



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-2

Reviewed By: City Manager *Job* City Attorney *Jean Gillig* Finance *SW* Other (Specify) \_\_\_\_\_

**DATE:** September 25, 2007

**TO:** City Council

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

**SUBJECT:** **Planning and Zoning Permit No. 05-300-24 (Tentative Parcel Map), a 4.9 Acre Site Bounded by Myrtle Street, Vineyard Avenue, and the 101 Freeway, within District E of the RiverPark Specific Plan Area. Filed by Tony Talamante, RiverPark Legacy, LLC**

**RECOMMENDATION**

That City Council adopt a resolution approving Planning and Zoning Permit No. 05-300-24 (Tentative Parcel Map), subject to the conditions set forth in Planning Commission Resolution No. 2007-36.

**DISCUSSION**

On September 20, 2007, the Planning Commission adopted Resolution No. 2007-36 recommending that City Council approve the subject Planning and Zoning Permit No. 05-300-24 (Tentative Parcel Map), to merge and re-subdivide into three parcels an irregular shaped 4.9 acre site comprised of various lots, including the vacation of public right of way. The project site is located in District E of the RiverPark Specific Plan and is bounded by Myrtle Street, Vineyard and the 101 Freeway. Approval of the subdivision will include off-site improvements which consist of the widening of Myrtle Street, improvements to the Vineyard/Myrtle intersection, and improvements along Vineyard Avenue.

The subdivision application will create three parcels ranging from 1.13-acres to 1.48-acres and any future development applications on any of the three parcels will be subject to separate permit entitlement approvals. The 4.9 acre site is comprised of eleven underlying parcels, an abandoned street, and alleyway. Prior to abandoning El Rio Drive, Colonia Avenue intersected and crossed Myrtle Street in the southbound direction and as it turned in the west bound direction, the frontage roadway, which traveled parallel to the 101 Freeway was known as El Rio Drive.

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## **FINANCIAL IMPACT**

None.

- Attachment 1 - Resolution for PZ 05-300-24 (TPM)  
2 - Planning Commission Staff Report Dated September 20, 2007  
(Includes Attachments)  
3 - Vicinity Map  
4 - Zone Map  
5 - Reduced Parcel Map

*Note: Attachment 2 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.*

**000040**

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. 05-300-24 (TENTATIVE PARCEL MAP), TO RE-SUBDIVIDE INTO THREE PARCELS AN IRREGULAR SHAPED 4.9 ACRE SITE COMPRISED OF VARIOUS PARCELS, INCLUDING PUBLIC RIGHT-OF-WAY. THE PROJECT SITE IS LOCATED IN DISTRICT E OF THE RIVERPARK SPECIFIC PLAN AND IS BOUNDED BY MYRTLE STREET, VINEYARD AVENUE AND THE 101 FREEWAY. APPROVAL OF THE SUBDIVISION WILL INVOLVE THE VACATION OF PUBLIC RIGHT-OF-WAY, WIDENING OF MYRTLE STREET, IMPROVEMENTS TO THE VINEYARD/MYRTLE INTERSECTION, AND THE WIDENING OF VINEYARD AVENUE TO THE EAST OF THE PROJECT SITE. FILED BY TONY TALAMANTE, RIVERPARK LEGACY, LLC, 30699 RUSSEL RANCH ROAD, SUITE 290, WESTLAKE VILLAGE, CA 91362.

WHEREAS, the City Council has reviewed an application for Planning & Zoning Permit No. 05-300-24 (Tentative Parcel Map) to subdivide an irregular shaped 4.9 acre site in accordance with Chapter 15 (Subdivision Ordinance) of the City Code and the State Subdivision Map Act, filed by Tony Talamante, RiverPark Legacy, LLC.; and

WHEREAS, the City Council has carefully reviewed Planning Commission Resolution No. 2007-36, recommending approval of the Tentative Map, subject to certain conditions for a 4.9 acre site bounded by Myrtle Street, Vineyard Avenue, and the 101 Freeway; and

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

WHEREAS, the City Council finds that the Tentative Parcel Map and the proposed development improvements are consistent with the General Plan; 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

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ATTACHMENT 1  
PAGE 1 OF 2

Resolution No.  
PZ 05-300-24 (TPM)  
October 9, 2007  
Page 2 of 2

NOW, THEREFORE, the City Council of the City of Oxnard does hereby resolve to approve Planning & Zoning Permit No. 05-300-24 (Tentative Parcel Map) subject to the conditions set forth in Planning Commission Resolution No. 2007-36, 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:

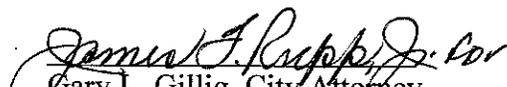
ABSENT:

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

ATTEST:

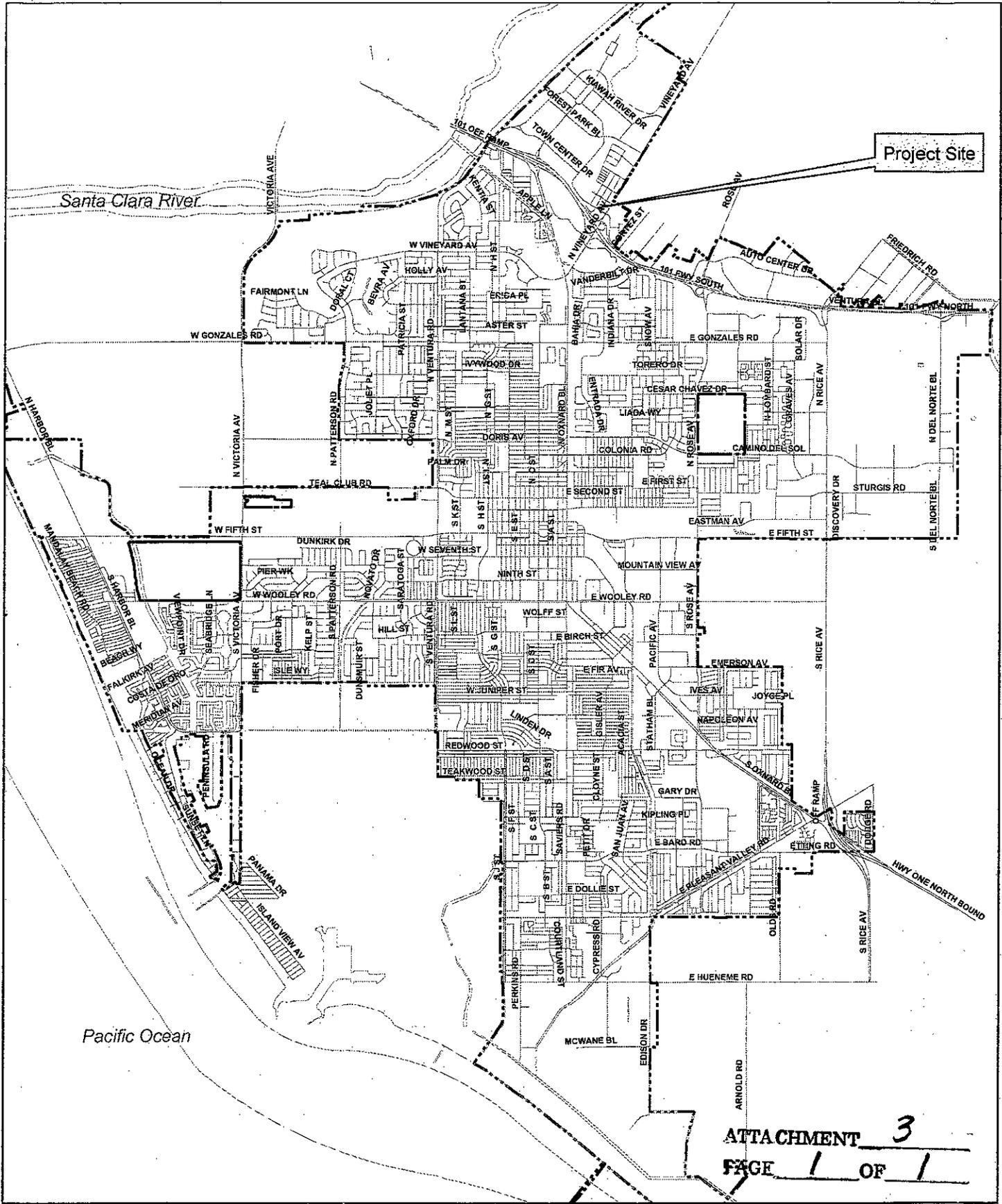
\_\_\_\_\_  
Daniel Martinez, City Clerk

APPROVED AS TO FORM:

  
Gary L. Gillig, City Attorney

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ATTACHMENT 1  
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Project Site

ATTACHMENT **3**  
PAGE **1** OF **1**

PZ 05-300-24

Location: NW Corner of 101 Fwy & Vineyard Ave.  
Riverpark Legacy, LLP

Vicinity Map



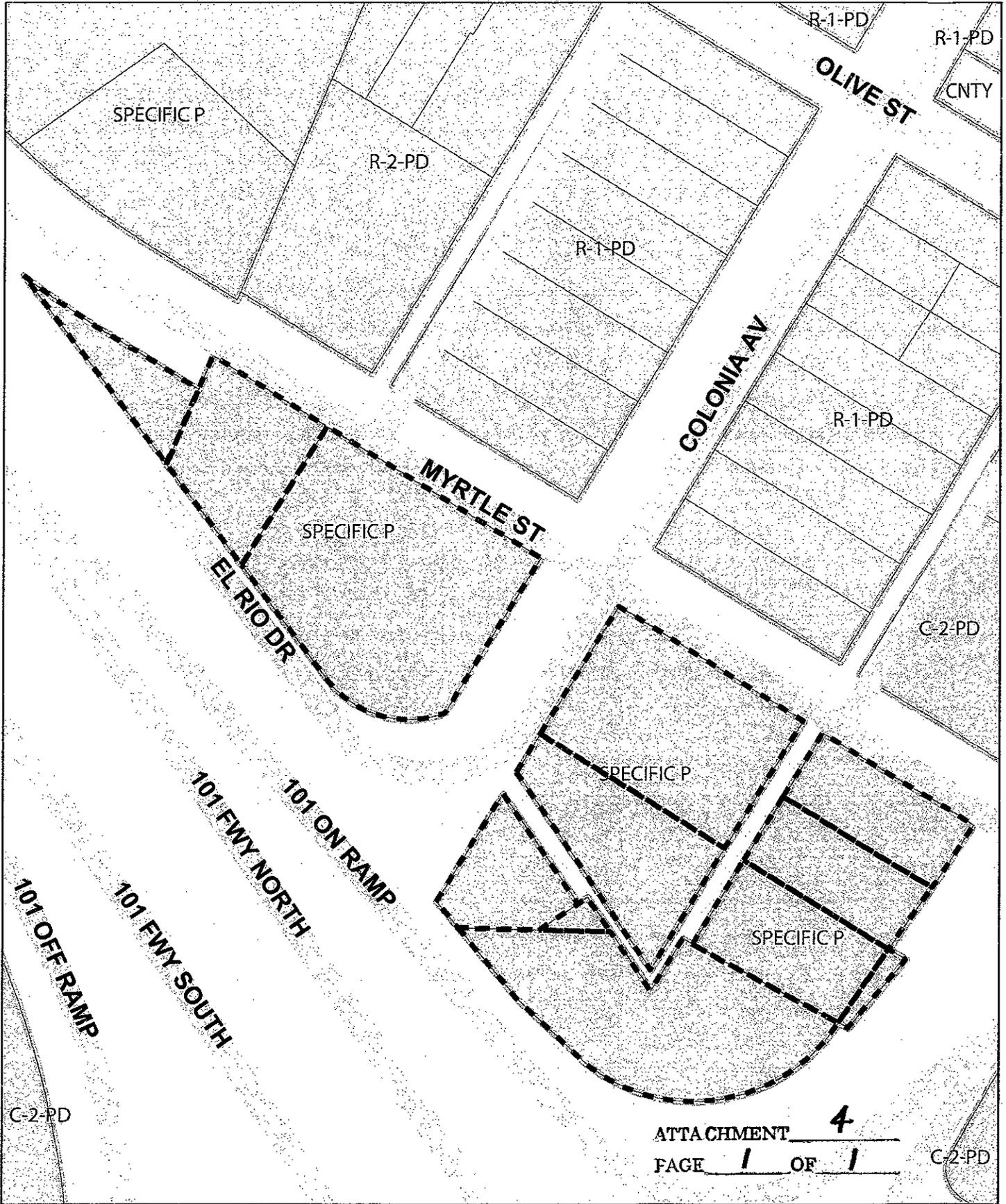
Planning & Environmental Services



**000043**



February 8, 2006



ATTACHMENT 4  
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PZ 05-300-24  
 Location: NW Corner of 101 FWY & Vineyard Ave.  
 RiverPark Legacy, LLP

0 50 100 200 300 400 Feet

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