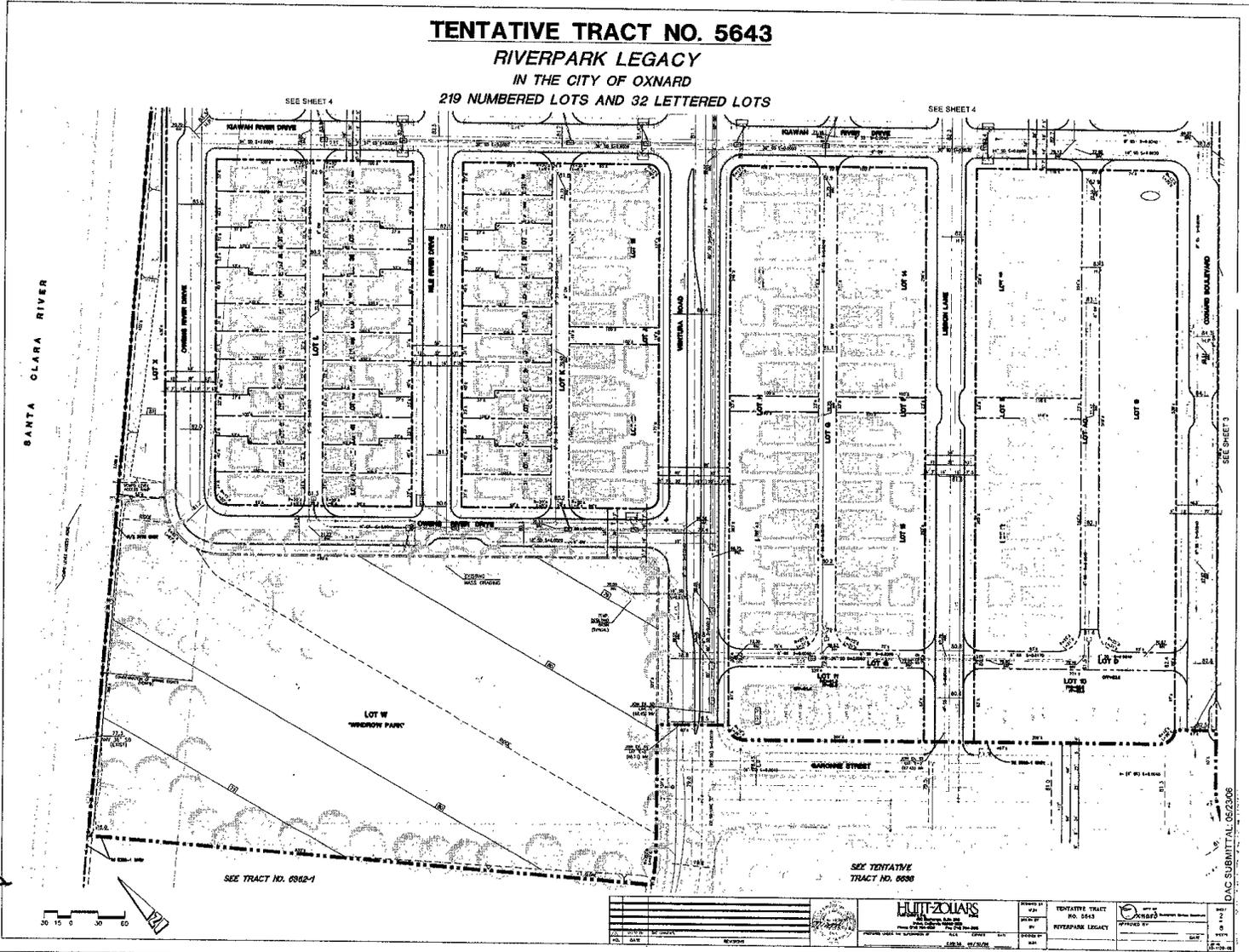
ATTACHMENT 3
PAGE 1 OF 1

TENTATIVE TRACT NO. 5643

RIVERPARK LEGACY

IN THE CITY OF OXNARD

219 NUMBERED LOTS AND 32 LETTERED LOTS



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ATTACHMENT 4
PAGE 2 OF 8

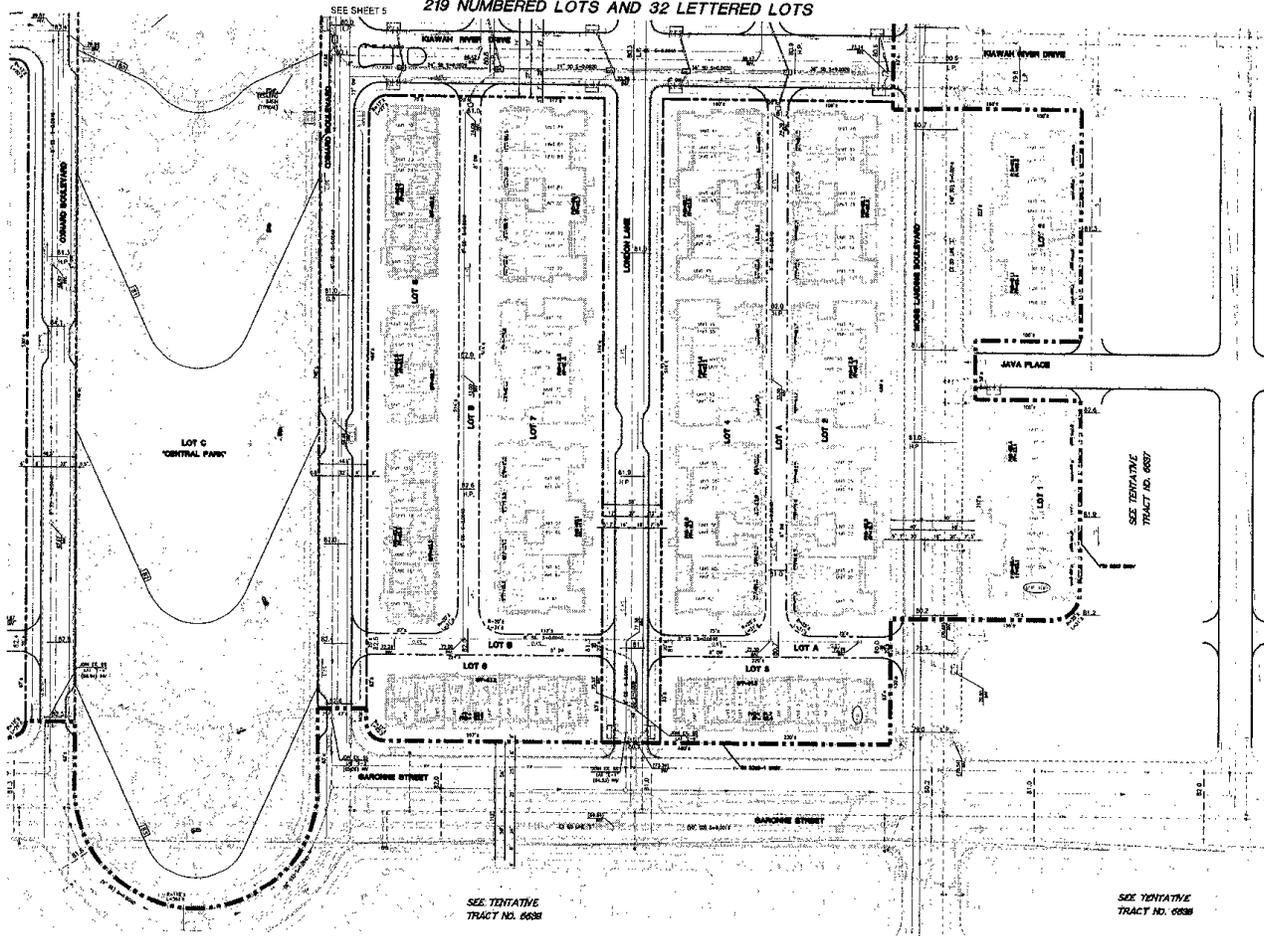
HUTTZOLIARS PLANNERS & ARCHITECTS 1000 WEST OXNARD AVENUE OXNARD, CA 93030 TEL: (805) 321-1111 WWW.HUTTZOLIARS.COM		PROJECT NO. TENTATIVE TRACT NO. 5643	DATE 10/15/2010
DESIGNED BY J. HUTTZOLIAR	DRAWN BY M. HUTTZOLIAR	APPROVED BY J. HUTTZOLIAR	DATE 10/15/2010
PROJECT NAME RIVERPARK LEGACY		APPROVED BY [Signature]	DATE 10/15/2010
PROJECT NO. TENTATIVE TRACT NO. 5643		DATE 10/15/2010	

TENTATIVE TRACT NO. 5643

RIVERPARK LEGACY

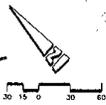
IN THE CITY OF OXNARD

219 NUMBERED LOTS AND 32 LETTERED LOTS



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ATTACHMENT
PAGE 3 OF 4



SEE TENTATIVE TRACT NO. 6688

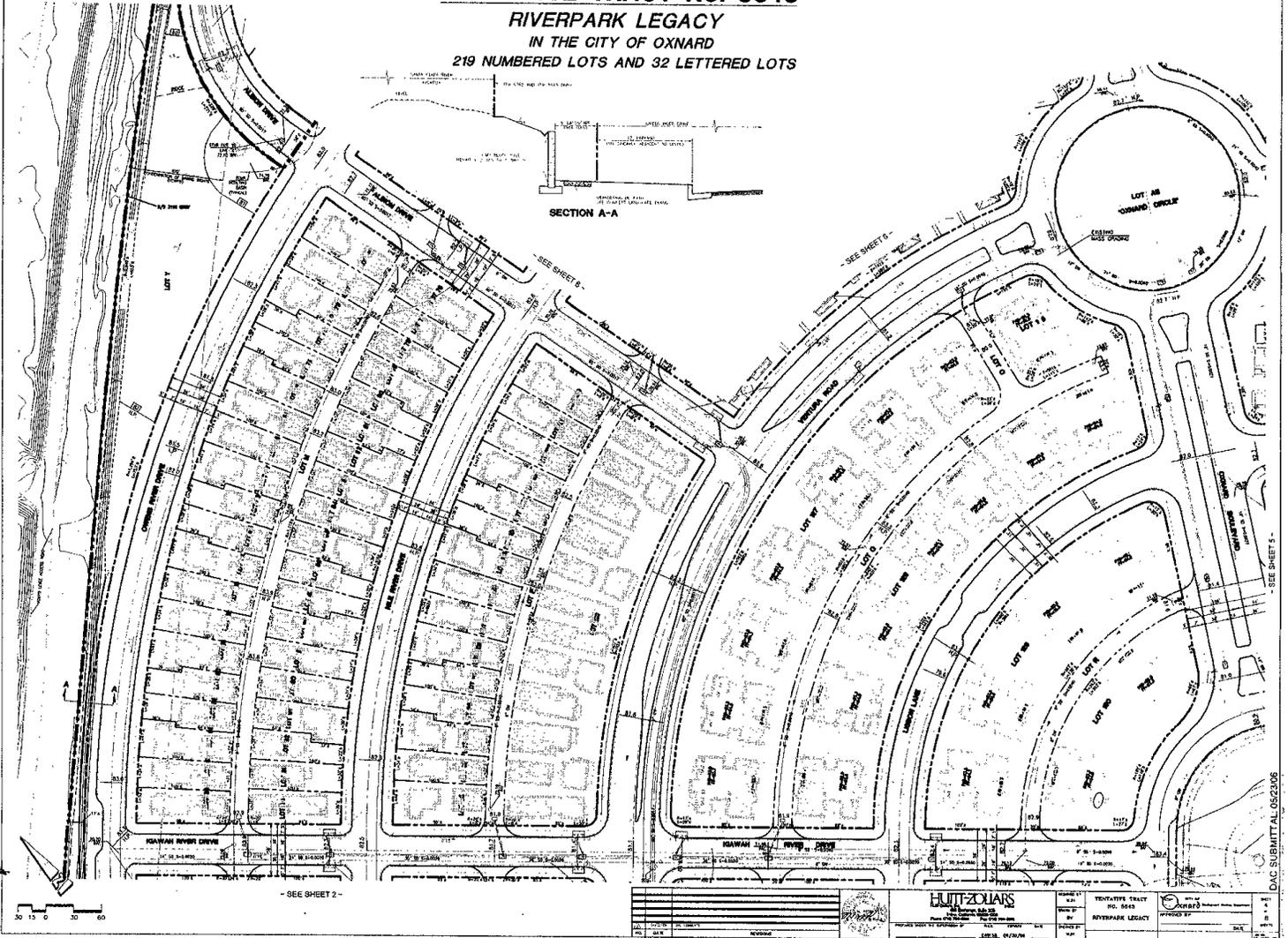
SEE TENTATIVE TRACT NO. 6689

HUNTZOLLARS		PROJECT NO.	TENTATIVE TRACT NO. 5643
PLANNING & ARCHITECTURE		DATE	07/20/05
1000 W. OXNARD AVENUE, SUITE 100		BY	DAVID H. HUNTZOLLAR
OXNARD, CALIFORNIA 93030		CHECKED BY	DAVID H. HUNTZOLLAR
TEL: (805) 325-1111		DATE	07/20/05
FAX: (805) 325-1112		SCALE	AS SHOWN
WWW.HUNTZOLLARS.COM		PROJECT	RIVERPARK LEGACY
© 2005 HUNTZOLLARS		APPROVED BY	
		DATE	

DATE SUBMITTED: 05/23/05

TENTATIVE TRACT NO. 5643
RIVERPARK LEGACY
 IN THE CITY OF OXNARD
 219 NUMBERED LOTS AND 32 LETTERED LOTS

SECTION A-A



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ATTACHMENT 4
 PAGE 4 OF 8

HUNTZIGERS CIVIL ENGINEERS 1000 WEST OXNARD AVENUE OXNARD, CALIFORNIA 93030 TEL: (805) 325-1100 FAX: (805) 325-1101 WWW.HUNTZIGERS.COM		PROJECT NO. 1000000000 SHEET NO. 4 OF 8 DATE: 08/20/08	TENTATIVE TRACT NO. 5643 RIVERPARK LEGACY OXNARD, CALIFORNIA	PREPARED BY: [Signature] CHECKED BY: [Signature] DATE: 08/20/08
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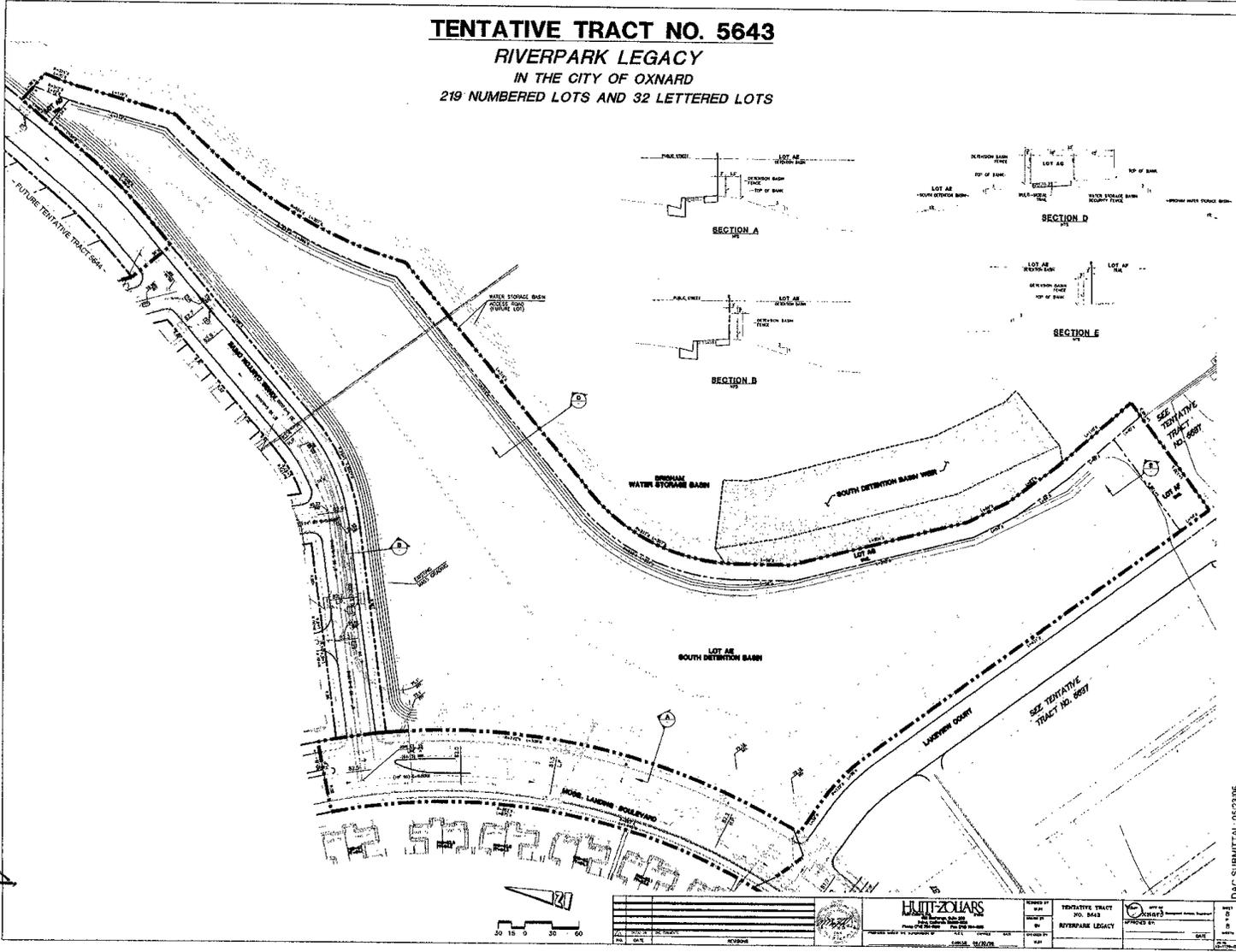
DAC SUBMITTAL 082308

TENTATIVE TRACT NO. 5643

RIVERPARK LEGACY

IN THE CITY OF OXNARD

219 NUMBERED LOTS AND 32 LETTERED LOTS



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ATTACHMENT 4
PAGE 8 OF 8

<p>HUTTENLOCH ASSOCIATES PLANNERS AND ARCHITECTS 1000 WEST OXNARD AVENUE OXNARD, CALIFORNIA 93021 TEL: (805) 321-1111 FAX: (805) 321-1112</p>		<p>PROJECT: TENTATIVE TRACT NO. 5643 RIVERPARK LEGACY</p>	<p>DATE: 05/23/06</p>
<p>SCALE: AS SHOWN</p>		<p>DATE: 05/23/06</p>	<p>DATE: 05/23/06</p>

DAC SUBMITTAL 05/23/06

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. 06-300-02 (TENTATIVE SUBDIVISION MAP NO. 5643), FOR SUBDIVISION OF APPROXIMATELY 90.1 ACRES INTO 271 LOTS AND SUBSEQUENT CONSTRUCTION OF 187 DETACHED SINGLE FAMILY RESIDENCES AND 485 ATTACHED CONDOMINIUM DWELLING UNITS, FOR PROPERTY LOCATED WITHIN LAND USE PLANNING DISTRICTS H1, H2, I1, I2, I3, AND I4 OF THE *RIVERPARK SPECIFIC PLAN* AREA (APN: 132-0-020-038, 133-0-001-001, 133-0-001-057, AND 133-0-001-060), GENERALLY BOUNDED BY THE SANTA CLARA RIVER TO WEST, OWENS RIVER DRIVE TO THE NORTH, GARRONE STREET TO THE SOUTH AND MOSS LANDING BOULEVARD TO THE EAST, SUBJECT TO CERTAIN CONDITIONS.. FILED BY TONY TALAMANTE, RIVERPARK LEGACY, LLC, 30699 RUSSELL RANCH ROAD, SUITE 290, WESTLAKE VILLAGE, CA 91361.

WHEREAS, the City Council has reviewed an application for a Tentative Subdivision Map of Tract No. 5643 (PZ 06-300-02), to subdivide a 90.1 acre site, filed by RiverPark Legacy, LLC., in accordance with Chapter 15 of the Oxnard City Code and the State Subdivision Map Act; and

WHEREAS, the City Council has carefully reviewed Planning Commission Resolution No. 2006-38, recommending approval of the Tentative Subdivision Map, subject to certain conditions, for property consisting of Assessors' Parcel Numbers 132-0-020-038, 133-0-001-001, 133-0-001-057, AND 133-0-001-060, within District I and a portion of District H 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 the RiverPark Specific 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

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PAGE 1 OF 2

associated with the approval and the implementation of the *RiverPark Specific Plan* and the anticipated buildout 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 adopting this resolution.

NOW, THEREFORE, the City Council of the City of Oxnard does hereby resolve to approve Planning & Zoning Permit No. 06-300-02 (Tentative Subdivision Map) subject to the conditions set forth in Planning Commission Resolution No. 2006-38, on file in the Planning and Environmental Services Division, and incorporated herein by reference.

PASSED AND ADOPTED this 25th 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 5
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