



Meeting Date: 06/12/07

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: Ashley Golden, Senior Planner *AG* Agenda Item No. K-1
 Reviewed By: City Manager *mmh* City Attorney *Rupp* Finance *SLW* Other (Specify) _____

DATE: May 17, 2007

TO: City Council

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

SUBJECT: Planning and Zoning Permit Nos. 07-500-3 (Special Use Permit), 07-300-3 (Tentative Subdivision Map for Tract No. 5738 for Condominium Purposes), 07-500-4 (Special Use Permit), and 07-300-2 (Tentative Subdivision Map for Tract No. 5737 for Condominium Purposes) for project located at 720 & 730 Arcturus Avenue (APN 223-0-044-035 & 223-0-044-045)). Filed by Barry Carlisi, 19 Maverick Lane, Bell Canyon, CA 91307.

RECOMMENDATION

That City Council:

1. Adopt a resolution upholding the Planning Commission's approval of Planning and Zoning Permit No. 07-500-3 (Special Use Permit), subject to the conditions set forth in Planning Commission Resolution No. 2007-09;
2. Adopt a resolution upholding the Planning Commission's approval of Planning and Zoning Permit No. 07-500-4 (Special Use Permit), subject to the conditions set forth in Planning Commission Resolution No. 2007-11;
3. Adopt a resolution approving Tentative Subdivision Map for Tract No. 5738 for condominium purposes (Planning and Zoning Permit No. 07-300-3), subject to the conditions set forth in Planning Commission Resolution No. 2007-10; and
4. Adopt a resolution approving Tentative Subdivision Map for Tract No. 5737 for condominium purposes (Planning and Zoning Permit No. 07-300-2), subject to the conditions set forth in Planning Commission Resolution No. 2007-12.

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DISCUSSION

On August 19, 2004, the Planning Commission approved a special use permit (PZ No. 03-500-31) permitting a 26 unit multi-tenant industrial building at 720 Arcturus Avenue and permitting a 28 unit multi-tenant industrial building at 730 Arcturus Avenue. The City of Oxnard issued building permits on December 23, 2005 and the buildings are constructed. On May 17, 2007, the Planning Commission recommended to City Council the approval of two tentative subdivision maps to allow condominium ownership of the existing workspaces. As required by the City Code, the Planning Commission also concurrently approved special use permits for each tentative map request. No additional site improvements are requested as part of the condominium map requests. The City's *2020 General Plan* designates the subject sites for Industrial Limited uses and the zoning is ML-PD (Limited Industrial Planned Development). The proposed community ownership of the site will not affect the existing or future industrial uses on the subject property. Therefore, the project is consistent with the 2020 General Plan policies and conforms to its land use designation.

FINANCIAL IMPACT

The sale of the workspace condominiums will result in a negligible increase in property tax revenue.

- Attachment #1- Resolution (Special Use Permit PZ No. 07-500-3)
#2- Resolution (Tentative Subdivision Map for Tract No. 5738)
#3- Resolution (Special Use Permit PZ No. 07-500-4)
#4- Resolution (Tentative Subdivision Map for Tract No. 5737)
#5- Vicinity, General Plan, and Zoning Map
#6- PC Resolution No. 2007-09 approving PZ No. 07-500-3
#7- PC Resolution No. 2007-10 approving PZ No. 07-300-3
#8- PC Resolution No. 2007-11 approving PZ No. 07-500-4
#9- PC Resolution No. 2007-12 approving PZ No. 07-300-2
#10- PC Staff Report
#11- TSM Tract No. 5738 & 5737

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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. 07-500-3 (SPECIAL USE PERMIT), TO ALLOW THE CONVERSION OF AN EXISTING BUILDING INTO COMMUNITY OWNERSHIP UNITS, LOCATED AT 720 ARCTURUS AVENUE (APN 223-0-044-035), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY BARRY CARLISI, 19 MAVERICK LANE, BELL CANYON, CA 91307.

WHEREAS, on May 17, 2007, the Planning Commission adopted Resolution No. 2007-09 approving Planning and Zoning Permit No. 07-500-3 to allow conversion of an existing 18,994 square foot multi-tenant industrial building into industrial condominiums located at 720 Arcturus Avenue, filed by Barry Carlisi, in accordance with sections 16-530 through 16-561 of the Oxnard City Code; and

WHEREAS, the City Council has considered the appeal of the Planning Commission's decision filed by the Planning and Environmental Services Division, and carefully reviewed the decision of the Planning Commission; and

WHEREAS, the City Council has conducted a hearing and received evidence in favor of and opposed to the application for a Planning and Zoning Permit No. PZ 07-500-3 (Special Use Permit); and

WHEREAS, in accordance with the California Environmental Quality Act ("CEQA"), the Planning and Environmental Services Division has determined that the proposed project is exempt from environmental review. In accordance with Sections 15301(k) of Title 14 of the California Code of Regulations, projects involving the division of existing multiple family or single-family residences into common interest ownership and subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt may be found to be exempt from the requirements of CEQA. The proposed project involves the division of an existing industrial building into common-interest ownership. Based on the above exemptions and in accordance with CEQA, the Planning and Environmental Services Manager has determined that there is no substantial evidence that the proposed project may have a significant effect on the environment and that a notice of exemption may be filed.

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ATTACHMENT 1
PAGE 1 OF 2

Resolution No.
PZ 07-500-3 (SUP)
June 12, 2007
Page 2

NOW, THEREFORE, the City Council of the City of Oxnard resolves that the Planning Commission's approval of Planning and Zoning Permit No. PZ 07-500-3 (Special Use Permit) is upheld, subject to the conditions set forth in Planning Commission Resolution No. 2007-09.

PASSED AND ADOPTED this 12th of June 2007, 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 OF TRACT NO. 5738 (PLANNING AND ZONING PERMIT NO. 07-300-3), LOCATED AT 720 ARCTURUS AVENUE (APN 223-0-044-35), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY BARRY CARLISI, 19 MAVERICK LANE, BELL CANYON, CA 91307.

WHEREAS, City Council has carefully reviewed Planning Commission Resolution No. 2007-10 recommending approval of Tentative Subdivision Map of Tract No. 5738 (Tentative Map), for property located at 720 Arcturus Avenue (APN 223-0-044-35), filed by Barry Carlisi; and

WHEREAS, in accordance with the California Environmental Quality Act ("CEQA"), the Planning and Environmental Services Division has determined that the proposed project is exempt from environmental review. In accordance with Sections 15301(k) of Title 14 of the California Code of Regulations, projects involving the division of existing multiple family or single-family residences into common interest ownership and subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt may be found to be exempt from the requirements of CEQA. The proposed project involves the division of an existing industrial building into common-interest ownership. Based on the above exemptions and in accordance with CEQA, the Planning and Environmental Services Manager has determined that there is no substantial evidence that the proposed project may have a significant effect on the environment and that a notice of exemption may be filed.

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 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 07-300-3 for Tract No. 5738 is hereby approved, subject to the conditions set forth

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ATTACHMENT 2
PAGE 1 OF 2

Resolution No.
PZ 07-300-3
Page 2

in Planning Commission Resolution No. 2007-10, on file in the Planning and Environmental Services
Division of the Development Services Department

PASSED AND ADOPTED this 12th day of June 2007, 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 2
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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. 07-500-4 (SPECIAL USE PERMIT), TO ALLOW THE CONVERSION OF AN EXISTING BUILDING INTO COMMUNITY OWNERSHIP UNITS, LOCATED AT 730 ARCTURUS AVENUE (APN 223-0-044-045), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY BARRY CARLISI, 19 MAVERICK LANE, BELL CANYON, CA 91307.

WHEREAS, on May 17, 2007, the Planning Commission adopted Resolution No. 2007-11 approving Planning and Zoning Permit No. 07-500-4 to allow conversion of an existing 20,872 square foot multi-tenant industrial building into industrial condominiums located at 730 Arcturus Avenue, filed by Barry Carlisi, in accordance with sections 16-530 through 16-561 of the Oxnard City Code; and

WHEREAS, the City Council has considered the appeal of the Planning Commission's decision filed by the Planning and Environmental Services Division, and carefully reviewed the decision of the Planning Commission; and

WHEREAS, the City Council has conducted a hearing and received evidence in favor of and opposed to the application for a Planning and Zoning Permit No. PZ 07-500-4 (Special Use Permit); and

WHEREAS, in accordance with the California Environmental Quality Act ("CEQA"), the Planning and Environmental Services Division has determined that the proposed project is exempt from environmental review. In accordance with Section 15301(k) of Title 14 of the California Code of Regulations, projects involving the minor alteration of existing structures involving negligible or no expansion of use may be found to be exempt from the requirements of CEQA. The proposed project involves façade and landscape improvements and the division of an existing industrial building into common-interest ownership. Based on the above exemptions and in accordance with CEQA, the Planning and Environmental Services Manager has determined that there is no substantial evidence that the proposed project may have a significant effect on the environment and that a notice of exemption may be filed.

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Resolution No.
PZ 07-500-4 (SUP)
June 12, 2007
Page 2

NOW, THEREFORE, the City Council of the City of Oxnard resolves that the Planning Commission's approval of Planning and Zoning Permit No. PZ 07-500-4 (Special Use Permit) is upheld, subject to the conditions set forth in Planning Commission Resolution No. 2007-11.

PASSED AND ADOPTED this 12th of June 2007, 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 3
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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 OF TRACT NO. 5737 (PLANNING AND ZONING PERMIT NO. 07-300-2), LOCATED AT 730 ARCTURUS AVENUE (APN 223-0-044-45), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY BARRY CARLISI, 19 MAVERICK LANE, BELL CANYON, CA 91307.

WHEREAS, City Council has carefully reviewed Planning Commission Resolution No. 2007-12 recommending approval of Tentative Subdivision Map of Tract No. 5737 (Tentative Map), for property located at 730 Arcturus Avenue (APN 223-0-044-45), filed by Barry Carlisi; and

WHEREAS, in accordance with the California Environmental Quality Act ("CEQA"), the Planning and Environmental Services Division has determined that the proposed project is exempt from environmental review. In accordance with Sections 15301(k) of Title 14 of the California Code of Regulations, projects involving the division of existing multiple family or single-family residences into common interest ownership and subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt may be found to be exempt from the requirements of CEQA. The proposed project involves the division of an existing industrial building into common-interest ownership. Based on the above exemptions and in accordance with CEQA, the Planning and Environmental Services Manager has determined that there is no substantial evidence that the proposed project may have a significant effect on the environment and that a notice of exemption may be filed.

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 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 07-300-2 for Tract No. 5737 is hereby approved, subject to the conditions set forth

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Resolution No.
PZ 07-300-2
Page 2

in Planning Commission Resolution No. 2007-12, on file in the Planning and Environmental Services
Division of the Development Services Department

PASSED AND ADOPTED this 12th day of June 2007, by the following vote:

AYES:

NOES:

ABSENT:

Dr. Thomas E. Holden, Mayor

ATTEST:

Daniel Martinez, City Clerk

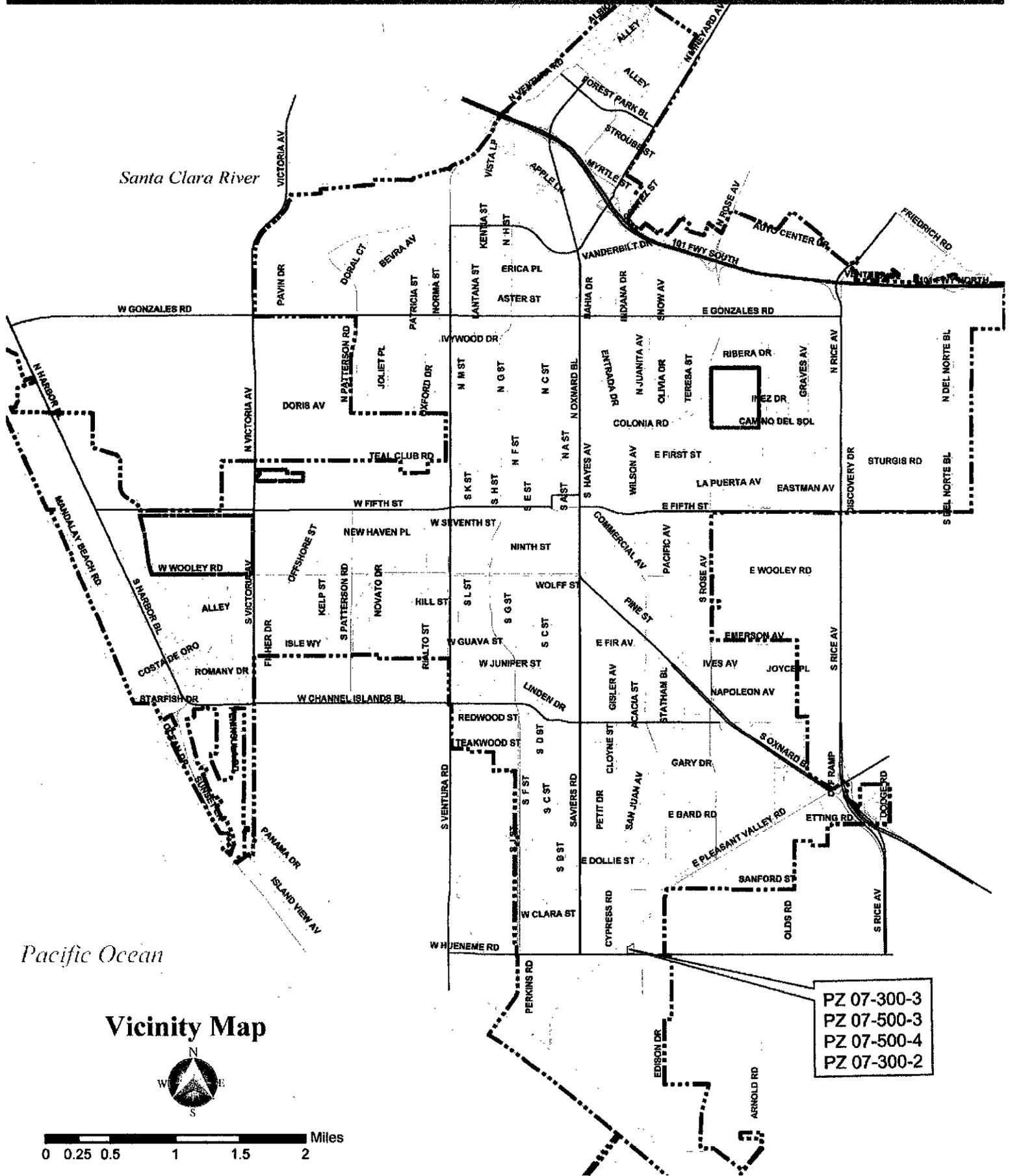
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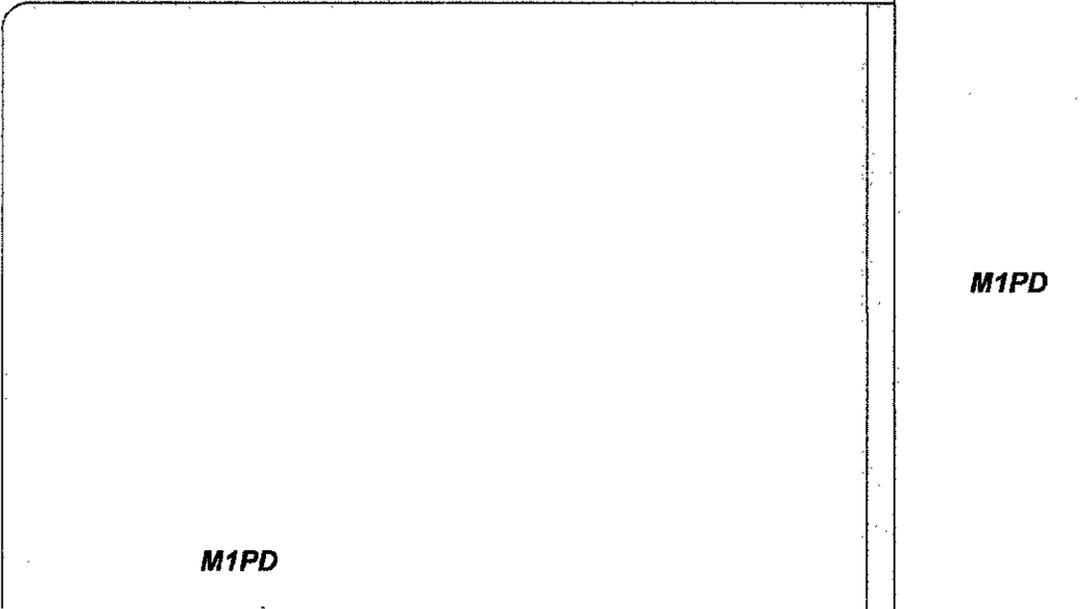
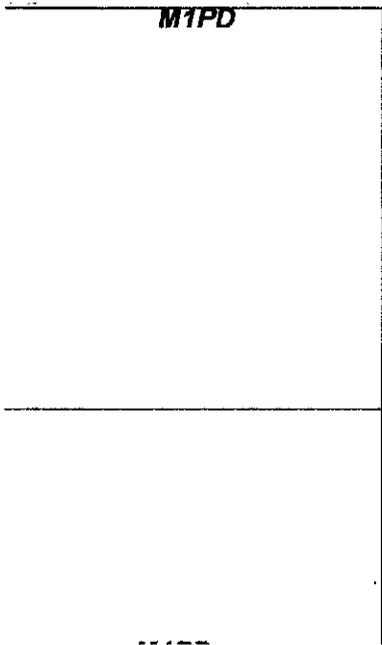
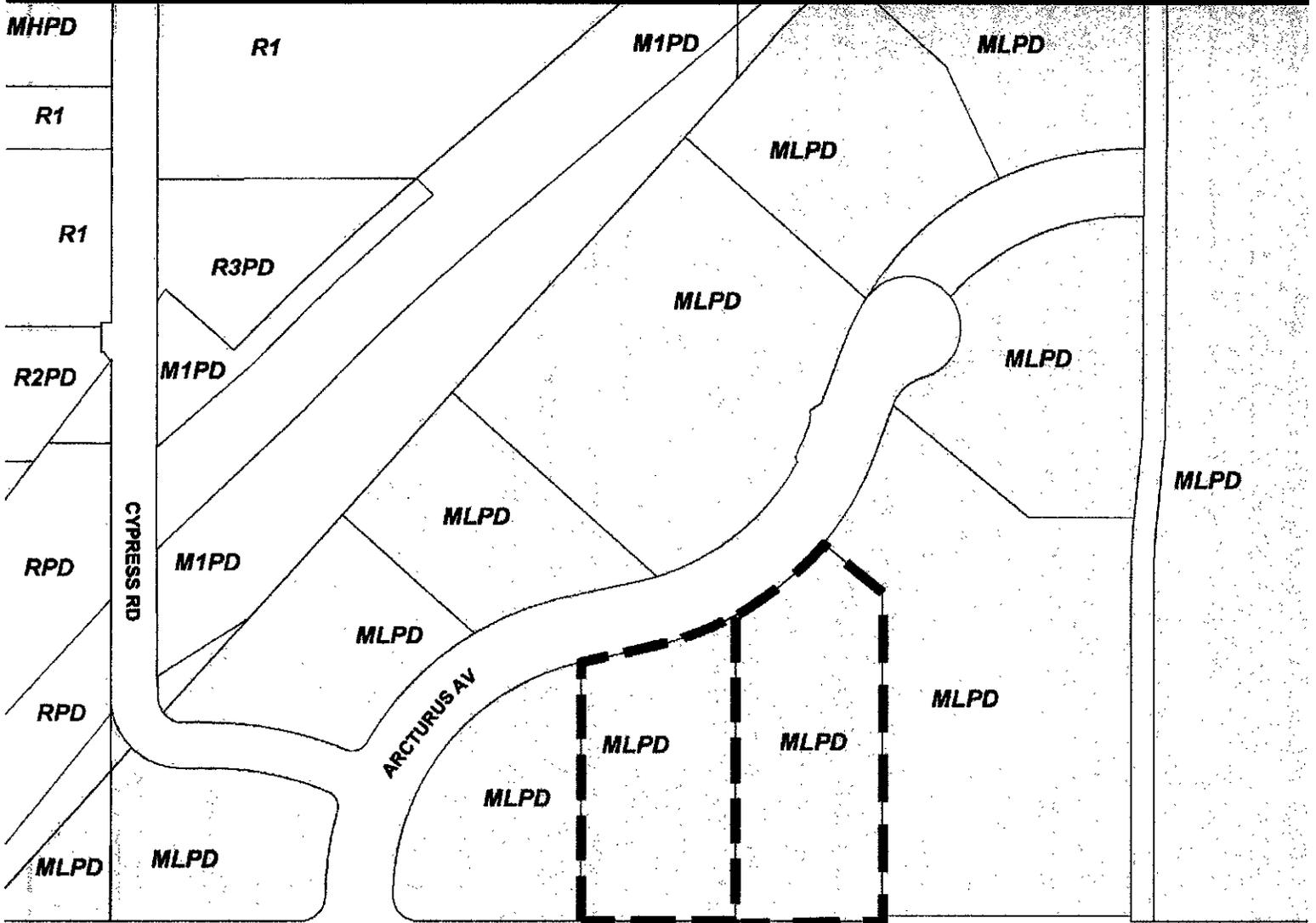
Gary L. Gillig, City Attorney

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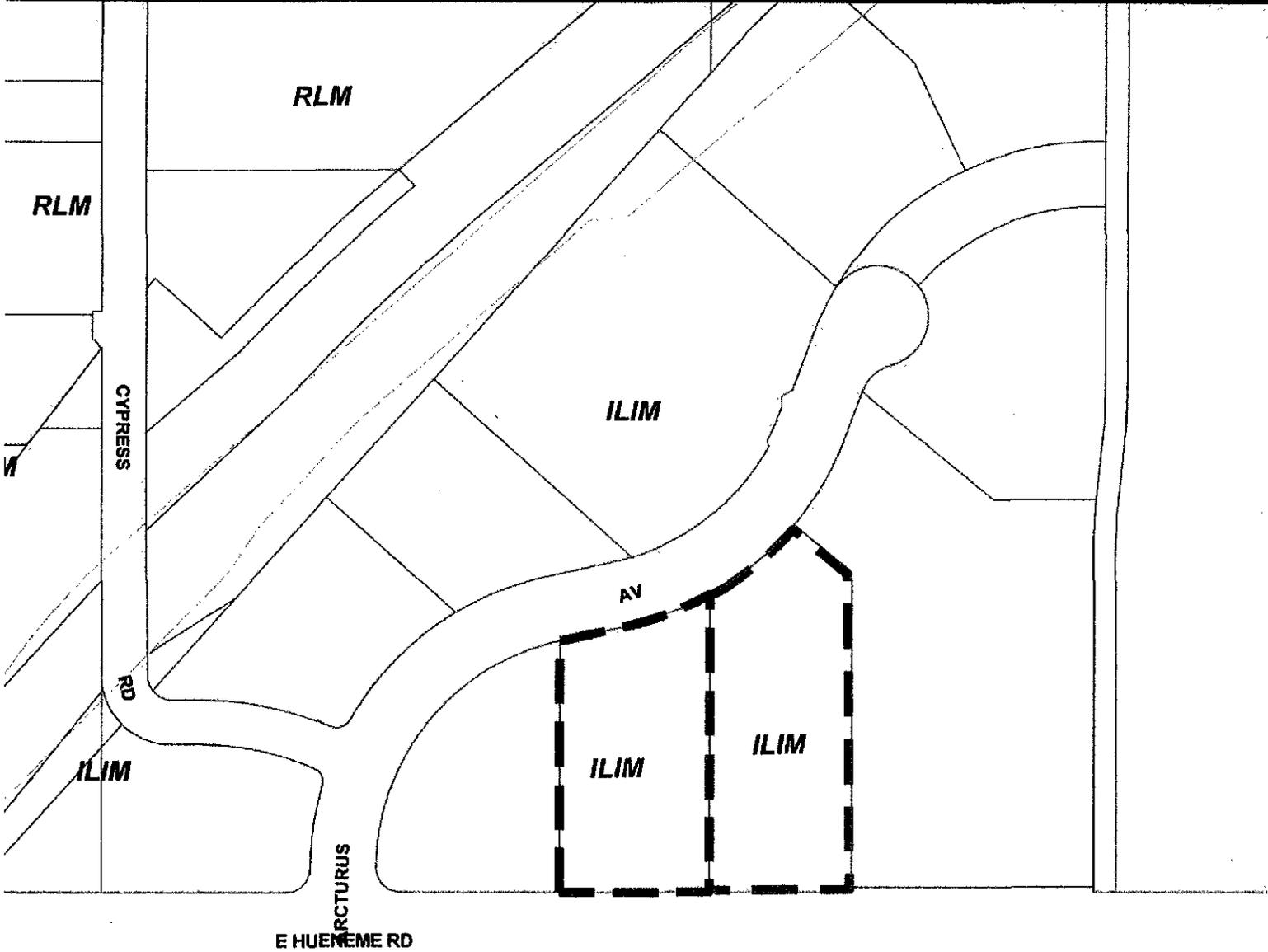
ATTACHMENT 4
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RESOLUTION NO. 2007 - 09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 07-500-3 (SPECIAL USE PERMIT), TO ALLOW THE CONVERSION OF AN EXISTING BUILDING INTO COMMUNITY OWNERSHIP UNITS, LOCATED AT 720 ARCTURUS AVENUE (APN 223-0-044-035), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY BARRY CARLISI, 19 MAVERICK LANE, BELL CANYON, CA 91307.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 07-500-3, filed by Barry Carlisi in accordance with Section 16-530 through 16-553 of the Oxnard City Code; and

WHEREAS, Sections 15301 of Title 14 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

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.
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.

WHEREAS, the Planning Commission finds that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby approves this permit subject to the following conditions. The decision of the Planning

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Commission is final unless appealed in accordance with the provisions of Section 16-545 of the Oxnard City Code.

**STANDARD CONDITIONS OF APPROVAL
FOR LAND USE PERMITS**

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-1*) while some are taken from environmental documents (e.g. *MND-S2*).

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	PL	Planning Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Public Works, Landscape Design	CE	Code Compliance

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning and Environmental Services Division (“Planning Division”), and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated February 26, 2007 (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager (“Planning Manager”) or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)
3. Developer shall record with the Ventura County Recorder a “Notice of Land Use Restrictions and Conditions” in a form acceptable to the City Attorney. Before the City issues building permits or allows Developer to occupy the project, Developer shall submit a copy of the recorded document to the Planning Division Manager. (PL, *G-8*)
4. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, *G-12*)
5. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, *G-13*)

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- 6. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)

PLANNING DIVISION STANDARD CONDITIONS

- 7. Prior to issuance of building permits, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, PL-16).
- 8. Before the City issues building permits, Developer shall provide to the Planning Division Manager a disk in DWG format of a 100-foot scale site plan of the project as approved. (PL, PL-50)

PLANNING DIVISION SPECIAL CONDITIONS

- 9. Developer shall remove any and all graffiti from the project premises, including but not limited to graffiti within the building, such as in restrooms or fitting rooms, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. (PL)
- 10. This permit is granted subject to the City's approval of a tentative map and final map and recordation of the final map. The City shall issue building permits only after such recordation, unless otherwise approved by both the Planning Division Manager and the Development Services Manager. Before occupying any structures or initiating any use approved by this permit, Developer shall comply with all conditions of the tentative and final map. (PL/DS)
- 11. All conditions of Resolution 2004-49, Special Use Permit 03-500-31, are herein incorporated by reference. (PL)

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 17th day of May, 2007, by the following vote:

AYES: Commissioners: Dean, Medina, Elliott, Frank, Okada, Pinkard, Sanchez

NOES: Commissioners: None

ABSENT: Commissioners: None



Dr. Sonny Okada, Chairman

ATTEST: 
 Susan L. Martin, Secretary

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ATTACHMENT 6
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RESOLUTION NO. 2007 – 10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING APPROVAL OF A TENTATIVE SUBDIVISION MAP OF TRACT NO. 5738 (PLANNING AND ZONING PERMIT NO. 07-300-3), FOR PROPERTY LOCATED AT LOCATED AT 720 ARCTURUS AVENUE (APN 223-0-044-035), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY BARRY CARLISI, 19 MAVERICK LANE, BELL CANYON, CA 91307.

WHEREAS, the Planning Commission of the City of Oxnard has considered the tentative subdivision map of Tract No. 5738 (Planning and Zoning Permit No. 07-300-3), filed by Barry Carlisi in accordance with Chapter 15 of the Oxnard City Code; and

WHEREAS, said tentative map was referred to various public utility companies, City departments and the Development Advisory Committee for recommendations; and

WHEREAS, the Planning Commission finds the tentative map conforms to the City's General Plan and elements thereof; and

WHEREAS, Sections 15301 of Title 14 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

WHEREAS, the Planning Commission finds that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this subdivision in particular.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby recommends to the City Council the approval of the tentative subdivision map, subject to the following conditions:

**STANDARD CONDITIONS OF APPROVAL
FOR LAND USE PERMITS**

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-1*) while some are taken from environmental documents (e.g. *MND-S2*).

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DEPARTMENTS AND DIVISIONS			
CA	City Attorney	PL	Planning Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Public Works, Landscape Design	CE	Code Compliance

GENERAL PROJECT CONDITIONS

5. This permit is granted for the property described in the application on file with the Planning and Environmental Services Division (“Planning Division”), and may not be transferred from one property to another. (PL, G-1).
6. This permit is granted for the plans dated February 26, 2007 (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager (“Planning Manager”) or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, G-2)
7. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, G-5)
8. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, G-7)
9. Developer shall record with the Ventura County Recorder a “Notice of Land Use Restrictions and Conditions” in a form acceptable to the City Attorney. Before the City issues building permits or allows Developer to occupy the project, Developer shall submit a copy of the recorded document to the Planning Division Manager. (PL, G-8)
10. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, G-9)
11. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, G-10)

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ATTACHMENT 7
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12. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, *G-11*)
13. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, *G-12*)
14. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, *G-13*)
15. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, *G-14*)

PLANNING DIVISION STANDARD CONDITIONS

16. Prior to issuance of building permits, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, *PL-16*).
17. Before the City issues building permits, Developer shall provide to the Planning Division Manager a disk in DWG format of a 100-foot scale site plan of the project as approved. (PL, *PL-50*)

PLANNING DIVISION SPECIAL CONDITIONS

18. Developer shall remove any and all graffiti from the project premises, including but not limited to graffiti within the building, such as in restrooms or fitting rooms, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. (PL)
19. An approved tentative map shall expire thirty-six (36) months after its approval, unless an extension is applied for and approved by the City Council pursuant to Section 15-46 of the City Code. (PL)
20. All conditions of Resolution 2004-49, Special Use Permit 03-500-31, are herein incorporated by reference. (PL)

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ATTACHMENT 7
PAGE 3 OF 5

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

- 21. Developer agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Developer's expense, City and its agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided for in Government Code Section 66499.37, to attack, review, set aside, void or annul the approval of this resolution or to determine the reasonableness, legality or validity of any condition attached thereto. City shall promptly notify Developer of any such claim, action or proceeding of which City receives notice, and City will cooperate fully with Developer in the defense thereof. Developer shall reimburse City for any court costs and attorney's fees that City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Developer of the obligations of this condition. Developer's acceptance of this resolution or commencement of construction or operations under this resolution shall be deemed to be acceptance of all conditions thereof. (DS-18)
- 22. Prior to approval of the final map or parcel map, Developer shall provide the City Engineer with written evidence from the Ventura County Clerk's Office that Developer has executed and filed with the Clerk all certificates, statements and securities required by Government Code Sections 66492 and 66493. (DS-26)
- 23. Prior to release of the final map or parcel map for recordation, Developer shall post a bond or other security satisfactory to the City Attorney, guaranteeing that all monuments will be set as required by the Government Code and the City Code. (DS-57)
- 24. Developer shall be responsible for and bear the cost of replacement of all existing survey monumentation (e.g., property corners) disturbed or destroyed during construction, and shall file appropriate records with the Ventura County Surveyor's Office. (DS-64)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

- 25. Developer shall provide a separate water meter to each condominium unit unless the requirement is waived by the Public Works Director in accordance with City Code. Written proof of waiver shall be provided to the Development Services Manager prior to recordation of the final map. (DS)

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ATTACHMENT 7
PAGE 4 OF 5

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 17th day of May, 2007, by the following vote:

AYES: Commissioners: Dean, Medina, Elliott, Frank, Okada, Pinkard, Sanchez

NOES: Commissioners: None

ABSENT: Commissioners: None



Dr. Sonny Okada, Chairman

ATTEST: 

Susan L. Martin, Secretary

RESOLUTION NO. 2007 – 11

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 07-500-4 (SPECIAL USE PERMIT), TO ALLOW THE CONVERSION OF AN EXISTING BUILDING INTO COMMUNITY OWNERSHIP UNITS, LOCATED AT 730 ARCTURUS AVENUE (APN 223-0-044-045), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY BARRY CARLISI, 19 MAVERICK LANE, BELL CANYON, CA 91307.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 07-500-4, filed by Barry Carlisi in accordance with Section 16-530 through 16-553 of the Oxnard City Code; and

WHEREAS, Sections 15301 of Title 14 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

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.
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.

WHEREAS, the Planning Commission finds that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby approves this permit subject to the following conditions. The decision of the Planning

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ATTACHMENT 8
PAGE 1 OF 3

Commission is final unless appealed in accordance with the provisions of Section 16-545 of the Oxnard City Code.

**STANDARD CONDITIONS OF APPROVAL
FOR LAND USE PERMITS**

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-1*) while some are taken from environmental documents (e.g. *MND-S2*).

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	PL	Planning Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Public Works, Landscape Design	CE	Code Compliance

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning and Environmental Services Division (“Planning Division”), and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated February 26, 2007 (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager (“Planning Manager”) or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)
3. Developer shall record with the Ventura County Recorder a “Notice of Land Use Restrictions and Conditions” in a form acceptable to the City Attorney. Before the City issues building permits or allows Developer to occupy the project, Developer shall submit a copy of the recorded document to the Planning Division Manager. (PL, *G-8*)
4. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, *G-12*)
5. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, *G-13*)

- 6. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)

PLANNING DIVISION STANDARD CONDITIONS

- 7. Prior to issuance of building permits, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, PL-16).
- 8. Before the City issues building permits, Developer shall provide to the Planning Division Manager a disk in DWG format of a 100-foot scale site plan of the project as approved. (PL, PL-50)

PLANNING DIVISION SPECIAL CONDITIONS

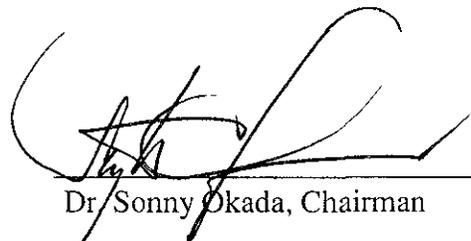
- 9. Developer shall remove any and all graffiti from the project premises, including but not limited to graffiti within the building, such as in restrooms or fitting rooms, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. (PL)
- 10. This permit is granted subject to the City's approval of a tentative map and final map and recordation of the final map. The City shall issue building permits only after such recordation, unless otherwise approved by both the Planning Division Manager and the Development Services Manager. Before occupying any structures or initiating any use approved by this permit, Developer shall comply with all conditions of the tentative and final map. (PL/DS)
- 11. All conditions of Resolution 2004-49, Special Use Permit 03-500-31, are herein incorporated by reference. (PL)

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 17th day of May, 2007, by the following vote:

AYES: Commissioners: Dean, Medina, Elliott, Frank, Okada, Pinkard, Sanchez

NOES: Commissioners: None

ABSENT: Commissioners: None



Dr. Sonny Okada, Chairman

ATTEST: 
 Susan L. Martin, Secretary

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ATTACHMENT 8
 PAGE 3 OF 3

RESOLUTION NO. 2007 – 12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING APPROVAL OF A TENTATIVE SUBDIVISION MAP OF TRACT NO. 5737 (PLANNING AND ZONING PERMIT NO. 07-300-2), FOR PROPERTY LOCATED AT 730 ARCTURUS AVENUE (APN 223-0-044-045), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY BARRY CARLISI, 19 MAVERICK LANE, BELL CANYON, CA 91307.

WHEREAS, the Planning Commission of the City of Oxnard has considered the tentative subdivision map of Tract No. 5737 (Planning and Zoning Permit No. 07-300-3), filed by Barry Carlisi in accordance with Chapter 15 of the Oxnard City Code; and

WHEREAS, said tentative map was referred to various public utility companies, City departments and the Development Advisory Committee for recommendations; and

WHEREAS, the Planning Commission finds the tentative map conforms to the City's General Plan and elements thereof; and

WHEREAS, Sections 15301 of Title 14 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

WHEREAS, the Planning Commission finds that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this subdivision in particular.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby recommends to the City Council the approval of the tentative subdivision map, subject to the following conditions:

**STANDARD CONDITIONS OF APPROVAL
FOR LAND USE PERMITS**

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. G-1) while some are taken from environmental documents (e.g. MND-S2).

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	PL	Planning Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Public Works, Landscape Design	CE	Code Compliance

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ATTACHMENT 9
PAGE 1 OF 4

GENERAL PROJECT CONDITIONS

5. This permit is granted for the property described in the application on file with the Planning and Environmental Services Division (“Planning Division”), and may not be transferred from one property to another. (PL, G-1).
6. This permit is granted for the plans dated February 26, 2007 (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager (“Planning Manager”) or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, G-2)
7. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, G-5)
8. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, G-7)
9. Developer shall record with the Ventura County Recorder a “Notice of Land Use Restrictions and Conditions” in a form acceptable to the City Attorney. Before the City issues building permits or allows Developer to occupy the project, Developer shall submit a copy of the recorded document to the Planning Division Manager. (PL, G-8)
10. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, G-9)
11. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, G-10)
12. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
13. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
14. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, G-13)

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ATTACHMENT 9
PAGE 2 OF 4

15. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)

PLANNING DIVISION STANDARD CONDITIONS

16. Prior to issuance of building permits, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, PL-16).
17. Before the City issues building permits, Developer shall provide to the Planning Division Manager a disk in DWG format of a 100-foot scale site plan of the project as approved. (PL, PL-50)

PLANNING DIVISION SPECIAL CONDITIONS

18. Developer shall remove any and all graffiti from the project premises, including but not limited to graffiti within the building, such as in restrooms or fitting rooms, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. (PL)
19. An approved tentative map shall expire thirty-six (36) months after its approval, unless an extension is applied for and approved by the City Council pursuant to Section 15-46 of the City Code. (PL)
20. All conditions of Resolution 2004-49, Special Use Permit 03-500-31, are herein incorporated by reference. (PL)

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

21. Developer agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Developer's expense, City and its agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided for in Government Code Section 66499.37, to attack, review, set aside, void or annul the approval of this resolution or to determine the reasonableness, legality or validity of any condition attached thereto. City shall promptly notify Developer of any such claim, action or proceeding of which City receives notice, and City will cooperate fully with Developer in the defense thereof. Developer shall reimburse City for any court costs and attorney's fees that City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Developer of the obligations of this condition. Developer's acceptance of this resolution or commencement of construction or operations under this resolution shall be deemed to be acceptance of all conditions thereof. (DS-18)

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ATTACHMENT 9
PAGE 3 OF 4

- 22. Prior to approval of the final map or parcel map, Developer shall provide the City Engineer with written evidence from the Ventura County Clerk's Office that Developer has executed and filed with the Clerk all certificates, statements and securities required by Government Code Sections 66492 and 66493. (DS-26)
- 23. Prior to release of the final map or parcel map for recordation, Developer shall post a bond or other security satisfactory to the City Attorney, guaranteeing that all monuments will be set as required by the Government Code and the City Code. (DS-57)
- 24. Developer shall be responsible for and bear the cost of replacement of all existing survey monumentation (e.g., property corners) disturbed or destroyed during construction, and shall file appropriate records with the Ventura County Surveyor's Office. (DS-64)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

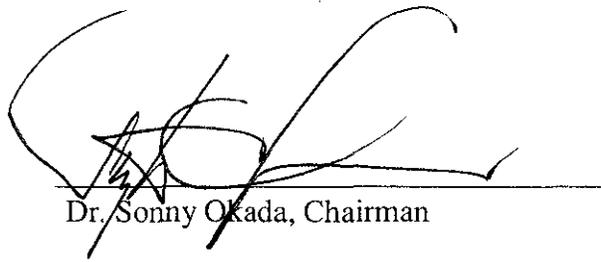
- 25. Developer shall provide a separate water meter to each condominium unit unless the requirement is waived by the Public Works Director in accordance with City Code. Written proof of waiver shall be provided to the Development Services Manager prior to recordation of the final map. (DS)

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 17th day of May, 2007, by the following vote:

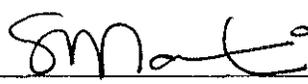
AYES: Commissioners: Dean, Medina, Elliott, Frank, Okada, Pinkard, Sanchez

NOES: Commissioners: None

ABSENT: Commissioners: None



Dr. Sonny Okada, Chairman

ATTEST: 
 Susan L. Martin, Secretary

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ATTACHMENT 9
 PAGE 4 OF 4



Planning and Environmental Services

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Ashley Golden, Senior Planner

DATE: May 17, 2007

SUBJECT: Planning and Zoning Permit Nos. 07-500-3 (Special Use Permit), 07-300-3 (Tentative Subdivision Map for Tract No. 5738 for condominium purposes), 07-500-4 (Special Use Permit), and 07-300-2 (Tentative Subdivision Map for Tract No. 5737 for condominium purposes).

1. **Recommendation:** That the Planning Commission:
 - a) Adopt a resolution approving Special Use Permit (PZ 07-500-3), subject to certain findings and conditions;
 - b) Adopt a resolution recommending that the City Council approve Tentative Subdivision Map for Tract No. 5738 (PZ 07-300-3), subject to certain findings and conditions;
 - c) Adopt a resolution approving Special Use Permit PZ (07-500-4), subject to certain findings and conditions; and
 - d) Adopt a resolution recommending that the City Council approve Tentative Subdivision Map for Tract No. 5737 (PZ 07-300-2), subject to certain findings and conditions.

2. **Project Description and Applicant:** The applicant requests to subdivide an existing lot developed with a 26 unit multi-tenant industrial building into 26 industrial condominiums (PZ Nos. 07-500-3(SUP) and 07-300-3 (TSM for Tract No. 5738)) and requests to subdivide an existing lot developed with 28 unit multi-tenant industrial building into 28 industrial condominiums (PZ Nos. 07-500-4 (SUP) and 07-300-2 (TSM for Tract No. 5737)). The project sites are located at 720 & 730 Arcturus Avenue (APN 223-0-044-035 & APN 223-0-044-045). Filed by Barry Carlisi, 19 Maverick Lane, Bell Canyon, CA 91307.

3. **Existing Land Use:** The lot at 720 Arcturus Avenue is developed with an 18,994 square feet 26 unit industrial building and 730 Arcturus Avenue is developed with a 20,872 square feet 28 unit industrial building.

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PAGE 1 OF 4

4. **General Plan Policies and Land Use Designation Conformance:** The City's 2020 General Plan designates the subject sites as Limited Industrial. The subject sites are zoned accordingly as Limited Manufacturing. The existing development and the proposed community ownership of the sites will not affect the existing or future uses of the subject property and conforms to the goals and policies of the 2020 General Plan, as well as the requirements of the City Code.

5. **Environmental Determination:** The Planning and Environmental Services Division has determined that the project is exempt from environmental review. Section 15301(k) (Class 1) of the California Environmental Quality Act (CEQA) Guidelines categorically exempt the "Division of existing multiple family or single-family residences into common interest ownership and subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt." Based on the above exemptions and in accordance with CEQA, it has been determined that there is no substantial evidence that the proposed project will have a significant effect on the environment, and a Notice of Exemption (see Attachment C) may be adopted.

6. **Surrounding Zoning and Land Uses:**

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Sites	MLPD	ILIM (Industrial Limited)	Multi-Tenant Building
North	MLPD	ILIM	Diving Services
South	M1PD	ILGT (Industrial Light)	BMW Plant
East	MLPD	ILIM	Self Storage
West	MLPD	ILIM	Industrial Building

7. **Analysis:**

- a) **General Discussion:** The projects are before the Planning Commission because the approval of community ownership units requires a special use permit. Per Section 16-395 (C), "A special use permit may be granted for a community ownership unit that is consistent with the adopted general plan; conforms to policies, ordinances, and standards that are related to the specific area and type of development; and conforms to the requirements set forth in the standards pertaining to any form of a community ownership unit." The division of the subject industrial buildings under single ownership to 26 and 28 condominium units under separate owners meets the 2020 General Plan Economic Development Element goals by providing a diversified economic base and a variety of opportunities to stimulate small businesses.

No modifications to the sites or buildings are proposed as part of these requests.

- b) **Relevant Project and Property History, Related Permits:** On August 19, 2004 the Planning Commission approved Special Use Permit 03-500-31 for the construction of an 18,994 square foot, 26-unit, industrial building at 720 Arcturus

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ATTACHMENT 10
 PAGE 2 OF 4

and a 20,872 square foot, 28-unit, industrial building at 730 Arcturus. The City of Oxnard issued building permits 04-7176 and 04-7177 on December 23, 2005.

- c) **Zoning Compliance:** The existing development complies with the development standards listed in Sections 16-185 through 16-215 of the Limited Manufacturing Zone of the City Code. The following chart illustrates and compares the M-L zoning standards as they relate to the proposed project.

DEVELOPMENT STANDARD	REQUIREMENT	730 Arcturus	720 Arcturus	COMPLIES?
Min. lot area	15,000 square feet	60,548 sqft	51,836 sqft	Yes
Min. lot width	100 feet	123'	169.2'	Yes
Min. lot depth	150 feet	336.75'	258.77'	Yes
Max. building height	35 feet	18'; 21'8" to architectural elements	18'; 21'8" to architectural elements	Yes
Front yard setback HUENEME ROAD	20 feet from property line; 30 feet from designated thoroughfares.	55'	55'	Yes
Side yard setback	Same as height of building; Zero setback allowed with approved development plan.	48'6" & 24'6" interior	48'6" & 28' interior	Yes
Rear yard setback ARCTURUS	Not less than height of building. Min. 50 feet if abuts or is across alley from residential zone.	55'	18'	Yes
Max. lot coverage	50% of total area	20,872 sq feet (34%)	18,994 sq. feet (37%)	Yes
Walls	Must be included on plans. Required (6-foot high) if abuts or is across alley or street from residential zone.	6' high block wall on S; Wrought Iron and block wall on N; 6' high chain link on east	6' high block wall on S; Wrought Iron and block wall on N 6' high chain link on west	Yes
Site access	Typical from 74-foot wide collector street. Curb cuts min. 30 feet wide.	30' curb cut	24' curb cut	Yes
Parking spaces	65 required	61 standard, 3 handicap, 3 motorcycle		Yes
Loading Zone	39,866 floor area requires 2 loading spaces	2 loading zones		Yes

- d) **Site and Building Design Analysis:** No site design changes are requested as part of this application. Each parcel has one multi-tenant industrial building and one drive entry; although a reciprocal parking and access agreement was recorded. The lot at 720 Arcturus is developed with an 18,994 square foot building, resulting in 37% lot coverage, and 730 Arcturus is developed with a 20,872 square foot building resulting in 34% lot coverage. The remainder of each lot includes landscaping (23%) and paving for parking and vehicular access.
- e) **Circulation and Parking Analysis:** No changes are proposed as part of this request. Access to the parcels is provided via two drive entrances, one per lot, off of Arcturus Avenue. The existing development exceeds the required number of parking stalls required for the buildings.
- f) **Building Design Analysis:** No changes are proposed as part of this request. The structures utilize a combination of materials and textures: precision concrete block, split face concrete block, and metal canopies.
- g) **Landscaping:** No changes are proposed as part of this request.

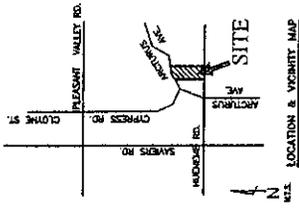
8. **Development Advisory Committee (DAC) Consideration:** SUP 03-500-31 was subject to DAC review. The conversion of the units to common ownership is not subject to DAC review; however, conditions of approval from affected departments are included in the attached resolutions.

9. **Attachments:**

- A. Maps (Vicinity, General Plan, Zoning)
- B. Reduced Project Plans
- C. Notice of Exemption
- D. Resolutions
 - 1. PZ 07-500-3 (Special Use Permit)
 - 2. PZ 07-300-3 (Tentative Subdivision Map)
 - 3. PZ 07-500-4 (Special Use Permit)
 - 4. PZ 07-300-2 (Tentative Subdivision Map)

Prepared by: <u>AG</u>
AG
Approved by: <u>SM</u>
SM

000054



PUBLIC UTILITY AUTHORIZATION FOR OPERATION

CITY OF DAVENPORT
 WATER: 1000 W. THIRD STREET, DAVENPORT, CA 93008
 PHONE: (805) 345-2280
 SEWER: 1000 W. THIRD STREET, DAVENPORT, CA 93008
 PHONE: (805) 345-2280
 TELEPHONE: 201 FLYING ROAD, CARMELITE, CA 93012
 PHONE: (805) 308-2220
 ELECTRIC: 10150 TELEGRAPH ROAD, VENTURA, CA 93004
 PHONE: (805) 604-7447
 GAS: 200 W. THIRD STREET, DAVENPORT, CA 93008
 PHONE: (805) 345-2280
 CABLE TV: THE WUNDER CABLE, HARBOR PARK, CA 91300-2219
 PHONE: (805) 375-7728

SUMMARY

APN: 223-0-044-045
 PROPERTY SIZE: 1.19 AC.
 FLOOD ZONE: 1-1-80
 FLOOD ZONE B: 20
 FLOOD ZONE FROM FLOOD: 20
 NUMBER OF CONDOMINIUM UNITS: 20

SITE ADDRESS

20 ARCTURUS AVENUE
 DAVENPORT, CA 93008

EARTHWORK QUANTITIES:

DATE: N/A
 FILL: N/A
 EXPORT: N/A
 IMPORT: N/A

PZ 07-500-3
 LAND DEV. PERMIT NO. PZ 07-300-3

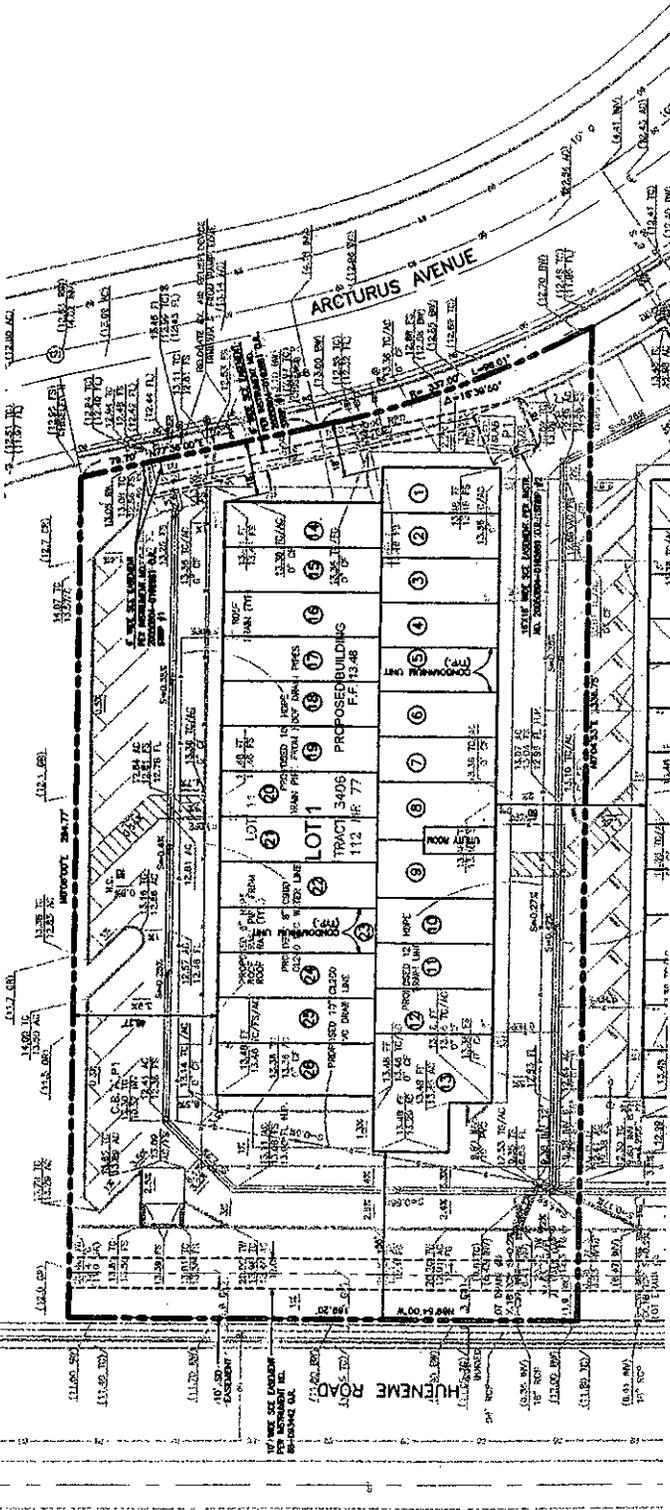
TENTATIVE TRACT NO. 5738
 SINGLE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES

IN THE CITY OF DAVENPORT
 STATE OF CALIFORNIA

LOT 11 OF TRACT NO. 3406
 IN THE CITY OF DAVENPORT, COUNTY OF VENTURA,
 STATE OF CALIFORNIA
 AS SHOWN IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FEBRUARY 26, 2007

SHEET 1 OF 1



000055

ATTACHMENT
 PAGE 1 OF 2

LEGEND

(- - - - -)	PROPERTY LINE
(- - - - -)	FLOOR-LINE
(- - - - -)	CONCRETE
(- - - - -)	EXIST. SEWER LINE
(- - - - -)	PROP. SEWER LINE
(- - - - -)	EXIST. WATER LINE
(- - - - -)	PROP. WATER LINE
(- - - - -)	EXIST. STORM DRAIN LINE
(- - - - -)	PROP. STORM DRAIN LINE
(- - - - -)	PROPOSED FLOW LINE
(- - - - -)	GAS LINE

(- - - - -)	EXIST. CONTOUR
(- - - - -)	POWER POLE
(- - - - -)	MANHOLE
(- - - - -)	EXIST. WATER METER
(- - - - -)	PROP. WATER VALVE
(- - - - -)	PROP. ROOF RISE
(- - - - -)	EXIST. FIRE HYDRANT
(- - - - -)	PROP. FIRE HYDRANT
(- - - - -)	WALL DRAINAGE CAP, 4" x 4" OPENING
(- - - - -)	RADIUS
(- - - - -)	EXIST. SEWER MANHOLE
(- - - - -)	PROP. STORM DRAIN MANHOLE
(- - - - -)	CONDOMINIUM UNIT NUMBER

PREPARED BY:
 M³ CIVIL
 CONSULTING CIVIL ENGINEERS INC. (805) 484-4444
 400 BROADWAY, SUITE 200
 DAVENPORT, CA 93008
 PROJECT NUMBER: THOMAS J. MURPHY

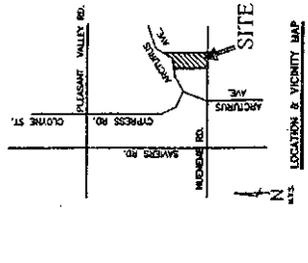
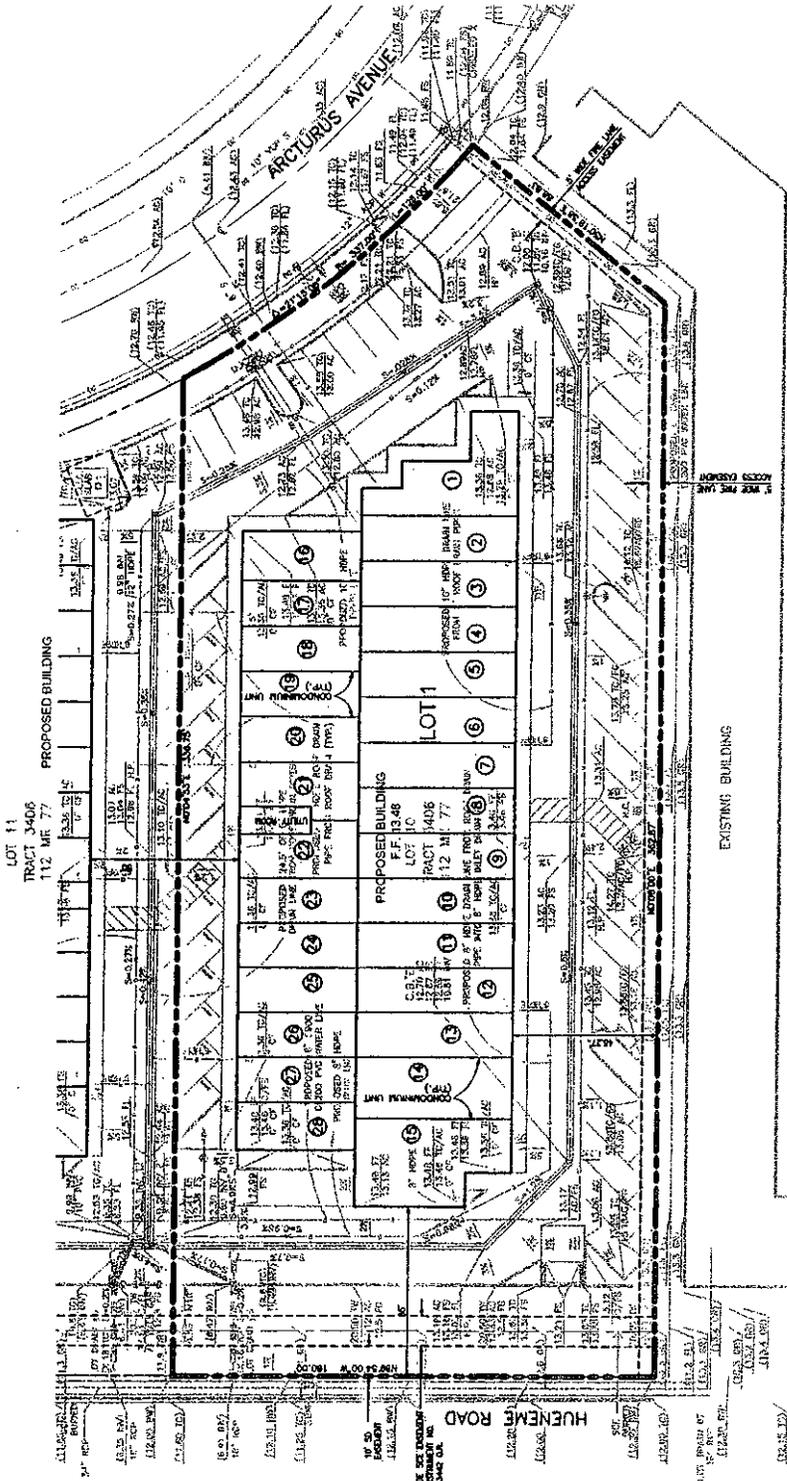
PROPOSED USE:
 SINGLE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES
 10 ARCTURUS AVENUE, DAVENPORT, CA 93008
 PHONE: (805) 780-7588
 ATTN: BARRY CAVALO

DAVENPORT FREE
 1-800-422-4113
 AT LEAST TWO DAYS
 BEFORE YOU DIE



LOT 11
TRACT 3406
112 MR 77

PROPOSED BUILDING



PUBLIC UTILITY AUTHORIZATION FOR OPERATION

DATE: 03/01/07
CITY OF OYAMARD
300 W THIRD STREET, OYAMARD, CA 94509
PH: (925) 382-4380

SEWER DISPOSAL: CITY OF OYAMARD
300 W THIRD STREET, OYAMARD, CA 94509
PH: (925) 382-4380

TELEPHONE: VERIZON
1000 MAIN ST, OYAMARD, CA 94509
PH: (925) 382-4380

ELECTRIC: SOUTHERN CALIFORNIA EDISON
1000 MAIN ST, OYAMARD, CA 94509
PH: (925) 382-4380

CAS: SOUTHERN CALIFORNIA GAS CO.
1000 MAIN ST, OYAMARD, CA 94509
PH: (925) 382-4380

CABLE TV: TIME WARNER CABLE, NEWBURY PARK, CA 91320-2219
57575 WATERS, (805) 375-7126

SUMMARY

APAL: 233-044-003
PROPERTY SIZE(AC): 1.39 AC.
EXISTING ZONE: M-1-LT-0
PROPOSED ZONE: M-1-LT-0
NUMBER OF CONDOMINIUM SPACES: 28

SITE ADDRESS

750 ARCTURIUS AVENUE
OYAMARD, CA 94509

EARTHWORK QUANTITIES:

CU. YD. CU. YDS.
CU. YD. CU. YDS.
CU. YD. CU. YDS.
CU. YD. CU. YDS.

LEGEND

(---)	EXIST. CONTOUR	PROPERTY LINE
(---)	POWER POLE	FLUM-LINE
(---)	MANHOLE	CONDUITLINE
(---)	EX/PROP WATER METER	EXIST. SEWER LINE
(---)	EX/PROP WATER VALVE	PROP. SEWER LINE
(---)	PROPOSED DROP VALVE	EXIST. WATER LINE
(---)	EX/PROP FIRE HYDRANT	PROP. WATER LINE
(---)	WALL MANHOLE CAP, 4" X 8" OPENING	EXIST. STORM DRAIN LINE
(---)	MANHOLE	PROPOSED DRAIN LINE
(---)	EXIST. SEWER MANHOLE	PROPOSED FLOW LINE
(---)	EXIST. STORM DRAIN MANHOLE	DIG LINE
(---)	CONDOMINIUM UNIT MARKER	

REGISTERED DESIGNER

M CIVIL

1000 MAIN STREET, OYAMARD, CA 94509
PH: (925) 762-7386

PROJECT MANAGER: THOMAS J. MURPHY

LAND DEV. PERMIT NO. PZ 07-500-4
PZ 07-300-2

TENTATIVE TRACT NO. 5737

SINGLE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES

IN THE CITY OF OYAMARD
STATE OF CALIFORNIA

LOT 11 OF TRACT NO. 3406
IN THE CITY OF OYAMARD, COUNTY OF VENTURA,
STATE OF CALIFORNIA, RECORDED IN BOOK 112, PAGE 77

FEBRUARY 26, 2007

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ATTACHMENT 11
PAGE 2 OF 2



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1-800-472-4133
PLEASE PRINT AND SIGN
BEFORE USE