

CITY COUNCIL OF THE CITY OF OXNARD

ORDINANCE NO. 2754
(UNCODIFIED)

AN UNCODIFIED ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD, CALIFORNIA, APPROVING THE COURTS/LAS BRISAS SPECIFIC PLAN (PZ-06-640-01) FOR THE COMMUNITY LOCATED WEST OF ROSE AVENUE, NORTH OF FIRST STREET, SOUTH OF CAMINO DEL SOL AND EAST OF MARQUITA STREET. FILED BY STEADFAST RESIDENTIAL DEVELOPMENT, LLC., 4343 VON KARMAN AVE, SUITE 300, NEWPORT BEACH, CA 92660; OXNARD HOUSING AUTHORITY 435 SOUTH "D" ST., OXNARD, CA, 93030; AND CITY OF OXNARD 300 WEST THIRD STREET, OXNARD, CA 93030.

WHEREAS, on August 16, 2007, the Oxnard Planning Commission ("Commission") conducted a public hearing regarding a specific plan for The Courts/Las Brisas Community;

WHEREAS, the City Council of the City of Oxnard has considered the proposed Specific Plan for properties roughly bounded by Rose Avenue to the east, First Street to the south, Camino Del Sol to the north and Marquita Street to the west, commonly known as the Courts project ("the project"); and

WHEREAS, the City Council has held a public hearing and received and reviewed written and oral comments related to proposed Specific Plan (PZ 06-640-01); and

WHEREAS, the City Council finds after due study and deliberation that the public interest and general welfare require adoption of the Specific Plan (PZ 06-640-01); 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 comment 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 City Council 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.

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

Part 1. The specific plan set forth in Exhibit A and on file with the City Clerk is hereby adopted and subject to the conditions set forth in Planning Commission Resolution No. **2007-29**, set forth in Exhibit B and on file with the City Clerk.

Part 2. Within 15 days after passage, the City Clerk shall cause a summary of this ordinance to be published one time in a newspaper of general circulation within the city. Ordinance No. 2754 was first read on October 9, 2007 and finally adopted on _____, 2007 to become effective thirty days thereafter.

PASSED AND ADOPTED this ___ day of October 2007, by the following vote:

AYES:

NOES:

ABSENT:

Dr. Thomas E. Holden, Mayor

ATTEST:

APPROVED AS TO FORM:

Daniel Martinez, City Clerk

Gary L. Gillig, Jr. for

Gary L. Gillig, City Attorney

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