



Meeting Date: 9/11/07

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: ^{HW} Linda Windsor, Associate Planner

Agenda Item No. K-1

Reviewed By: City Manager ^{MMH}

^{Rupp} City Attorney

Finance ^{SW}

Other (Specify)

DATE: August 27, 2007

TO: City Council

FROM: Susan L. Martin, AICP, Planning Manager ^{SMartin}
Development Services Department

SUBJECT: Planning & Zoning Permit Nos. 06-500-10 (Special Use Permit), 07-510-1 (Special Use Permit), and 06-300-6 (Tentative Parcel Map), located at 1950 Solar Drive. Filed by T.M. Mian & Associates

RECOMMENDATION

That City Council adopt resolutions:

1. Approving Planning and Zoning Permit No. 06-500-10, a special use permit for an extended stay hotel, subject to certain findings and conditions;
2. Approving Planning and Zoning Permit No. 07-510-1, a special use permit for onsite sales of beer and wine, subject to certain findings and conditions;
3. Approving Planning and Zoning Permit No. 06-300-6, a tentative parcel map, subdividing one lot into two lots, subject to certain findings and conditions.

DISCUSSION

On August 2, 2007, the Planning Commission adopted Resolution Nos. 2007-22, -23 and -24, approving the special use permits identified above and recommending approval of a tentative parcel map to subdivide existing property. The project proposes development of a vacant site with a 129-room, 98,798 square foot extended stay hotel; an increase in allowed building height from 35 feet to 59 feet; a decrease in one side yard setback (from 59 feet to 10 feet); and administrative relief for a reduction in the required number of parking spaces by 127 spaces. The City Traffic Engineer accepted the parking study for the reduced onsite parking, and the Planning Commission support the project as proposed. The facility includes a meeting room; a lodge serving light evening meals and breakfast for guests, and outdoor recreation facilities. Beer and wine sales with the evening meals and in the hotel's on-site convenience store (ABC License Type 41) are proposed as part of the request. The Tentative Parcel map would divide the existing lot into two parcels, to allow the Hilton Garden Inn and proposed Homewood Suites Hotel to be on separate parcels.

The project is not within a redevelopment area, neighborhood or specific plan area. The proposed project is consistent with the 2020 General Plan.

In accordance with CEQA, an initial study was prepared to determine if the project may result in potentially significant adverse effects on the environment. Mitigation measures have been incorporated into the project and the applicant has agreed to implement these mitigation measures to reduce these impacts to a level of less than significant. A mitigated negative declaration was circulated for public review and comment from May 18, 2007 through June 6, 2007. The initial study and mitigated negative declaration are included in the Planning Commission staff report (Attachment 2).

FINANCIAL IMPACT

None

- Attachment #1 - Planning Commission Resolutions 2007-22, -23, and -24
- #2 - Planning Commission Staff Reports (August 2, June 20 and June 21, 2007) and Reduced Plans
- #3 - Location Map
- #4 - Reduced Project Plans
- #5 - City Council Resolutions
 - PZ 06-500-10 (Special Use Permit for development of hotel)
 - PZ 07-510-1 (Special Use Permit for alcohol sales for on-site consumption)
 - PZ 06-300-6 (Tentative Parcel Map)

Note: Attachment #1 (Planning Commission Resolutions), Attachment #2 (Staff Report) and Attachment #4 (Reduced Project Plans) have been provided to the City Council. 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.

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING SPECIAL USE PERMIT NO. 06-500-10 TO DEVELOP AN EXTENDED STAY HOTEL, FOR PROPERTY LOCATED ON THE EAST SIDE OF SOLAR DRIVE, NORTH OF EAST GONZALES RD, COMMONLY KNOWN AS 1950 SOLAR DRIVE, SUBJECT TO CERTAIN CONDITIONS. FILED BY T.M. MIAN & ASSOCIATES, 1106 N. HIGHWAY 360, SUITE 400, GRAND PRAIRIE, TX 75050.

WHEREAS, the City Council has reviewed PZ No. 06-500-10, for property located at 1950 Solar Drive, filed by T.M. Mian & Associates; and

WHEREAS, the City Council has carefully reviewed the decision of the Planning Commission; and

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

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

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

1. The proposed use is in conformance with the *2020 General Plan* and other adopted standards of the City of Oxnard.
2. The proposed use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.

3. The site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards except as may be specifically excepted by the special findings and conditions of this resolution.
4. The site for the proposed use will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic such use will generate.
5. The site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.

NOW, THEREFORE, the City Council of the City of Oxnard resolve to approve Planning & Zoning Permit No. 06-500-10 (Special Use Permit) subject to the conditions set forth in Planning Commission Resolution No. 2007-22, on file in the Planning Division, and incorporated herein by reference.

PASSED AND ADOPTED this 11th day of September, 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

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING SPECIAL USE PERMIT NO. 07-510-1 (SPECIAL USE PERMIT), TO ALLOW ON-SITE SALE OF BEER AND WINE ASSOCIATED WITH THE DINING ROOM OF A NEW EXTENDED STAY HOTEL, LOCATED ON THE EAST SIDE OF SOLAR DRIVE, NORTH OF EAST GONZALES ROAD, COMMONLY KNOWN AS 1950 SOLAR DRIVE, (APN 231-0-052-035), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY T.M. MIAN & ASSOCIATES, 1106 N. HIGHWAY 360, SUITE 400, GRAND PRAIRIE, TX 75050.

WHEREAS, the City Council has reviewed Planning and Zoning Permit No. 07-510-01, for property located at 1950 Solar Drive, filed by T.M. Mian & Associates; and

WHEREAS, the City Council has carefully reviewed the decision of the Planning Commission; and

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

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

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

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

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

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

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

NOW, THEREFORE, the City Council of the City of Oxnard does hereby resolve to approve Planning & Zoning Permit No. 07-510-01 (Special Use Permit) subject to the conditions set forth in Planning Commission Resolution No. 2007-23, on file in the Planning and Environmental Services Division, and incorporated herein by reference.

PASSED AND ADOPTED this 11th day of September, 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 5
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CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING PLANNING & ZONING PERMIT NO. 06-300-6 (TENTATIVE PARCEL MAP) FOR PROPERTY LOCATED NORTH OF GONZALES ROAD AND EAST OF SOLAR DRIVE, (APN 231-0-052-035), SUBJECT TO CERTAIN CONDITIONS. FILED BY TM MIAN & ASSOCIATES, 1106 N. HIGHWAY 360, SUITE 400, GRAND PRAIRIE, TX 75050.

WHEREAS, the City Council has reviewed Planning & Zoning Permit No. 06-300-6 (Tentative Map) for property located north Gonzales Road and east of Solar Drive, filed by T.M. Mian & Associates; and

WHEREAS, the City Council has carefully reviewed Planning Commission Resolution No. 2007-24, recommending approval of the Tentative Map, subject to certain conditions; and

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

WHEREAS, the City Council finds that the Tentative Map and the design and improvement of the proposed development are consistent with the General Plan and any applicable Specific Plan thereunder; 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

NOW, THEREFORE, the City Council of the City of Oxnard does hereby resolve to approve Planning & Zoning Permit No. 06-300-06 (Tentative Parcel Map) subject to the conditions set forth in Planning Commission Resolution No. 2007-24, on file in the Planning Division, and incorporated herein by reference.

PASSED AND ADOPTED this 11th day of September, 2007, by the following vote:

AYES:

NOES:

ABSENT:

Resolution No.
PZ 06-300-6
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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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