

CITY COUNCIL OF THE CITY OF OXNARD

ORDINANCE NO. 2755

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING ZONE CHANGE NO 06-570-04 FOR PROPERTY LOCATED WEST OF ROSE AVENUE, NORTH OF FIRST STREET, SOUTH OF CAMINO DEL SOL AND EAST OF MARQUITA STREET (APN 201-0-080-020, 201-0-100-020, 201-0-090-085, & 201-0-090-06 PORTION) AS GARDEN APARTMENT PLANNED DEVELOPMENT WITH A SPECIFIC PLAN OVERLAY, AND COMMUNITY RESERVE (C-R) SUBJECT TO CERTAIN FINDINGS. FILED BY STEADFAST RESIDENTIAL DEVELOPMENT, LLC., 4343 VON KARMAN AVE., SUITE 300, NEWPORT BEACH, CA 92660; OXNARD HOUSING AUTHORITY, 435 SOUTH "D" STREET, OXNARD, CA 93030; AND CITY OF OXNARD, 300 WEST THIRD STREET, OXNARD, CA 93030.

WHEREAS, on August 16, 2007 the Planning Commission of the City of Oxnard considered an application filed by Steadfast Residential Development, LLC., to amend the zoning of the above-described property for the property located at 100 Carmelita Court from R-2 and R-3 to R-3-PD with a Specific Plan Overlay and C-R and recommended that City Council approve the application; and

WHEREAS, on October 9, 2007, the City Council will consider the application for Zone Change 06-570-04 and will hold a public hearing to receive and review written and oral comments; 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 material 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 and the custodian of the record is the Planning and Environmental Services Division; and

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WHEREAS, Applicants Steadfast Residential Development, LLC, and Oxnard Housing Authority, agree, as a condition of adoption of this ordinance at their own expense, to indemnify, defend, and hold harmless City and its agents, officers, and employees from and against any claim, action or proceeding to attack, review, set aside, void, or annul the approval of this ordinance or any proceedings, acts, or determination taken, done, or made prior thereto that were part of the approval process.

WHEREAS, the zone change is consistent with the 2020 General Plan as amended.

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

Part 1. The zoning governing property located on the following parcels, as shown on the map attached hereto as Exhibit A, incorporated herein by reference and on file with the City Clerk, is hereby changed as follows:

APN	TO
201-080-02	R-3-PD (Garden Apartment-Planned Development with a Specific Plan overlay)
201-100-02	R-3-PD (Garden Apartment-Planned Development with a Specific Plan overlay); and C-R (Community Reserve)
201-090-08	R-3-PD (Garden Apartment-Planned Development with a Specific Plan overlay)
201-090-06 portion	R-3-PD (Garden Apartment-Planned Development with a Specific Plan overlay)

Part 2. 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, before making its recommendation herein; and

Part 3. Pursuant to Government Code Section 65863.5, the City Clerk shall mail a copy of this ordinance to the Assessor of Ventura County within thirty (30) days from the adoption of this ordinance.

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Part 4. 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. Ordinance No. 2755 was first read on October 9, 2007, and finally adopted on \_\_\_\_\_, to become effective thirty (30) days thereafter.

PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2007, by the following vote

AYES:

NOES:

ABSENT:

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

ATTEST:

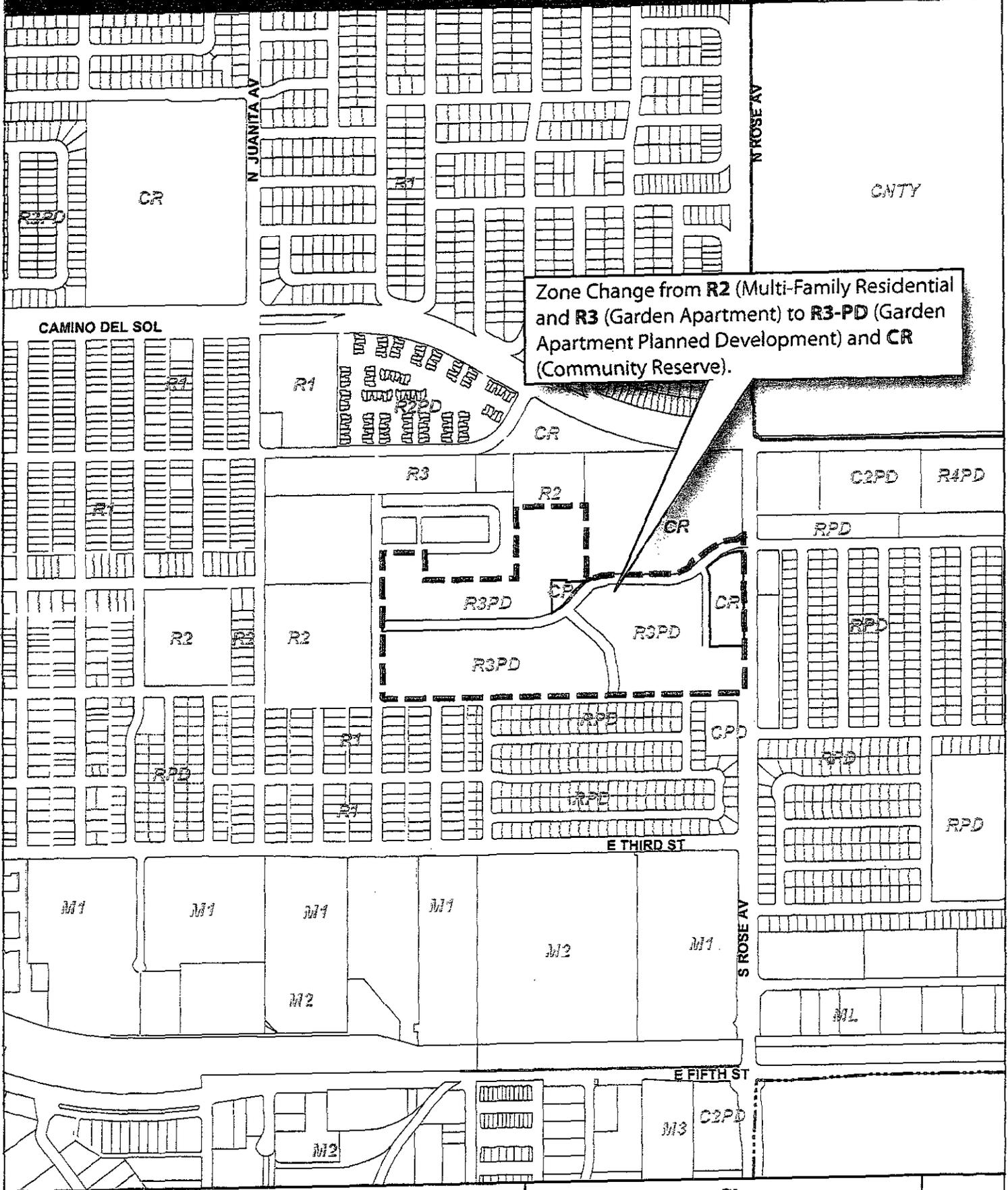
APPROVED AS TO FORM:

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

  
\_\_\_\_\_  
Gary L. Gillig, City Attorney

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# Zone Change

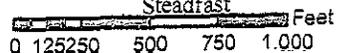


Zone Change from R2 (Multi-Family Residential and R3 (Garden Apartment) to R3-PD (Garden Apartment Planned Development) and CR (Community Reserve).



Oxnard Planning  
August 3, 2007

PZ 06-620-02 (General Plan Amendment); PZ 06-640-01 (Specific Plan); PZ 06-570-04 (Zone Change)  
Location: 100 Carmelita Ct  
APN: 201009008, 201008002, 201001002  
Steadfast



Zone Change

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