



Meeting Date: 10/09/07

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: Juan Martinez, Associate Planner *jm* Agenda Item No. K-1

Reviewed By: City Manager *JEB* City Attorney *AM* Finance *SW* Other (Specify) \_\_\_\_\_

DATE: September 24, 2007

TO: City Council

FROM: *Susan L. Martin* Susan L. Martin, AICP *Williams*  
Planning Manager

**SUBJECT: Planning and Zoning Permit Nos. 06-500-23 (Special Use Permit), 06-300-17 (Tentative Subdivision Map for Tract No. 5760), and 06-570-03 (Zone Change), Northeast Corner of Gonzales and Williams Drive. Filed by Rexford Industrial.**

**RECOMMENDATION**

That City Council:

1. Adopt a resolution upholding the Planning Commission’s approval of Planning and Zoning Permit No. 06-500-23 (Special Use Permit), subject to the conditions set forth in Planning Commission Resolution No. 2007-31.
2. Adopt a resolution approving Planning and Zoning Permit No. 06-300-17 (Tentative Subdivision Map for Tract No. 5760), subject to the conditions set forth in Planning Commission Resolution No. 2007-32.
3. Adopt an ordinance approving Planning and Zoning Permit No. 06-570-03 (Zone Change), as set forth in Planning Commission Resolution No. 2007-33.

**DISCUSSION**

On September 6, 2007, the Planning Commission approved a special use permit and recommended to the City Council the approval of a tentative subdivision map and a zone change to allow the redevelopment of the existing 12.64 acre industrial site by demolishing portions of the existing industrial building and constructing 6 new buildings totaling approximately 74,430 square feet. The proposed subdivision map proposes to subdivide the 12.64 acre site to accommodate 40 separate tenant/owner suites for condominium purposes. The site is currently zoned Limited Manufacturing Planned Development (MLPD) and the zone change would re-designate the subject site to Business & Research Park (BRP) to be consistent with the City’s adopted 2020 Land Use Map and the surrounding zoning.

The proposed improvements consist of partial demolition in various locations of the existing 207,347 square foot industrial building. The proposal includes the abandonment of an existing basement underneath Building G. The proposed construction of six new free-standing building pads and the redeveloped buildings will total 193,575 square feet of building area in a campus like atmosphere. The buildings will accommodate speculative uses compatible with the Business and Research Park zoning designation.

## **FINANCIAL IMPACT**

None.

- Attachment 1 - Resolution (Special Use Permit)
- 2 - Resolution (Tentative Subdivision Map-T5760)
- 3 - Resolution (Zone Change)
- 4 - Vicinity Map
- 5 - Planning Commission Staff Report (September 6, 2007) w/ Attachments
  - A. Maps (Vicinity, Zoning, General Plan Map)
  - B. Development Project Plans
  - C. Tentative Parcel Map Plan
  - D. Resolution No. 2006-31 (SUP)
  - E. Resolution No. 2006-32 (TSM-T5760)
  - F. Resolution No. 2006-33 (Zone Change)
- 6 - Planning Commission Meeting Minutes (September 6, 2007)

*Note: Attachment 5 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, October 8, 2007.*

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD UPHOLDING PLANNING COMMISSION APPROVAL OF PLANNING AND ZONING PERMIT NO. 06-500-23 (SPECIAL USE PERMIT) TO REDEVELOP AN EXISTING 12.64 ACRE INDUSTRIAL SITE BY DEMOLISHING PORTIONS OF THE EXISTING INDUSTRIAL BUILDING AND CONSTRUCTING 6 NEW BUILDINGS TOTALING APPROXIMATELY 74,430 SQUARE FEET. THE SITE IS LOCATED ON THE NORTHEAST CORNER OF GONZALES ROAD AND WILLIAMS DRIVE AND IS CURRENTLY ZONED LIMITED MANUFACTURING PLANNED DEVELOPMENT (MLPD). FILED BY REXFORD INDUSTRIAL, 11601 WILSHIRE BLVD., SUITE 650, LOS ANGELES, CA 90025.

WHEREAS, on September 6, 2007, the Planning Commission adopted Resolution No. 2007-31, approving Planning and Zoning Permit No. PZ 06-500-23, a Special Use Permit to allow the redevelopment of an existing developed 12.64 acre site, filed by Rexford Industrial; and

WHEREAS, the City Council has considered the appeal of the Planning Commission's decision filed by the Planning 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 06-500-23 (Special Use Permit); and

WHEREAS, Section 15302(Class 2) 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

NOW, THEREFORE, the City Council of the City of Oxnard resolves that the Planning Commission's approval of Planning and Zoning Permit No. PZ 06-500-23 (Special Use Permit) is upheld, subject to the conditions set forth in Planning Commission Resolution No. 2007-31.

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Resolution No.  
PZ 06-500-23 (SUP)  
October 9, 2007  
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PASSED AND ADOPTED this 9th of October 2007, by the following vote:

AYES:

NOES:

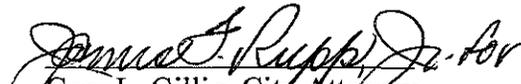
ABSENT:

\_\_\_\_\_  
Dr. Thomas E. Holden, Mayor

ATTEST:

\_\_\_\_\_  
Daniel Martinez, City Clerk

APPROVED AS TO FORM:

  
Gary L. Gillig, City Attorney

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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. 06-300-17 (TENTATIVE SUBDIVISION MAP FOR TRACT NO. 5760), TO SUBDIVIDE A 12.64 ACRE SITE FOR CONDOMINIUM PURPOSES IN ACCORDANCE WITH SECTION 16-395 OF THE CITY CODE. THE SITE IS LOCATED ON THE NORTHEAST CORNER OF GONZALES ROAD AND WILLIAMS DRIVE. FILED BY REXFORD INDUSTRIAL, 11601 WILSHIRE BLVD., SUITE 650, LOS ANGELES, CA 90025.

WHEREAS, the City Council has reviewed an application for Planning & Zoning Permit No. 06-300-17 (Tentative Subdivision Map for Tract No. 5760) to subdivide for condominium purposes a 12.64 acre site in accordance with Chapter 15 (Subdivision Ordinance) of the City Code and the State Subdivision Map Act, filed by Rexford Industrial; and

WHEREAS, the City Council has carefully reviewed Planning Commission Resolution No. 2007-32, recommending approval of the Tentative Subdivision Map for Tract No. 5760, subject to certain conditions, for property located on the northeast corner of Gonzales Road and Williams Drive; and

WHEREAS, the City Council finds that the Tentative Subdivision Map for Tract No. 5760 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 for Tract No. 5760 and the design and improvement of the proposed development are consistent with the General Plan; and

WHEREAS, the City Council finds that the proposed site is suitable for the type and density of development requested and the development will not cause substantial environmental damage, serious public health problems or conflict with any public utility or service easements; and

WHEREAS, Section 15302(Class 2) 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

NOW, THEREFORE, the City Council of the City of Oxnard does hereby resolve to approve Planning & Zoning Permit No. 06-300-17 (Tentative Subdivision Map for

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Resolution No.  
PZ 06-300-17 (TSM)  
October 9, 2007  
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Tract No. 5760) subject to the conditions set forth in Planning Commission Resolution No. 2007-32, on file in the Planning Division, and incorporated herein by reference.

PASSED AND ADOPTED this 9<sup>th</sup> day of October, 2007, by the following vote:

AYES:

NOES:

ABSENT:

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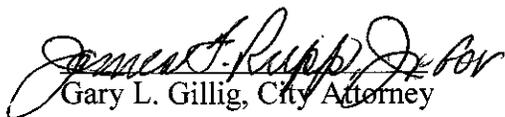
Dr. Thomas E. Holden, Mayor

ATTEST:

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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

ORDINANCE NO.

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 06-570-03 (ZONE CHANGE) TO CHANGE THE CURRENT ZONING DESIGNATION FROM "ML-PD" (LIMITED MANUFACTURING PLANNED DEVELOPMENT) TO "BRP" (BUSINESS AND RESEARCH PARK) OF A DEVELOPED 12.64 ACRE SITE. FILED BY REXFORD INDUSTRIAL, 11601 WILSHIRE BLVD., SUITE 650, LOS ANGELES, CA 90025.

WHEREAS, on September 6, 2007, the Planning Commission approved Resolution No. 2007-33 recommending that the City Council adopt an ordinance approving Planning and Zoning Permit No. 06-570-03 (Zone Change) filed by Rexford Industrial; and

WHEREAS, the City Council has held a public hearing and received and reviewed written and oral comments related to the Zone Change No. 06-570-03; and

WHEREAS, the City Council finds after due study and deliberation that the public interest and general welfare require the adoption of Zone Change No. 06-570-03; and

WHEREAS, Section 15302 (Class 2) 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, Applicant agrees, as a condition of approval of this ordinance and at applicant's own expense, to indemnify and defend the City of Oxnard and its agents, officers and employees from and against any claims, actions or proceedings to attack, set aside, void or annul the approval of this ordinance or any actions or proceedings, acts or determinations taken, done or made before the approval of this ordinance that were part of the approval process.

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

Part 1. The zoning governing property consisting of a 12.64 acre parcel, located on the northeast corner of Gonzales Road and Williams Drive, as shown on the map attached hereto as Exhibit A and incorporated herein by reference, is hereby changed from ML-PD (Limited Manufacturing Planned Development) to BRP (Business and Research Park).

Part 2. Within 30 days of the adoption of this ordinance, the City Clerk shall mail a copy of this ordinance to the Assessor of Ventura County, as required by Government Code Section 65863.5.

Part 3. Within 15 days after passage, the City Clerk shall cause this ordinance to be published one time in a newspaper of general circulation published and circulated in the City.

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Ordinance No. \_\_\_\_\_ was first read on October 9, 2007, and finally adopted on \_\_\_\_\_, to become effective thirty (30) days thereafter.

PASSED AND ADOPTED this 9<sup>th</sup> day of October 2007, by the following vote:

AYES:

NOES:

ABSENT:

\_\_\_\_\_  
Dr. Thomas E. Holden, Mayor

ATTEST:

\_\_\_\_\_  
Daniel Martinez, City Clerk

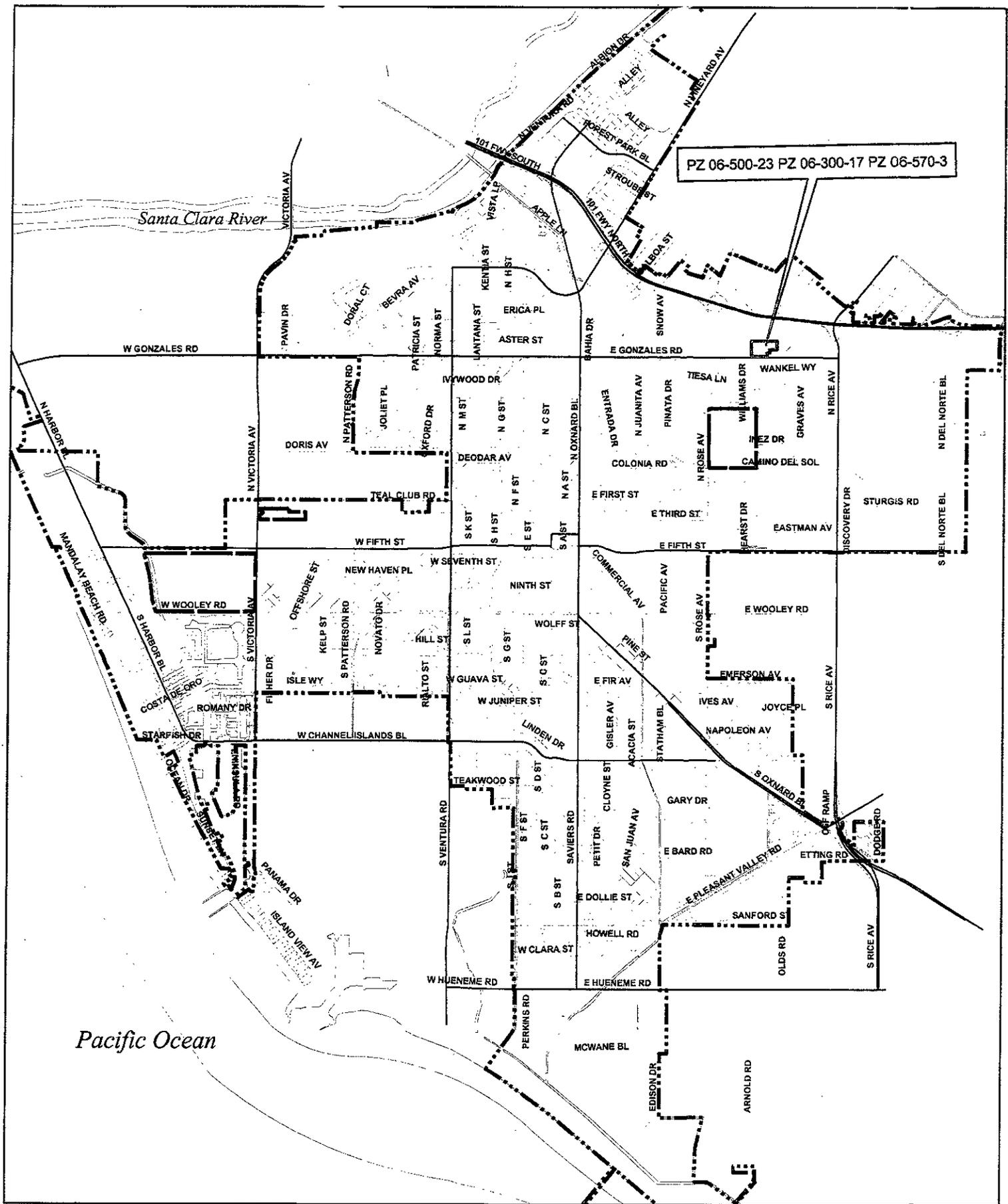
APPROVED AS TO FORM:

  
Gary L. Gillig, City Attorney

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ATTACHMENT 3  
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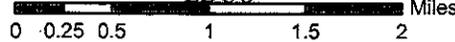


PZ 06-500-23 PZ 06-300-17 PZ 06-570-3

**Vicinity Map**

PZ 06-500-23 PZ 06-300-17-17 PZ 06-570-3  
 Location: 1950 Williams Dr/ 2101 E. Gonzales Rd  
 APN: 213003148

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Oxnard Planning  
 December 28, 2006



## MINUTES

### OXNARD PLANNING COMMISSION REGULAR MEETING SEPTEMBER 6, 2007

#### A. ROLL CALL

At 7.08 p.m., the regular meeting of the Oxnard Planning Commission convened in the Council Chambers. Commissioners Michael Sanchez, Irene Pinkard, Chairman Sonny Okada, Randall Elliott, Dale Dean, and Saul Medina, were present. Chair Okada 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; James Rupp, Assistant City Attorney; Juan Martinez Associate Planner, and Lori Maxfield, Recording Secretary.

#### B. PUBLIC COMMENTS

Mr. Larry Godwin discussed the Coastal Commission meeting regarding Southern California Edison peaker plant.

Ms. Shirley Godwin spoke on the widening of Saviers Road related to setbacks and the property owner being responsible for maintaining the site during construction.

Chair Okada directed staff to return within the month with a discussion on the widening of Saviers Road, and require the property owners to maintain their property during the construction.

Planning Manager Martin indicated that the City Code required that the property owner maintain their property.

#### C. READING OF AGENDA

Planning Manager Martin reviewed the agenda.

#### D. CONSENT AGENDA

##### 1. APPROVAL OF MINUTES – August 16, 2007

MOTION Commissioner Medina moved and Commissioner Elliott seconded a motion to approve the minutes of August 16, 2007 as presented. The question was called and the motion carried unanimously, Commissioner Frank absent.

#### E. CONTINUED PUBLIC HEARINGS

##### 1. PLANNING AND ZONING PERMIT NO. 06-500-23 (Special Use Permit); 06-300-17

(Tentative Subdivision Map for Tract No. 5760); and 06-570-03 (Zone Change) to redevelop an existing 12.64 acre industrial site by demolishing portions of the existing industrial building and constructing six speculative buildings totaling 60,497 square feet. The subdivision map proposes to subdivide the 12.64 acre site to accommodate separate tenant/owner suites for condominium purposes. The site is currently zoned Limited Manufacturing Planned Development (MLPD) and the zone change would re-designate the subject site to Business & Research Park (BRP) to be consistent with the City's adopted 2020 Land Use Map and the surrounding zoning. The project is located at 1950 Williams Drive. Filed by Rexford Industrial, 11601 Wilshire Blvd., Suite 650, Los Angeles, CA 90025.

PROJECT PLANNER: Juan Martinez

Associate Planner Martinez presented the staff report including the proposed uses of the nine buildings; parking; setbacks; loading docks; and roll up doors for buildings with manufacturing uses.

He referred to two additional special conditions stating that the final map be processed concurrently with the site improvement plans; and prior to recordation of the final map, the developer shall cause the assessment district engineer to reapportion the existing assessments in accordance with the proposed resubdivision. He also displayed the zone map, photo of the existing site condition, aerial photo depicting the building footprint, site plan; site photos, and elevations.

Planning Manager Martin read into the record an e-mail received from Commissioner Frank. It stated as follows:

"As you know, I will not be able to attend the 9/6 meeting due to a conflict I have with my attendance at the trail lawyers convention. I did not say I would not be at the 9/5 meeting so expected that to go forward."

"I was a bit late for the noon meeting today and learned it was cancelled. I wanted to bring up that I would like the Alcohol Study issue to be continued to a future date when I can be in attendance. The Williams Ave project is a large project. I think it is time we insist that there be a solar component especially when the buildings have such a large flat roof surface. My thinking is that it comes off the table, we agendaize, at our NEXT meeting, a proposal to council to enact an ordinance requiring this and then bring it back. I know the argument will be that they were entitled to proceed with the lack of ordinance in place. Maybe so. But, I think we need to move to get this ordinance considered before council before these huge projects continue to come to the planning staff without any regard for alternative energy and without any tools for planning staff to use to require alternative energy sources."

"I would like someone to make a motion to continue the alcohol Study session."

"I request that this entire comment read into the record please."

"Thank you. Deirdre Frank"

Chair Okada opened the public testimony.

The applicant displayed a video depicting an overview of the proposed project.

Mr. Brian Poliquen, applicant, agreed to all proposed conditions, and gave a brief presentation including the use of energy efficient mechanical equipment; reuse of all site materials; architecture; pedestrian walkway throughout the project; and he distributed renderings of the project to the Commissioners.

Ms. Pat Brown discussed building layout; shortage of parking; and access from Williams Drive.

Chair Okada closed the public testimony.

Discussion ensued regarding energy issues; reuse of old building materials; future potential use of solar power; architecture; building ownership; walkability of the site; opportunity for employment; reclaimed water.

MOTION Commissioner Sanchez moved and Commissioner Medina seconded a motion to adopt a resolution granting PZ 06-500-23, a Special Use Permit to redevelop an existing industrial site by demolishing portions of the existing industrial building and constructing six new office building; recommending City Council approval of PZ 06-300-17, a Tentative Subdivision Map for Tract No. 5760 to subdivide a 12.64 acres site for condominium purposes; recommending City Council approval of PZ 06-570-03, a Zone Change affecting a developed site by redesignating from Limited Manufacturing Planned Development to Business and Research Park for property located at the northeast corner of Gonzales Road and Williams Drive, with conditions as recommended by staff. The question was called and the motion carried unanimously, Commissioner Frank absent.

MOTION Commissioner Pinkard moved and Commissioner Sanchez seconded a motion to continue Item G (Study Session on Alcohol Sales) off calendar. The question was called and the motion carried 5-1-1, Chair Okada voting no Commissioner Frank absent.

2. PLANNING AND ZONING PERMIT NO. 07-550-02 (Major Modification to Special Use Permit PZ 04-500-13), to allow an 18,800 square foot church facility to be developed in two phases, including minor changes to the approved building elevations. The 2.5 acre site is located at 450 North Rose Avenue (APN 216-0-061-07), within the Rose Park Neighborhood. In accordance with Section No. 15332 of the CEQA Guidelines, the proposed project is exempt from environmental review. Filed by Trinity Missionary Baptist Church, 315 Anita St., Oxnard, CA 93030.

PROJECT PLANNER: Juan Martinez

Associate Planner Martinez presented the staff report including minor changes to the approved elevations; surrounding uses; phasing of the site; only one access to the site; original approval in 2004 with a one year administrative time extension to expire this year. He also displayed the site plan; site photos; floor plans; perspective of the completed building; elevations.