

Meeting Date: 10/16/07

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: Christopher Williamson, AICP CW Agenda Item No. K-1
 Reviewed By: City Manager [Signature] City Attorney [Signature] Finance SW Other (Specify) _____

DATE: October 4, 2007

TO: City Council

FROM: [Signature] Susan L. Martin, AICP CW
Planning Division Manager

SUBJECT: Planning & Zoning Permit No. 07-630-02 (Amendment to the Rose-Santa Clara Corridor Specific Plan) to Allow Auto Sales and Service Use on 15 Acres at 1801 Auto Center Drive, 2901 Paseo Mercado, and a Southerly Portion of 3001 Paseo Mercado. Filed by Michael Wallace, Wallace Properties, P.O. Box 5026, Oxnard, CA, 93031.

RECOMMENDATION

That City Council approve the first reading by title only and subsequent adoption of an ordinance approving Planning and Zoning Permit No. 07-630-02 (Specific Plan Amendment) amending Section No. 4.2.2 of the Business Park land use designation of the *Rose-Santa Clara Corridor Specific Plan* to allow auto sales and service uses on approximately 15 vacant acres located at 1801 Auto Center Drive, 2901 Paseo Mercado, and a southerly portion of 3001 Paseo Mercado.

DISCUSSION

On September 20, 2007, the Planning Commission unanimously adopted Resolution No. 2007-37, recommending that the City Council approve a text amendment to Section No. 4.2.2 of the Business Park land use designation of the *Rose-Santa Clara Corridor Specific Plan*. The amendment would allow one or two dealerships on no more than 15-acres of the 25-acre vacant Wallace property. Surrounding developed land uses are auto dealerships to the immediate west, commercial retail to the south (Cosco and Fry's), and business park across Paseo Mercado to the east. The *Rose-Santa Clara Corridor Specific Plan* anticipated 92.2 acres for auto dealership uses by 2010, but only designated 71 acres, which are now fully developed. The proposed amendment would increase the auto dealership use area to 86 acres in total.

FINANCIAL IMPACT

None. Sales tax generated by auto dealerships is a benefit to the City.

- Attachments 1 - Vicinity and Affected Area Map
- 2 - Proposed Ordinance
- 3 - Planning Commission Staff Report
- 4 - Power Point Presented to the Planning Commission

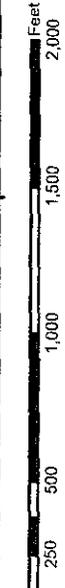
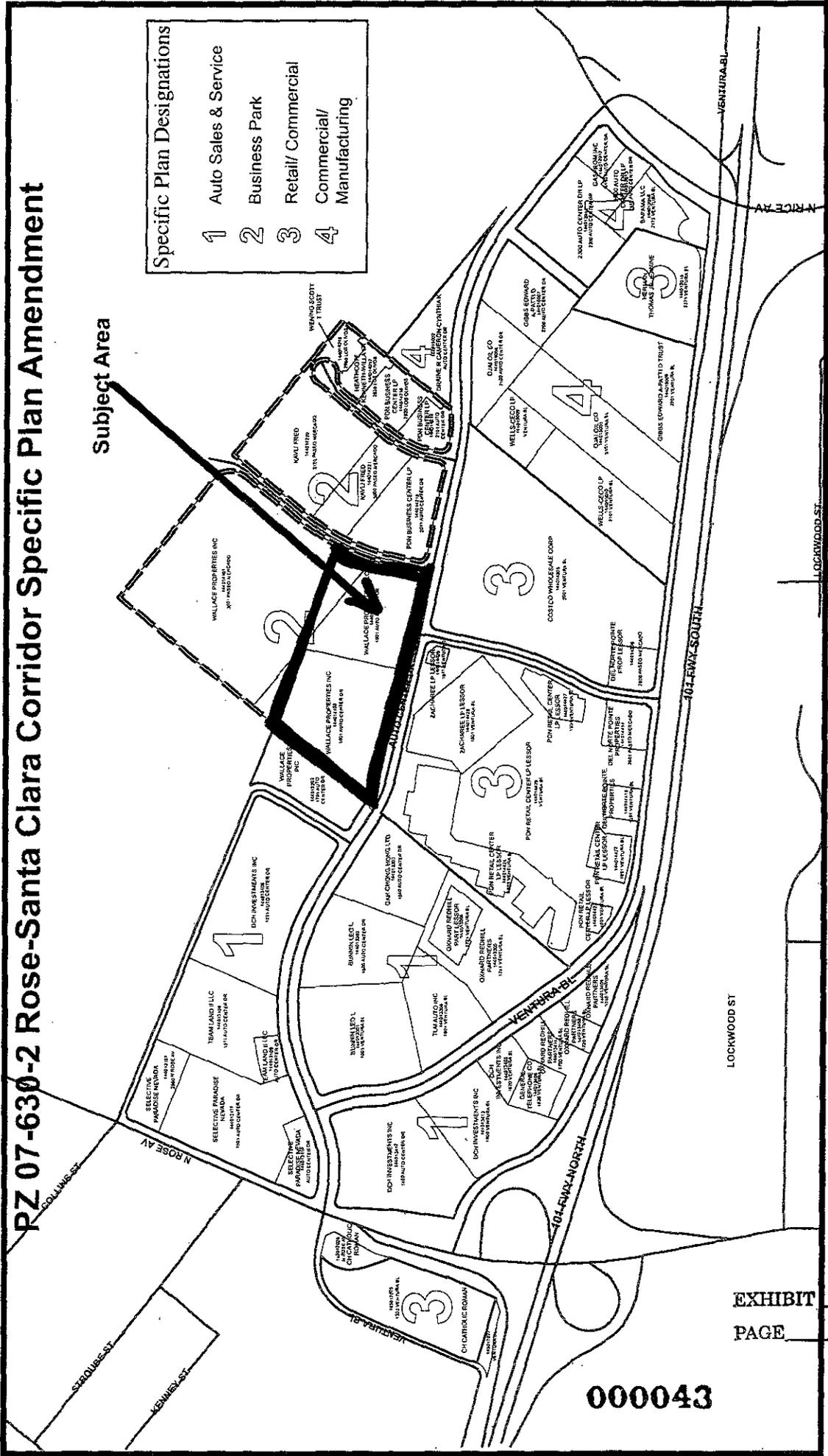
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Note: Attachment 3 has been provided to the City Council under separate cover. Copies are available for review at the Circulation Desk in the Library after 6:00 p.m. on the Thursday prior to the Council meeting and at the City Clerk's Office after 8:00 a.m. on Friday, October 12, 2007.

PZ 07-630-2 Rose-Santa Clara Corridor Specific Plan Amendment

Subject Area

- Specific Plan Designations**
- 1 Auto Sales & Service
 - 2 Business Park
 - 3 Retail/ Commercial
 - 4 Commercial/ Manufacturing



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ORDINANCE OF THE CITY OF OXNARD

ORDINANCE NO. _____

ORDINANCE OF THE CITY COUNCIL APPROVING AN AMENDMENT TO SECTION NO. 4.2.2 OF THE ROSE-SANTA CLARA CORRIDOR SPECIFIC PLAN TO ALLOW AUTO SALES AND SERVICE USE ON UP TO 15 ACRES OF THREE PARCELS LOCATED AT 2901 AUTO CENTER DRIVE, 2901 PASEO MERCADO, AND A SOUTHERLY PORTION OF 3001 PASEO MERCADO. FILED BY MICHAEL WALLACE, WALLACE PROPERTIES, P.O. BOX 5026, OXNARD, CA, 93031.

WHEREAS, on September 20, 2007, the Planning Commission unanimously approved Resolution No. 2006-37 recommending that City Council adopt an ordinance approving Planning and Zoning Permit No. 07-630-02 (Specific Plan Amendment) to amend the *Rose-Santa Clara Corridor Specific Plan*, filed by Wallace Properties; and

WHEREAS, in accordance with the California Environmental Quality Act, the Planning Commission considered the Negative Declaration 07-08, together with comments received during the public review process, found on the basis of the whole record that there was no substantial evidence that the project would have a significant effect on the environment, further found that the negative declaration reflects the independent judgment of the City, and adopted the negative declaration; and

WHEREAS, the *Rose-Santa Clara Corridor Specific Plan* provides plans, regulations, conditions and programs for development, and the amendments affect Section No. 4.2.2 of the Business Park land use designation of the *Rose-Santa Clara Corridor Specific Plan* to allow auto sales and service uses; and

WHEREAS, the City Council has held a public hearing and received and reviewed written and oral comments related to the Specific Plan Amendment No. 07-630-02; and

WHEREAS, the City Council finds after due study and deliberation that the public interest and general welfare require the adoption of Specific Plan Amendment No. 07-630-02.

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

Part 1. The *Rose-Santa Clara Corridor Specific Plan* is hereby amended to read as shown in Exhibit A, on file with the City Clerk.

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EXHIBIT 2
PAGE 1 OF 5

Ordinance No.
PZ 07-630-02 (SPA)
DATE
Page 2

Part 2. Within fifteen days after passage, the City Clerk shall cause this ordinance to be published one time in a newspaper of general circulation within the City. Ordinance No. _____ was first read on _____, 2007, and finally adopted on _____, 2007, to become effective thirty days thereafter.

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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EXHIBIT 2
PAGE 2 OF 5

EXHIBIT A

4.2.2 Business Park

The purpose of these provisions is to regulate the development and use of the area designated for business park uses on the Rose-Santa Clara Corridor site. This is a planned office, industrial and heavy commercial area designed to provide an economic and employment base for the community and to accommodate Auto Sales and Service use on 15 acres fronting Auto Center Drive, west of Paseo Mercado.

- A. Uses permitted subject to Development Design Review Permit include, but are not limited to, the following:
1. Office
 - a. Administrative, financial, professional and other general office uses.
 2. Limited Industrial Uses including, but not limited to, the following:
 - a. Manufacturing plants and facilities.
 - b. Assembly plants and facilities.
 - c. Research laboratories and facilities.
 - d. Product development facilities. .
 - e. Testing laboratories and facilities.
 - f. Service industries including, but not limited to, the following:
 1. Repair, maintenance or servicing of appliances, component parts, motor vehicles, etc.
 2. Tooling and small machine shops.
 3. Testing shops.
 4. Photo finishing and photographic processing facilities.
 5. Blueprinting, reproduction and copying services, photoengraving printing, publishing and bookbinding.
 - g. Industries engaged in distribution, storage and warehousing.
 - h. Wholesale businesses.
 - i. Construction industries, such as general contractors and specialty contractors, etc., along with their accessory and incidental office uses.
 - j. Mini-warehouse storage facilities.
 3. Heavy retail and heavy service commercial uses including, but not limited to, the following:
 - a. Wholesale businesses, such as building, electrical and plumbing supply sales.
 - b. Equipment sales.
 - c. Tire, battery and accessory shops and accessory indoor installation facilities.
 - d. Warehouse and sales outlets for furniture, carpets, appliances, etc.

- e. Wholesale/rental agencies for home and garden equipment.
 - f. Automobile and truck rental agencies.
4. Service commercial uses including, but not limited to, the following:
- a. Business furniture, supplies and equipment sales computer and business machine sales and service uses.
 - b. Office supplies, stationary and card stores.
 - c. Restaurants and cafes.
5. Commercial recreation uses including, but not limited to, the following:
- a. Bowling alleys.
 - b. Health and athletic facilities.
6. Vehicle dealerships, including auto, truck, motorcycle and recreational vehicle sales, leasing and service (dealerships and/or independents). Accessory uses may include, but are not limited to, the following:
- a. Repair, maintenance and servicing of appliances or component parts for motor vehicles.
 - b. Tooling.
 - c. Testing shops (excluding noise producing or noxious performance testing).
 - d. Repair, maintenance and servicing of above-listed items.
 - e. Diagnostic labs.
 - f. Experimental automobile assembly and fabrications.
 - g. Vehicular storage areas (exclusive of impound yards).
 - h. Paint and restoration shops.
 - i. Body shops

B. Conditionally Permitted Uses

- 1. Drive-through services.
- 2. Uses otherwise permitted that may require incidental outdoor storage.

C. Land Use Mix

The following uses shall be limited to the percentage of area within the business park land use area listed in Table 3. The purpose of this performance standard is to allow flexibility with regard to the mix of land uses in the business park area while limiting the overall traffic generation in order to ensure the adequacy of the planned circulation system.

TABLE 3
ALLOWABLE LAND USE MIX BUSINESS PARK LAND USE AREA

Use	Maximum Percentage of Net Area
Office	40
Limited Industrial/Heavy Commercial	100
Service Commercial	20
Commercial Recreation	10
<u>Vehicle Dealerships</u>	<u>50</u>

D. Property Development Standards

1. Building site area - 10,000 square foot minimum.
2. Building site area, vehicle dealership – 20,000 square foot minimum.
- ~~2.~~3. Building site width - 90 feet minimum.
- ~~3.~~4. Building site depth - 100 feet minimum.
5. Building site depth, vehicle dealership – 80 feet minimum.
- ~~4.~~6. Building height limit - 35 feet. Additional height may be permitted when approved by the Community Development Director.
- ~~5.~~7. Building setbacks
 - a. Front yard - 30 feet minimum.
 - b. Side yard - no minimum side yard required.
 - c. Rear yard - 20% of the depth of the lot, but not to exceed 20 feet.
8. Building setbacks, vehicle dealerships.
 - a. Front yard – 65 minimum on Auto Center Drive. The front yard setback on Paseo Mercado shall be 35 feet.
 - b. Side yard - no side yard is required on interior lines. A common building wall with a zero setback may be established during the site plan and building design review process, provided that documentation exists describing the exchange and recordation of necessary documents to ensure adequate access, parking, and easements to serve the developments.
 - c. Rear yard – No rear yard setback is required.
- ~~6.~~9. Site coverage - the total ground floor of structures shall not exceed 50 percent of the total lot area.
10. Auto Sales and Service Uses (dealerships) is limited to up two sites with frontage on Auto Center Drive, west of Paseo Mercado, and totaling not more than approximately 15 net acres.

Rose-Santa Clara Corridor
Specific Plan Amendment
PZ 07-620-02

Allow Auto Sales Use on 15-acres within
Business Park Area

Planning Commission September 20, 2007

1

Location

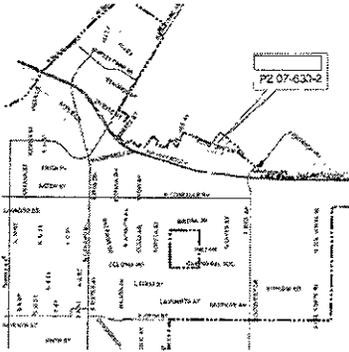
1801 Auto
Center Drive

2901 & 3001
Paseo Mercado

Three vacant
Parcels

25 acres

Previous
Casden project
site



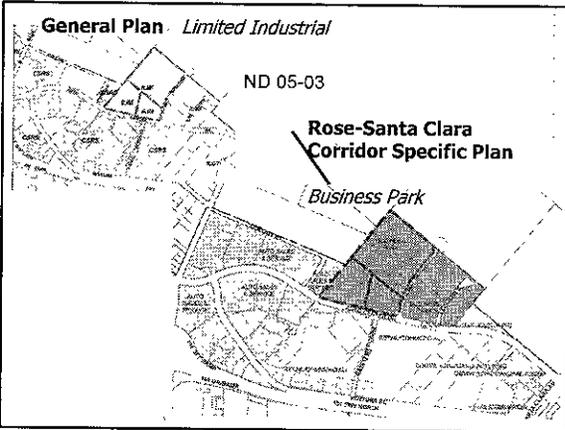
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General Plan Limited Industrial

ND 05-03

Rose-Santa Clara
Corridor Specific Plan

Business Park

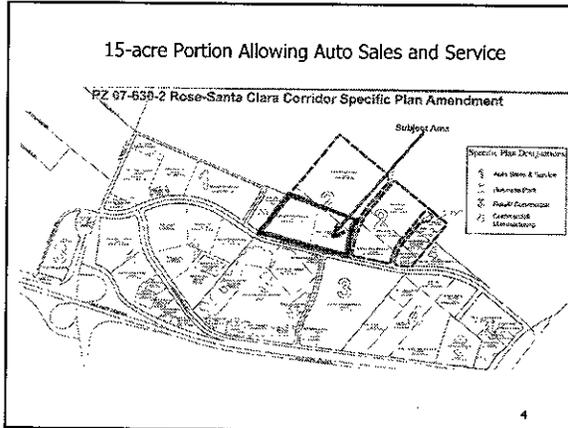


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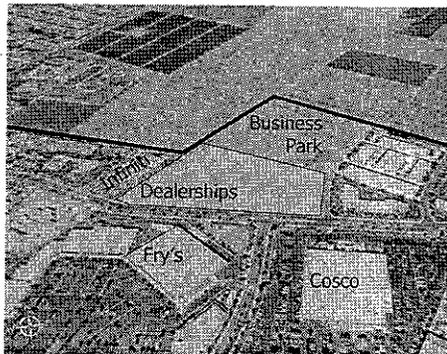
15-acre Portion Allowing Auto Sales and Service

PZ 07-630-2 Rose-Santa Clara Corridor Specific Plan Amendment

Subject Area

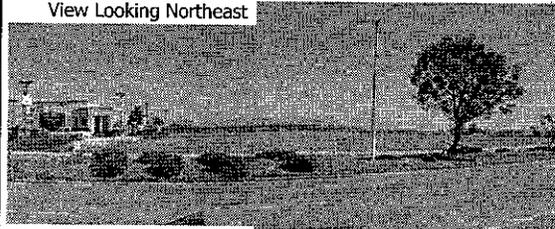


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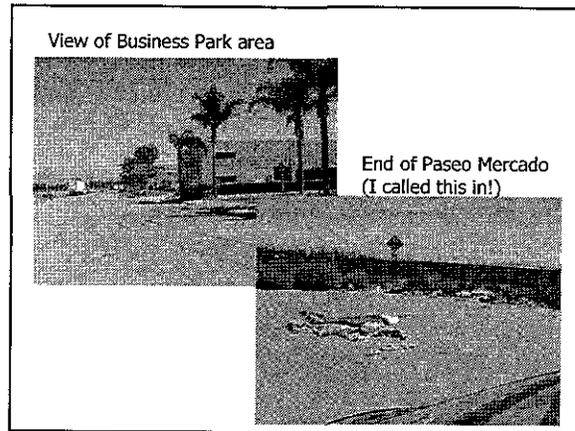
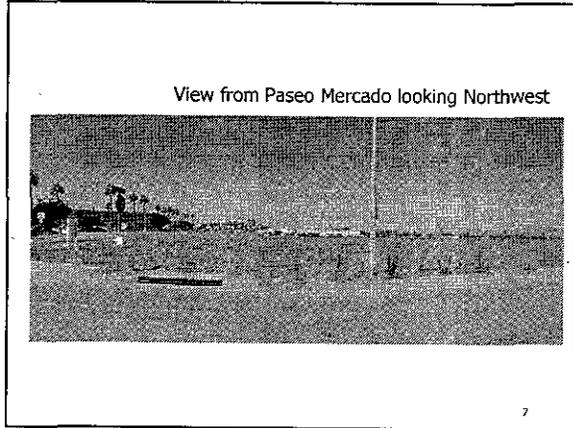
View Looking Northeast



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EXHIBIT 4
PAGE 1 OF 3



Proposed text change, page 4-5

4.2.2 Business Park

The purpose of these provisions is to regulate the development and use of the area designated for business park uses on the Rose-Santa Clara Corridor site. This is a planned office, industrial and heavy commercial area designed to provide an economic and employment base for the community and to accommodate Auto Sales and Service use on 15 acres fronting Auto Center Drive, west of Paseo Mercado.

A. Uses permitted subject to Development Design Review Permit include, but are not limited to, the following:

1. Office
 - a. Administrative, financial, professional and other general office uses.

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Proposed text change, page 4-6

5. Commercial recreation uses including, but not limited to, the following:
 - a. Bowling alleys.
 - b. Health and athletic facilities.
6. Vehicle dealerships, including auto, truck, motorcycle and recreational vehicle sales, leasing and service (dealerships and/or independents). Accessory uses may include, but are not limited to, the following:
 - a. Repair, maintenance and servicing of appliances or component parts for motor vehicles.
 - b. Tooling.
 - c. Testing shops (excluding noise producing or anxious performance testing).
 - d. Repair, maintenance and servicing of above-listed items.
 - e. Diagnostic labs.
 - f. Experimental automobile assembly and fabrications.
 - g. Vehicular storage areas (exclusive of impound yards).
 - h. Paint and restoration shops.
 - i. Body shops.

B. Conditionally Permitted Uses

1. Drive-through services.
2. Uses otherwise permitted that may require incidental outdoor storage.

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TABLE 3
ALLOWABLE LAND USE MIX BUSINESS PARK LAND USE AREA

Use	Maximum Percentage of Site Area
Office	40
Limited Industrial/Heavy Commercial	100
Service Commercial	20
Commercial Recreation	10
Vehicle Dealerships	50

Proposed text change, page 4-7

D. Priority Development Standards:

1. Building site area - 10,000 square foot minimum.
2. Building site area, vehicle dealership - 20,000 square foot minimum.
3. Building site width - 90 feet minimum.
4. Building site depth - 100 feet minimum.
5. Building site depth, vehicle dealership - 50 feet minimum.
6. Building height limit - 25 feet. Additional height may be permitted when approved by the Community Development Director.
7. Building setbacks:
 - a. Front yard - 20 feet minimum.
 - b. Side yard - no minimum side yard required.
 - c. Rear yard - 20% of the depth of the lot, but not to exceed 20 feet.
8. Building setbacks, vehicle dealership:
 - a. Front yard - 40 feet minimum to Auto Center Drive. The front yard setback on Paseo Mercado shall be 25 feet.
 - b. Side yard - no side yard is required on either lines. A maximum building wall with a zero setback may be established along the site plus use building design review process, provided that documentation exists showing the setbacks and maintenance of signage documents to ensure adequate access, parking, and access to serve the development.
 - c. Rear yard - 70 feet setback is required.
9. Site coverage - the total ground floor of structures shall not exceed 50 percent of the total lot area.
10. Area Sides and Service Drive (Accessibly) is included to give two sites with frontage on Auto Center Drive, west of Paseo Mercado, and include not more than approximately 15 net acres.

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CEQA Review

1. Staff conclude there are no significant negative impacts in terms of the specific plan. County and APCD agreed.
2. An *Adaptive Management* program sets standards and mitigations for subsequent conforming permits.
3. Negative Declaration 07-08 circulated, no changes.
4. Design Development Review (DDR) permits are used for subsequent conforming projects.
5. DDR's will include appropriate mitigations based on the actual dealership design and site impacts.

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EXHIBIT

PAGE 2 OF 3

Staff recommends...

Adopt a resolution recommending City Council approval of Planning and Zoning Permit No. 07-630-02 (Specific Plan Amendment), subject to certain findings.

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EXHIBIT 4
PAGE 3 OF 3