



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: Study Session

Prepared By: Chris Williamson, AICP, Senior Planner *aw* Agenda Item No. **K-1**

Reviewed By: City Manager *yeb* City Attorney *Rupp* Finance *Jac* Other (Specify) _____

DATE: May 23, 2008

TO: City Council

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

SUBJECT: Planning and Zoning Permit Nos. 07-620-01 (General Plan Amendment), 08-640-01 (Specific Plan Review), 07-570-07 (Zone Change), and 07-300-19 (Tentative Subdivision Map for Tract No. 5783) for the Camino Real Business Park Specific Plan, Located at 3450 and 3600 East Camino Avenue. Filed by Rick Power, 3450 East Camino Avenue, Oxnard, CA 93030.

RECOMMENDATION

That City Council:

1. Adopt a resolution approving General Plan Amendment (PZ 07-620-01) changing the General Plan land use designation of the southerly portion 3600 East Camino Avenue from Business Research Park to Light Industrial.
2. Adopt a resolution adopting the Camino Real Business Park Specific Plan (PZ 08-640-01).
3. Approve the first reading by title only and subsequent adoption of an ordinance amending the City zone map (PZ 07-570-07) to change the zone designation of the southerly portion of 3600 East Camino Avenue from Business Research Park (BRP) to Light Industrial Planned Development (M1-PD).
4. Adopt Tentative Subdivision Map for Tract No. 5783 (PZ 07-300-19), subject to certain findings and conditions.

DISCUSSION

At its meeting of April 3, 2008, the Planning Commission certified the Camino Real Business Park Specific Plan Final Environmental Impact Report and at its meeting of May 1, 2008, the Planning Commission unanimously adopted Resolution Nos. 2008-28 to 2008-31 recommending that the City Council approve the general plan amendment, specific plan, zone change, and tentative map that would,

in their entirety, adopt and entitle the proposed Camino Real Business Park Specific Plan (Camino Plan).

The applicant, Rick Power, owns and operates the Power Machinery equipment rental business at 3450 East Camino Avenue (Camino Real Industrial Plaza) and the 40.9-acre undeveloped specific plan site to the east and south (APN 216-0-030-120). The 40.9 acre Camino Plan site is currently being farmed and within City limits.

The 2020 General Plan included a policy that development of the Sakioka Farms area would first require adoption of a specific plan. The Camino Plan was originally included with the Sakioka Farms Specific Plan application, filed in 2001. Review of the combined plans continued into 2003. In 2005, Rick Power decided to separate his portion of the site from the combined approval process. With the exception of the requested change in the southerly portion of the project site from business park to light industrial uses, the proposed Camino Plan is otherwise in conformance with the 2020 General Plan, and is also in conformance with the 2020 General Plan Update, (Preferred) Alternative B.

The Camino Plan would allow a two-phased development of a freeway-oriented business and light industrial park with up to 18 individual buildings and two new streets. The Camino Plan is modeled after the McInnes Ranch Business Park Specific Plan and includes development standards and/or guidelines for land use, building design and construction, circulation, landscaping, signage, and common and public areas. First phase infrastructure would include construction of a two-lane access road from Del Norte Boulevard across an easement granted by Sakioka Farms to connect to an extended Trabajo Road and terminate with a temporary cul de sac large enough for fire truck turn-around. The second phase would add a new north-south road (Volando Street) on the eastern portion of the site. Public utilities would be installed under the new streets and the existing SCE transmission line relocated to the eastern and southern edges of the property. Individual buildings of less than 150,000 square feet would be reviewed and approved under the Development Design Review (DDR) process subject to various guidelines and development standards. Buildings over 150,000 square feet would require approval by the Planning Commission. Buildout is anticipated in five to ten years, depending on market demand.

The Camino Plan requires that the proposed streets, driveways, parking, and loading zones meet the City's requirements for all subsequent development that is reviewed under the DDR procedure. The Draft EIR included a traffic analysis that concluded project traffic would not impact area intersections with the exception of the already deficient Del Norte Boulevard/ US 101 interchange that is planned for reconstruction at a later date. An area is reserved for the possible extension of Gonzales Road eastward to a possible future connection in Camarillo. The required restriping of turning lanes on Del Norte at Camino Avenue will improve traffic flow, and the Camino Plan includes a provision for a traffic study at one-third, two-thirds, and final buildout that could lead to traffic signals on Del Norte Boulevard, if warranted. Bike lanes are planned for both sides of Gonzales Road, Volando Street, and Trabajo Street.

ENVIRONMENTAL REVIEW

The Planning Commission certified the Camino Plan Final Environmental Impact Report (FEIR) 06-02 at its April 3, 2008 meeting. The FEIR found that the conversion of the project site from agricultural use to urban use (even though the site is within city limits) and temporary traffic impacts on the Del Norte/101 interchange (which is planned for reconstruction that will result in an acceptable level of service) are unmitigated significant adverse impacts requiring a Statement of Overriding Consideration. The Statement of Overriding Consideration and the required Findings of Fact are included in an attached FEIR certification resolution (Attachment No. 5).

FINANCIAL IMPACT

No financial impact in the City's funds is anticipated.

- Attachments 1 - City Council Resolution, General Plan Amendment
2 - City Council Resolution, Specific Plan Adoption (includes Specific Plan)
3 - City Council Ordinance, Zone Change
4 - City Council Resolution, Tentative Subdivision Map for Tract 5783
5 - City Council CEQA Resolution
6 - Street Name Memorandum
7 - Planning Commission resolutions
8 - Planning Commission staff report (w/o resolutions)
9 - Final Environmental Impact Report 06-02

Note: Attachments 2 (Specific Plan document), 5, 7, and 9 have been provided to the City Council. 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, June 2, 2008.

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. 07-620-01 (GENERAL PLAN AMENDMENT) TO CHANGE THE LAND USE MAP TO DESIGNATE PROPERTY LOCATED AT 3600 EAST CAMINO AVENUE (APN 216-0-030-120) FROM BUSINESS RESEARCH PARK TO INDUSTRIAL LIGHT SUBJECT TO CERTAIN FINDINGS. FILED BY. FILED BY RICK POWER, 3450 EAST CAMINO AVENUE, OXNARD, CA 93030.

WHEREAS, on May 1, 2008, the Planning Commission approved Resolution No. 2008-28 recommending that the City Council adopt a resolution approving Planning and Zoning Permit No. 07-620-01 (General Plan Amendment) filed by Rick Power; and

WHEREAS, on April 3, 2008, the Planning Commission certified Final Environmental Impact Report No. 06-02 and found that the final environmental impact report was completed for this proposed general plan amendment in compliance with the California Environmental Quality Act and reflects the independent judgment of the City; and

WHEREAS, the City Council held a public hearing and received and reviewed written and oral comments related to proposed General Plan Amendment No. 07-620-01; and

WHEREAS, the City Council finds after due study and deliberation that the public interest and general welfare require the adoption of General Plan Amendment No. 07-620-01; and

WHEREAS, the documents and other material that constitute the record of proceedings are located in the Planning Division, and the custodian of the record is the Planning Manager; and

WHEREAS, the Applicant agrees as a condition of approval of this resolution and at it'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 resolution or any actions or proceedings, acts or determinations taken, done or made before the approval of this resolution that were part of the approval process.

NOW, THEREFORE, the City Council of the City of Oxnard resolves to amend the City of Oxnard 2020 General Plan Land Use Map (Figure V-5) land use designation for property located at the 3600 East Camino Avenue, as shown in Exhibit A, attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this ____ day of June 3, 2008, by the following vote:

AYES:

NOES:

ABSENT:

Dr. Thomas E. Holden, Mayor

ATTEST:

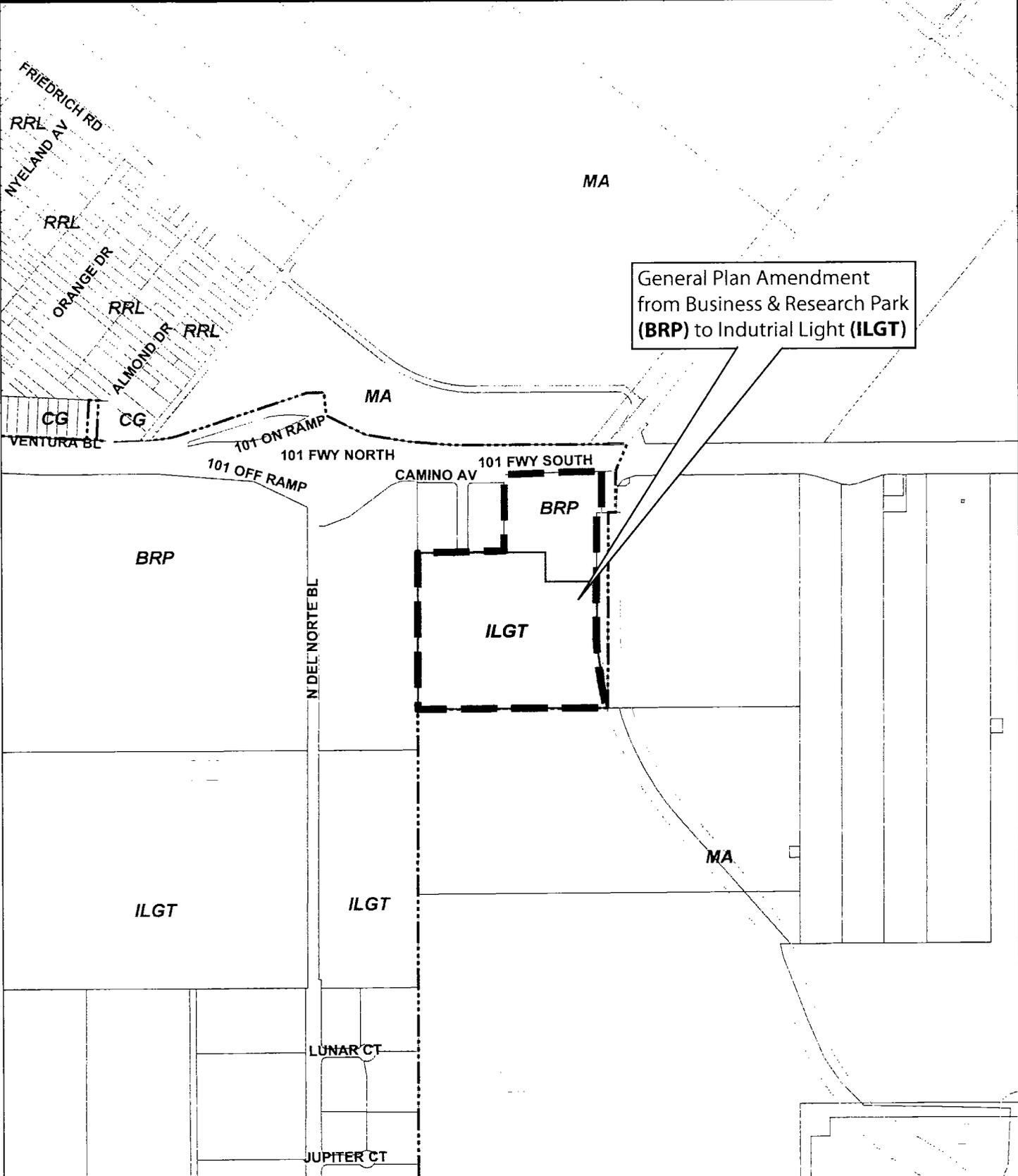
APPROVED AS TO FORM:

Daniel Martinez, City Clerk

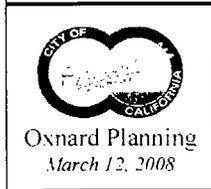

Gary L. Gillig, City Attorney

ATTACHMENT ²
PAGE 2 OF 3

000113



General Plan Amendment
from Business & Research Park
(BRP) to Industrial Light (ILGT)



PZ 06-620-04, PZ 07-570-07, PZ 07-300-19
Location: 3450 E Camino Real
APN: 216003012
Rick Power
Camino Real Business Park Specific Plan

0 155310 620 930 1,240 Feet

General Plan Amendment

Exhibit 'A'



ATTACHMENT 1
PAGE 3 OF 3 T.TU.801

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. 08-640-01 (SPECIFIC PLAN AMENDMENT) TO ADOPT A SPECIFIC PLAN FOR THE PROPERTY LOCATED AT 3600 EAST CAMINO AVENUE (APN 216-0-030-120). FILED BY RICK POWER, 3450 EAST CAMINO AVENUE, OXNARD, CA 93030.

WHEREAS, on May 1, 2008, the Planning Commission approved Resolution No. 2008-29 recommending that the City Council adopt a resolution approving Planning and Zoning Permit No. 08-640-01 (Specific Plan Amendment), filed by Rick Power; and

WHEREAS, on April 3, 2008, the Planning Commission certified Final Environmental Impact Report No. 06-02 and found that the final environmental impact report was completed for this specific plan amendment in compliance with the California Environmental Quality Act and reflects the independent judgment of the City; and

WHEREAS, the City Council held a public hearing and received and reviewed written and oral comments related to proposed Specific Plan Amendment No. 08-640-01; 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. 08-640-01; and

WHEREAS, the documents and other material that constitute the record of proceedings are located in the Planning Division, and the custodian of the record is the Planning Manager; and

WHEREAS, the Applicant agrees as a condition of approval of this resolution and at it'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 resolution or any actions or proceedings, acts or determinations taken, done or made before the approval of this resolution that were part of the approval process.

NOW, THEREFORE, the City Council adopts the Camino Real Business Park Specific Plan for property located at the 3600 East Camino Avenue, as shown in Exhibits A and B, attached hereto and incorporated herein by reference.

Resolution No.
Page 2

PASSED AND ADOPTED this ____ day of June 3, 2008, by the following vote:

AYES:

NOES:

ABSENT:

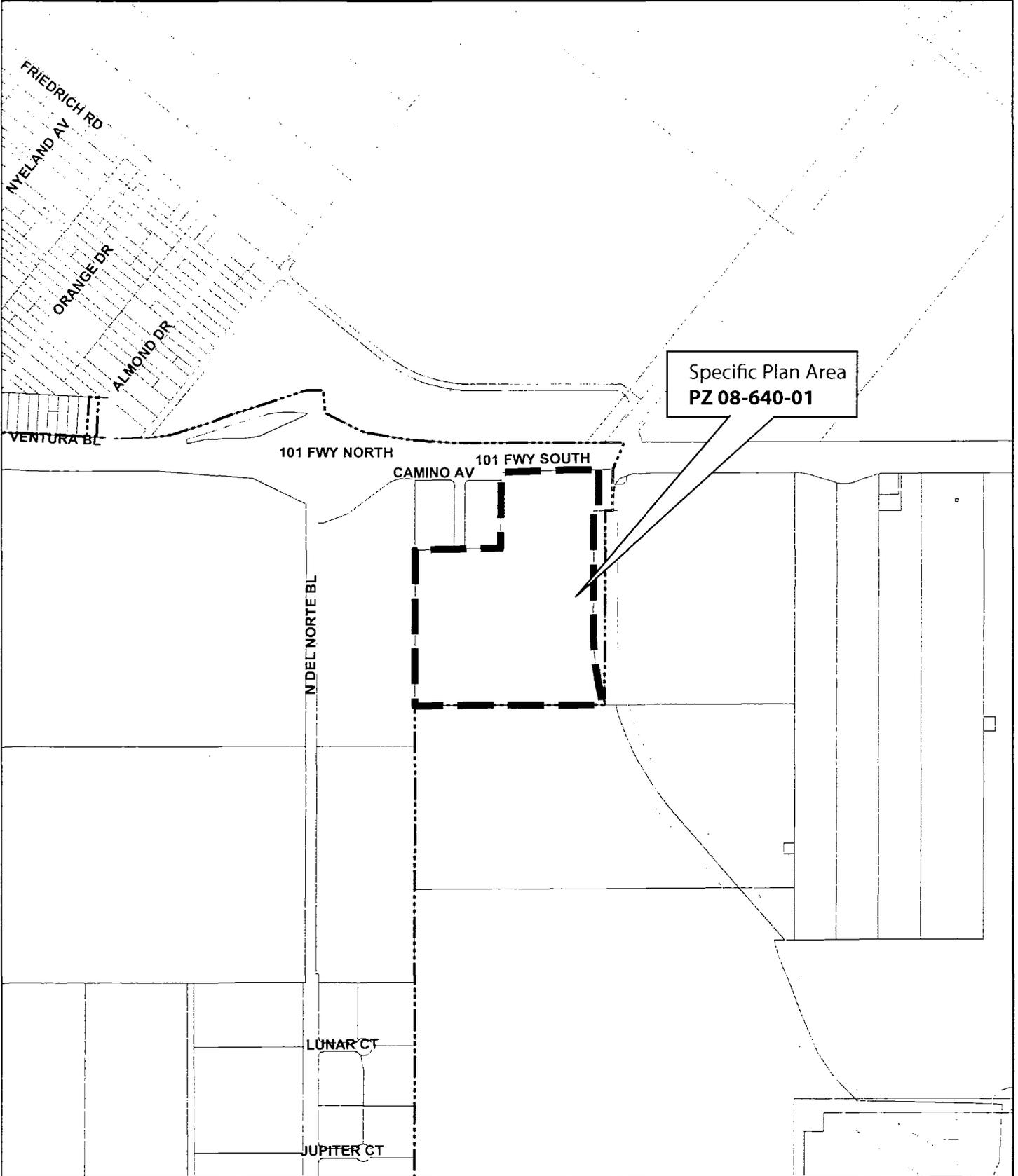
Dr. Thomas E. Holden, Mayor

ATTEST:

APPROVED AS TO FORM:

Daniel Martinez, City Clerk


Gary L. Gillig, City Attorney

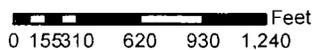


Specific Plan Area
PZ 08-640-01



Oxnard Planning
April 22, 2008

PZ 08-640-01
Rick Power
Camino Real Business Park Specific Plan



Specific Plan Area

Exhibit 'A'



1:10,801

000117

ATTACHMENT
PAGE 3 OF 4

2

Exhibit B

Under separate cover entitled:

Camino Real Business Park Specific Plan
May 2008

CITY COUNCIL OF THE CITY OF OXNARD

ORDINANCE NO. ___

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING ZONE CHANGE NO 07-570-07 FOR THE SOUTHERLY PORTION OF THE PROPERTY LOCATED AT 3600 EAST CAMINO AVENUE (APN 216-0-030-120) FROM BUSINESS RESEARCH PARK TO LIGHT MANUFACTURING PLANNED DEVELOPMENT. FILED BY RICK POWER, 3450 EAST CAMINO AVENUE, OXNARD, CA 93030.

WHEREAS, on May 1, 2008, the Planning Commission approved Resolution No. 2008-30 recommending that the City Council adopt a resolution approving Planning and Zoning Permit No. 07-570-07 (Zone Change) filed by Rick Power; and

WHEREAS, on April 3, 2008, the Planning Commission certified Final Environmental Impact Report No. 06-02 and found that the final environmental impact report was completed for this zone change in compliance with the California Environmental Quality Act and reflects the independent judgment of the City; and

WHEREAS, the City Council held a public hearing and received and reviewed written and oral comments related to proposed Zone Change No. 07-570-07; 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. 07-570-07; 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 Division, and the custodian of the record is the Planning Manager; and

WHEREAS, the Applicant agrees as a condition of approval of this resolution and at it'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 resolution or any actions or proceedings, acts or determinations taken, done or made before the approval of this resolution that were part of the approval process.

WHEREAS, the zone change is consistent with the 2020 General Plan as amended by General Plan Amendment 07-620-01.

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

Part 1. The zoning governing a portion of the property located 3600 East Camino Avenue, as shown on the map attached hereto as Exhibit A, incorporated herein by reference and on file with the City Clerk, is changed from Business Research Park (BRP) to Light Manufacturing Planned Development (M1-PD).

Part 2. 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. _____ was first read on ____, 2008, and finally adopted on _____, to become effective thirty (30) days thereafter.

PASSED AND ADOPTED this 3rd day of June, 2008, 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

000130

ATTACHMENT 3
PAGE 2 OF 3

CNTY

Zone Change from Business & Research Park (BRP) to Light Manufacturing Planned Development (M1-PD)

101 FWY NORTH

101 FWY SOUTH

BRP

BRP

M1-PD

M1PD



Oxnard Planning
March 12, 2008

PZ 06-620-04, PZ 07-570-07, PZ 07-300-19
Location: 3450 E Camino Real
APN: 216003012
Rick Power
Camino Real Business Park Specific Plan

0 1250 500 750 1,000 Feet

Zone Change

Exhibit 'A'



ATTACHMENT 3

PAGE 3 OF 3

T:10,849

000121

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD RECOMMENDING APPROVAL OF A TENTATIVE SUBDIVISION MAP OF TRACT NO. 5783 (PLANNING AND ZONING PERMIT NO.07-300-19) FOR PROPERTY LOCATED AT 3600 EAST CAMINO AVENUE (APN 216003012), SUBJECT TO CERTAIN CONDITIONS. FILED BY RICK POWER, 3450 CAMINO AVENUE, OXNARD, CA. 93030.

WHEREAS, the City Council of the City of Oxnard has considered the tentative subdivision map of Tract No. 5783 (Planning and Zoning Permit No. 07-300-19), filed by Rick Power, in accordance with Chapter 15 of the Oxnard City Code; and

WHEREAS, on April 3, 2008, the Planning Commission certified Final Environmental Impact Report No. 06-02 and found that the final environmental impact report was completed for this tentative subdivision map in compliance with the California Environmental Quality Act and reflects the independent judgment of the City; and

WHEREAS, said tentative map was referred to various public utility companies, City departments and the Development Advisory Committee for recommendations; and

WHEREAS, on May 1, 2008, the Planning Commission approved Resolution No. 2008-31 recommending that the City Council adopt a resolution approving Planning and Zoning Permit No. 07-300-19 (Tentative Subdivision Map) filed by Rick Power; and

WHEREAS, the City Council held a public hearing and received and reviewed written and oral comments related to proposed Tentative Subdivision Map No. 07-300-19; and

WHEREAS, the City Council finds the tentative map conforms to the City's 2020 General Plan as amended and elements thereof; and

WHEREAS, the City Council finds the tentative map conforms to the Camino Real Business Park Specific Plan; and

WHEREAS, the proposed tentative subdivision map implements the Camino Real Business Park Specific Plan that is required by the 2020 General Plan prior to development in this area; and

WHEREAS, the City Council finds after due study and deliberation that the public interest and general welfare require the adoption of Tentative Subdivision Map No. 07-300-19; and

WHEREAS, the documents and other material that constitute the record of proceedings are located in the Planning Division, and the custodian of the record is the Planning Manager; and

WHEREAS, the Applicant agrees as a condition of approval of this resolution and at it'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 resolution or any actions or proceedings, acts or determinations taken, done or made before the approval of this resolution that were part of the approval process.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Oxnard hereby approves Tentative Subdivision Map for Tract No. 5783 (PZ 07-300-19), subject to the certain conditions as set forth in Planning Commission Resolution 2008-31 on file with the Planning Division.

PASSED AND ADOPTED this ___ day of June 3, 2008, 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



MATTHEW G. WINEGAR, AICP
Development Services Director

Development Services Department
214 South C Street • Oxnard, CA 93030 • (805) 385-7896 • Fax (805) 385-7417

April 25, 2008

Ms Lisa Tamayo
BLT Enterprises
501 Spectrum Circle
Oxnard, CA 93030

RE: Street Name for TRACT NO. 5783, Camino Real Business Park

Dear Lisa:

The following street name has been approved for *Camino Real Business Park*:

Road "A" -- Volando St. (quickly, in a flash)

This name is selected in accordance with the City's street naming policies contained in City Council Resolution No. 9311. This resolution establishes procedures for street naming, which includes City Council action prior to consideration of the tentative map. Please show this name on future plans submitted to the City. If you have any questions about this letter, please feel free to contact me at (805) 385-7849.

Sincerely,

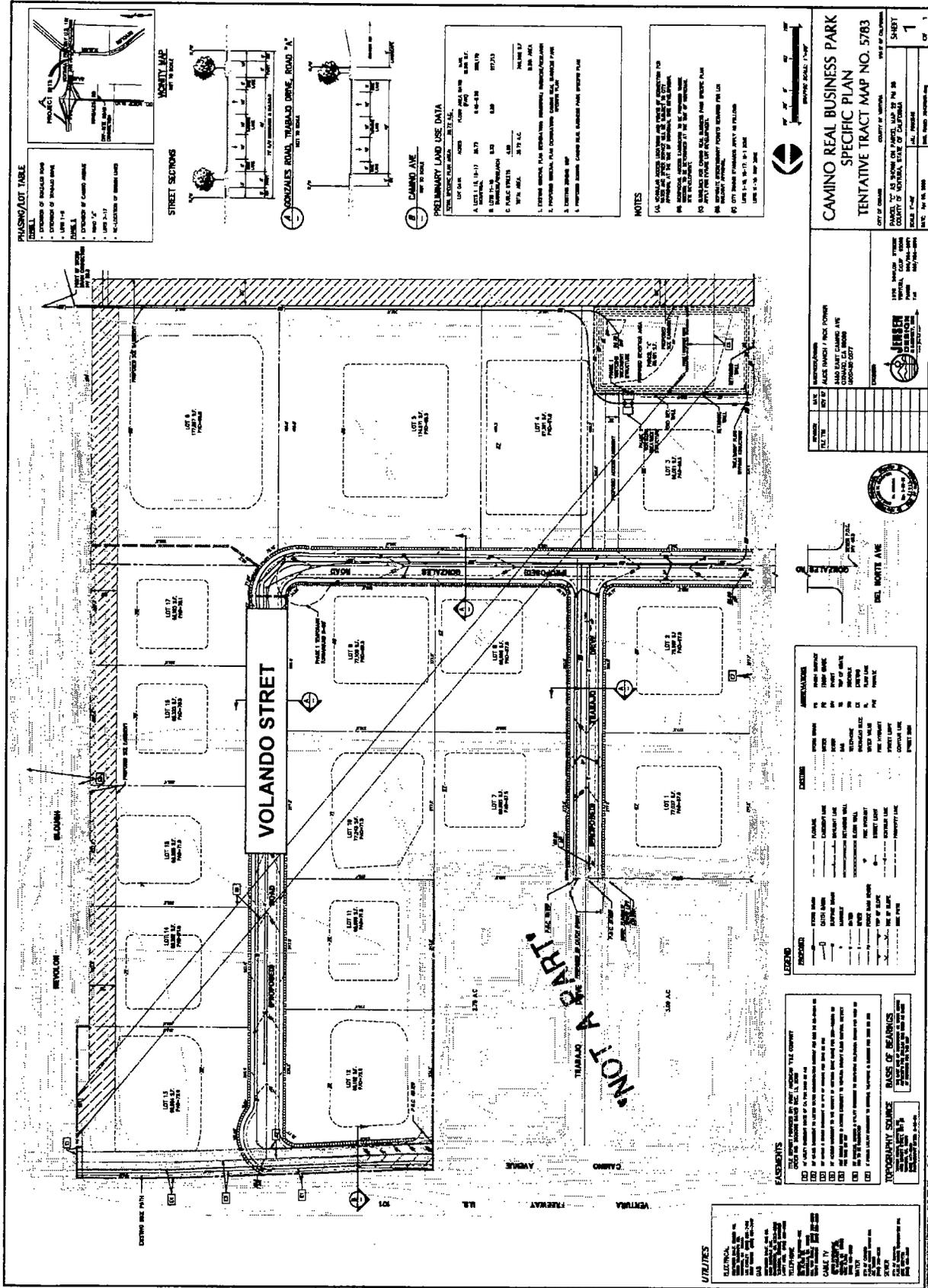
LINDA WINDSOR
Chairperson, Street Naming Committee

Enclosure: site plan with street names

cc: Street Naming Committee
Dan Rydberg, Street Maintenance Superintendent
Warren Smith, City Surveyor
Winston Wright, Project Planner
Tara Willis, Information Systems

ATTACHMENT 6
PAGE 1 OF 2

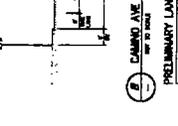
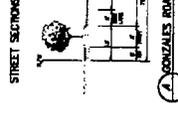
000124



PHASING/LOT TABLE

PHASE I

- 1. PHASE I: LOTS 1-4
- 2. PHASE II: LOTS 5-8
- 3. PHASE III: LOTS 9-12



PRELIMINARY LAND USE DATA

LOT NO.	ACRES	AREA (SQ. FT.)	AREA (AC.)	AREA (SQ. FT.)	AREA (AC.)
1	1.11	47,910	1.11	47,910	1.11
2	1.11	47,910	1.11	47,910	1.11
3	1.11	47,910	1.11	47,910	1.11
4	1.11	47,910	1.11	47,910	1.11
5	1.11	47,910	1.11	47,910	1.11
6	1.11	47,910	1.11	47,910	1.11
7	1.11	47,910	1.11	47,910	1.11
8	1.11	47,910	1.11	47,910	1.11
9	1.11	47,910	1.11	47,910	1.11
10	1.11	47,910	1.11	47,910	1.11
11	1.11	47,910	1.11	47,910	1.11
12	1.11	47,910	1.11	47,910	1.11

NOTES

- ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA.
- ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PUBLIC UTILITIES CODE AND THE CALIFORNIA ELECTRICAL CODE.
- ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PUBLIC UTILITIES CODE AND THE CALIFORNIA ELECTRICAL CODE.
- ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PUBLIC UTILITIES CODE AND THE CALIFORNIA ELECTRICAL CODE.
- ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PUBLIC UTILITIES CODE AND THE CALIFORNIA ELECTRICAL CODE.

UTILITY NOTES

- ELECTRICAL: ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE.
- TELEPHONE: ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PUBLIC UTILITIES CODE.
- CABLE TV: ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PUBLIC UTILITIES CODE.
- WATER: ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PUBLIC UTILITIES CODE.
- SEWER: ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PUBLIC UTILITIES CODE.
- STORM SEWER: ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PUBLIC UTILITIES CODE.
- IRRIGATION: ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PUBLIC UTILITIES CODE.
- SLURRY WALL: ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PUBLIC UTILITIES CODE.
- FOUNDATION: ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PUBLIC UTILITIES CODE.
- CONCRETE: ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PUBLIC UTILITIES CODE.
- STEEL: ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PUBLIC UTILITIES CODE.
- WOOD: ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PUBLIC UTILITIES CODE.
- ASBESTOS: ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PUBLIC UTILITIES CODE.
- LEAD: ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PUBLIC UTILITIES CODE.
- PCB: ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PUBLIC UTILITIES CODE.
- HAZARDOUS WASTE: ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PUBLIC UTILITIES CODE.
- OTHER: ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PUBLIC UTILITIES CODE.

CAMINO REAL BUSINESS PARK
SPECIFIC PLAN
TENTATIVE TRACT MAP NO. 5783

CITY OF SAN JOSE
 COUNTY OF SANTA CLARA

DATE: 04/15/2008

SHEET 1 OF 1

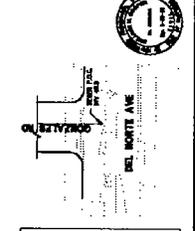
PREPARED BY: JENSEN ENGINEERING

DATE: 04/15/2008

PROJECT: CAMINO REAL BUSINESS PARK

LOCATION: 10000 CAMINO REAL, SAN JOSE, CA 95138

SCALE: AS SHOWN



LEGEND

SYMBOL	DESCRIPTION
(Symbol)	EXISTING UTILITY
(Symbol)	PROPOSED UTILITY
(Symbol)	EXISTING ROAD
(Symbol)	PROPOSED ROAD
(Symbol)	EXISTING LOT
(Symbol)	PROPOSED LOT
(Symbol)	EXISTING CURB
(Symbol)	PROPOSED CURB
(Symbol)	EXISTING SIDEWALK
(Symbol)	PROPOSED SIDEWALK
(Symbol)	EXISTING DRIVEWAY
(Symbol)	PROPOSED DRIVEWAY
(Symbol)	EXISTING FENCE
(Symbol)	PROPOSED FENCE
(Symbol)	EXISTING SIGN
(Symbol)	PROPOSED SIGN
(Symbol)	EXISTING LIGHT
(Symbol)	PROPOSED LIGHT
(Symbol)	EXISTING TREE
(Symbol)	PROPOSED TREE
(Symbol)	EXISTING LANDSCAPE
(Symbol)	PROPOSED LANDSCAPE
(Symbol)	EXISTING CONCRETE
(Symbol)	PROPOSED CONCRETE
(Symbol)	EXISTING STEEL
(Symbol)	PROPOSED STEEL
(Symbol)	EXISTING WOOD
(Symbol)	PROPOSED WOOD
(Symbol)	EXISTING ASBESTOS
(Symbol)	PROPOSED ASBESTOS
(Symbol)	EXISTING LEAD
(Symbol)	PROPOSED LEAD
(Symbol)	EXISTING PCB
(Symbol)	PROPOSED PCB
(Symbol)	EXISTING HAZARDOUS WASTE
(Symbol)	PROPOSED HAZARDOUS WASTE
(Symbol)	EXISTING OTHER
(Symbol)	PROPOSED OTHER

DISCLAIMER

THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT AND HAS FOUND NO OBVIOUS DEFECTS OR VIOLATIONS OF ANY APPLICABLE REGULATIONS. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR ANALYSES OF THE MATERIALS OR CONSTRUCTION. THE ENGINEER HAS NOT CONDUCTED ANY SURVEYING OR MEASUREMENTS. THE ENGINEER HAS NOT CONDUCTED ANY DESIGN OR CALCULATION. THE ENGINEER HAS NOT CONDUCTED ANY INSPECTION OR MAINTENANCE. THE ENGINEER HAS NOT CONDUCTED ANY REPAIR OR REPLACEMENT. THE ENGINEER HAS NOT CONDUCTED ANY DEMOLITION. THE ENGINEER HAS NOT CONDUCTED ANY OTHER WORK.



Planning Division

PLANNING COMMISSION
STAFF REPORT

TO: Planning Commission
FROM: Christopher Williamson, AICP, Senior Planner
DATE: May 1, 2008
SUBJECT: Planning & Zoning Permit Nos. 07-620-01 (General Plan Amendment), 08-640-01 (Specific Plan), 07-570-07 (Zone Change), and 07-300-19 (Tentative Subdivision Map for Tract No. 5783) for the Camino Real Business Park Specific Plan, Located at 3450 and 3600 East Camino Avenue

- 1) **Recommendation:** That the Planning Commission:
 - a) Adopt a resolution recommending that the City Council approve Planning and Zoning Permit No. 07-620-01 for a general plan amendment, subject to certain findings and conditions.
 - b) Adopt a resolution recommending that the City Council approve Planning and Zoning Permit No. 08-640-01 to adopt a specific plan, subject to certain findings and conditions.
 - c) Adopt a resolution recommending that the City Council approve Planning and Zoning Permit No. 07-570-07 for a zone change, subject to certain findings and conditions.
 - d) Adopt a resolution recommending that the City Council approve Planning and Zoning Permit No. 07-300-19 for Tentative Subdivision Map for Tract No. 5783, subject to certain findings and conditions.

- 2) **Project Description and Applicant:** A request to adopt the proposed Camino Real Business Park Specific Plan (CRBPSP) and its related general plan amendment, zone change, and tentative subdivision map. The CRBPSP provides infrastructure plans, guidelines, standards, and regulations for up to 675,000 square feet of business research and light industrial uses and related roads and parking. The site is approximately bounded on the north by U.S. 101 and Camino Avenue, on the east and south by the city limits, and on the west by the eastern edge of the Sakioka Farms property and the existing Power Machinery business park located at 3450 Camino Avenue. Application filed by Rick Power, 3450 Camino Avenue, Oxnard, CA. 93030.

- 3) **Existing & Surrounding Land Uses:** Approximately 5.5 acres of the 46.4-acre site is currently developed with the Power Machinery Center (two buildings) and the Camino Real

Industrial Plaza (two buildings) and Trabajo Drive. These two developed areas were originally included in the specific plan and EIR project description but the applicant is now proposing that they be excluded from the proposed specific plan. The remaining 40.9 acres are currently under row-crop agricultural cultivation. A 50-foot wide Southern California Edison (SCE) 66 KV power line easement transects the site from northeast to southwest.

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	BRP	Business Research Park	Agriculture
North	County Unincorporated	101 Freeway and County Unincorporated	101 Freeway and Agriculture
South	County Unincorporated	County Unincorporated	Agriculture
East	County Unincorporated	County Unincorporated	Agriculture
West	BRP and M1	Business Research Park Light Industrial	Four Light Industrial Buildings Agriculture (Sakioka Farms)

4) Background Information: The applicant owns and operates the Power Machinery equipment rental business at 3450 Camino Avenue, the Camino Real Industrial Plaza, the 40.9-acre specific plan site, and adjoining land to the south in the unincorporated County. The City of Oxnard, County Flood Control District, and SCE have easements in several areas for their respective utility and flood control uses. The undeveloped 40.9 adjacent acres are within City limits and would be the CRBPSP project site.

The "Power Specific Plan" was originally included with the Sakioka Farms Specific Plan application, filed in 2001. Review of the combined plans continued into 2003. In 2005, Rick Power decided to separate his portion of the project from the combined approval process and filed the CRBPSP in 2006 which, in turn, led to the current entitlement requests.

5) Environmental Determination: The Planning Commission certified the Camino Real Final Environmental Impact Report (EIR) 06-02 at the April 3, 2008 meeting.

6) Analysis:

a) General Discussion: The proposed plan would allow a two-phased development of a freeway-oriented business and light industrial park with up to 18 individual buildings and two new streets. The proposed specific plan is modeled after the McInnes Ranch Business Park Specific Plan and includes development standards and/or guidelines for land use, building design and construction, circulation, landscaping, signage, and

common and public areas. First phase infrastructure would include construction of a two-lane access road from Del Norte Boulevard to connect to an extended Trabajo Road and terminate with a temporary cul de sac large enough for fire truck turn-around. The second phase would add Road A (name pending) on the eastern portion of the site. Public utilities would be installed under the new streets and the SCE transmission line relocated to the eastern and southern edges of the property. Individual buildings of less than 150,000 square feet would be reviewed and approved under the Development Design Review (DDR) process within the various guidelines and development standards of the CRBPSP. Buildings over 150,000 square feet would require approval of a special use permit by the Planning Commission. Buildout is anticipated in five to ten years, depending on market demand.

- b) **General Plan Consistency:** The entire CRBPSP site is designated in the 2020 General Plan for Business and Research Park with a corresponding Business & Research Park (BRP) zone classification. The proposed specific plan substitutes Light Manufacturing for the southern portion, but is otherwise not significantly different from the existing General Plan vision for that area. The 2020 General Plan requires that the Sakioka Farms area, including the CRBPSP, develop a specific plan prior to development. There are various General Plan goals and policies that are general in nature, such as "Minimize vehicle miles traveled" (pg. VI-24) with which staff finds consistency. Three policies specific to the CRBPSP site are listed in the following table.

POLICY	DISCUSSION
<p>Master Planned Developments Policy C.1 (Page V-23) <i>"Office exclusive uses within business and research park designated areas shall be limited to the first tier of lots adjacent to a freeway or major thoroughfare"</i></p>	<p>BRP uses are designated for the first three lots south of the 101 freeway. Therefore, consistency with this policy may be found.</p>

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<p>Master Planned Developments Policy C.2 (Page V-23) <i>"A Specific Plan shall be required for the development of the approximately 430-acre "Sakioka" property that shall take into consideration the unique opportunity to achieve an integrated plan to address the desirability for jobs/housing balance"</i></p>	<p>The CRBPSP was initially included with the Sakioka Farms Specific Plan. The Sakioka plan will include a workforce village of up to 900 units less than a mile away that would give preference to people working in both the Sakioka Farms and CRBPSP areas. Therefore, consistency with this policy may be found.</p>
<p>Infill Modification Areas Policy 3.a (Page V-27) <i>"Property along the freeway corridor frontage should be designated for commercial or business and research park."</i></p>	<p>The CRBPSP area is a part of Infill Modification Area 'a.' BRP uses are designated for the first three lots south of the 101 freeway. Therefore, consistency with this policy may be found.</p>

- c) **Conformance with Zoning Development Standards:** The CRBPSP incorporates the BRP (Business Research Park) and M1 (Light Industrial) development standards that would guide development of individual buildings and their site improvements. The DDR project review and entitlement process requires compliance with city zoning and CRBPSP standards, with the additional requirement of Planning Commission review of buildings over 150,000 square feet and/or certain types of uses such as outdoor storage.
- d) **Design Concept:** The CRBPSP design follows a simple rectilinear pattern with Camino Avenue and Gonzales Road as the east-west streets, and north-south Trabajo and Road A (name pending), forming a grid. Individual lots would range in size. The specific plan requires design continuity of streetscapes and public access area, and non-intrusive lighting that is adequate for public safety. The distance from buildings to agricultural activity is a minimum of 30 feet along the west and south, to 150 feet along the east property edge.
- e) **Circulation and Parking:** The CRBPSP requires that the proposed streets, driveways, parking, and loading zones meet the City's requirements for all subsequent development that is reviewed under the DDR procedure. The Draft EIR included a traffic analysis that concluded the CRSPSP traffic would not impact area intersections with the exception of the already deficient Del Norte Boulevard/ US 101 interchange. An area is reserved for the possible extension of Gonzales Road eastward to an unknown connection in Camarillo. The required restriping of turning lanes on Del Norte at Camino Avenue will improve traffic flow, and the CRBPSP includes a provision for a traffic study at one-third, two-thirds, and final buildout that could lead to traffic signals on Del Norte

Boulevard, if warranted. Bike lanes are planned for both sides of Gonzales Road, Road A, and Trabajo Street.

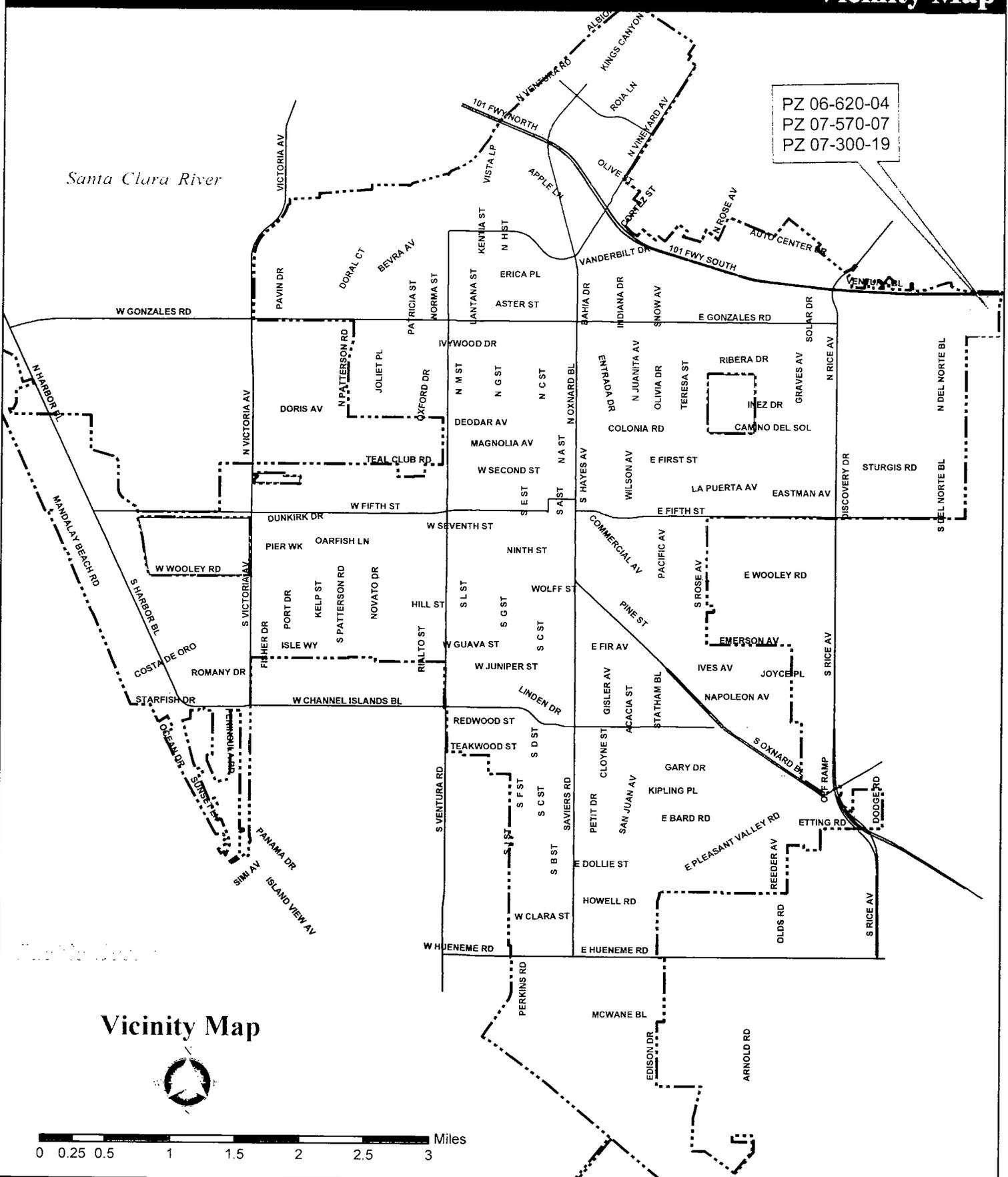
- f) **Building Design:** The CRBPSP requires that buildings and other structures meet design guidelines that strive for an attractive consistent design that meets the City's desire for high-quality commercial and industrial development. The guidelines call for street-front entrances, "green" design, and a variety of material and design treatments to prevent a boxy monotonous development.
 - g) **Signs:** The CRBPSP contains a sign program that is similar to the McInnes Ranch Business Park Specific Plan. Signage is limited to low-scale monument and on-building business identification signs. Business park entry signs are located on Gonzales Road and Camino Avenue.
 - h) **Landscaping and Open Space:** The CRBPSP contains a landscaping program that is similar to the McInnes Ranch Business Park Specific Plan. Landscape guidelines require City-designated street trees and ground covers that minimize water needs but still provide an attractive consistent landscape setting that complements the buildings.
 - i) **Tentative Subdivision Map for Tract No. 5783:** Proposed Tentative Subdivision Map for Tract No. 5783 subdivides the property into 17 buildnig lots, a detention area, and dedications for streets.
- 7) **Development Advisory Committee:** The Development Advisory Committee (DAC) reviewed this project on January 24 and May 2, 2007. Recommendations of the DAC have been incorporated in the current version of the CRBPSP and/or will be included as conditions of approval on the tentative subdivision map.
- 8) **Community Workshop:** There was no community workshop as the CRBPSP is not located near a residential neighborhood.
- 9) **Appeal Procedure:** All four of the requested actions are recommendations to the City Council.

Attachments:

- A. Maps (Vicinity, General Plan, and Zoning)
- B. Camino Real Business Park Specific Plan, February 2008 (previously distributed)
- C. General Plan Amendment resolution
- D. Specific Plan Adoption resolution (attachment B previously distributed)
- E. Zone Change resolution
- F. Tentative Subdivision Map resolution

Prepared by: <u>CW</u> CW
Approved by: <u>8</u> SM
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PZ 06-620-04
 PZ 07-570-07
 PZ 07-300-19



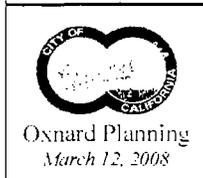
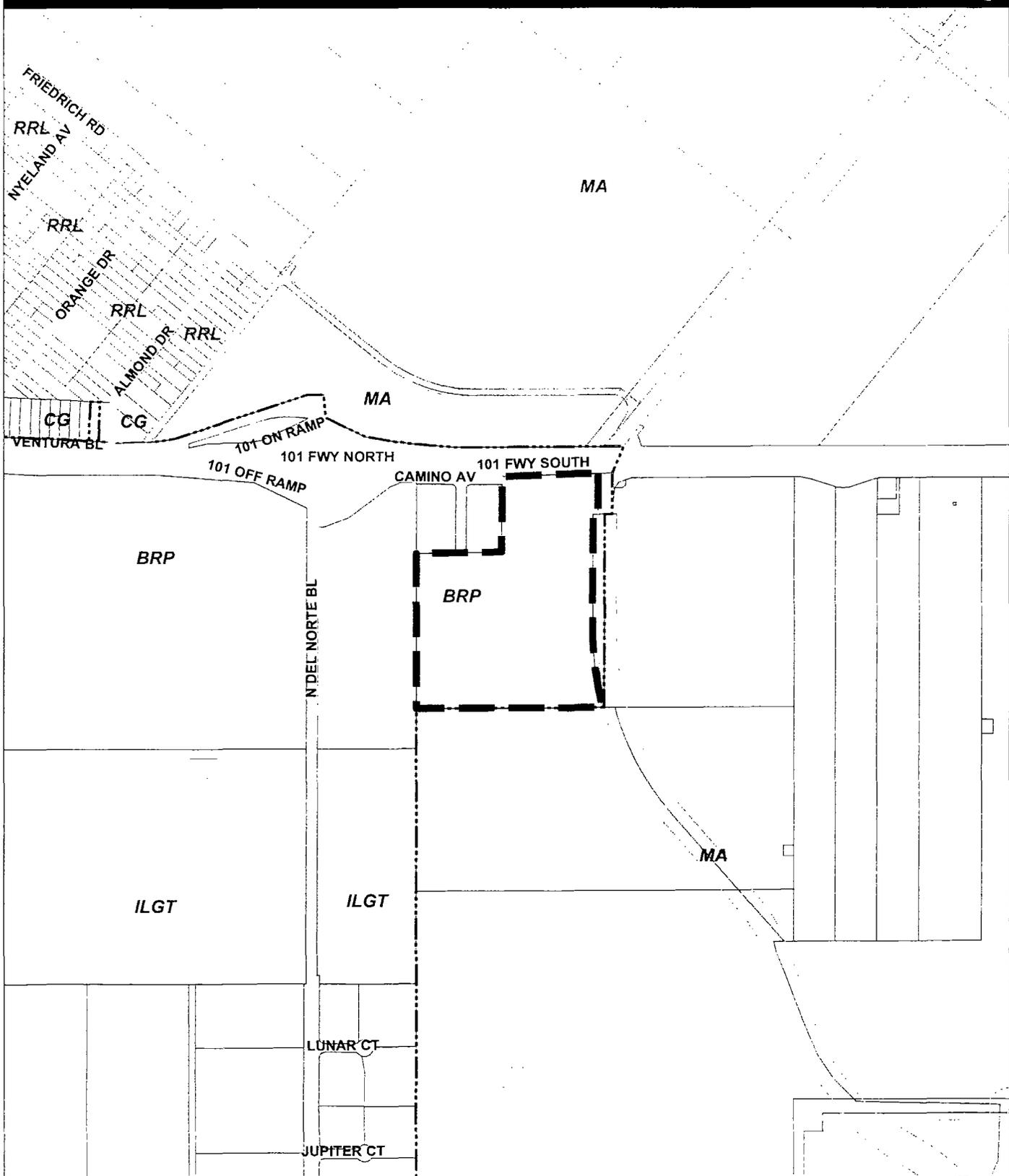
Vicinity Map



PZ 06-620-04, PZ 07-570-07, PZ 07-300-19
 Location: 3450 E Camino Real
 APN: 216003012
 Rick Power
 Camino Real Business Park Specific Plan

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General Plan Map

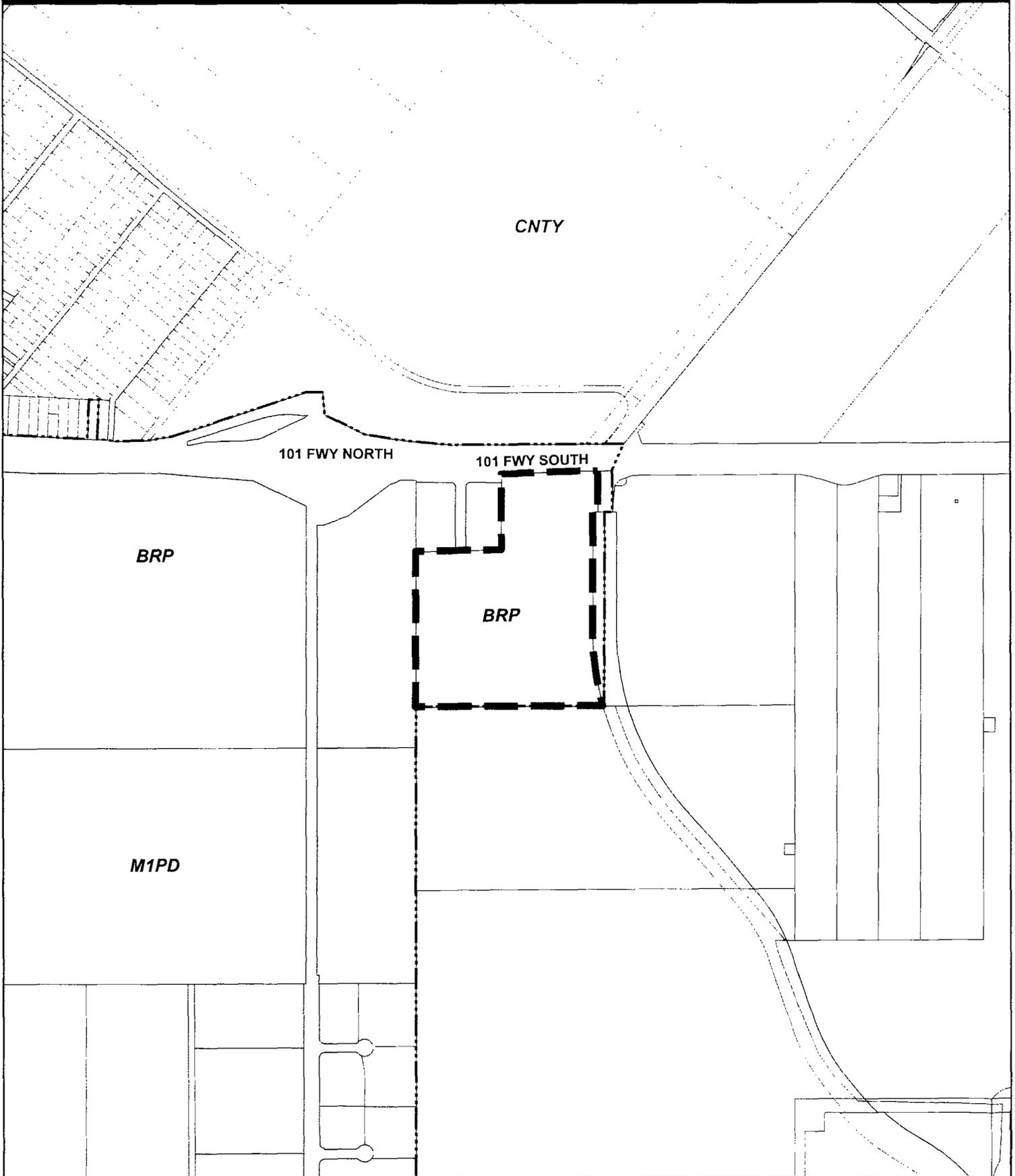


PZ 06-620-04, PZ 07-570-07, PZ 07-300-19
 Location: 3450 E Camino Real
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 Rick Power
 Camino Real Business Park Specific Plan

0 155310 620 930 1,240 Feet

General Plan Map





Oxnard Planning
March 12, 2008

PZ 06-620-04, PZ 07-570-07, PZ 07-300-19
 Location: 3450 E Camino Real
 APN: 216003012
 Rick Power
 Camino Real Business Park Specific Plan
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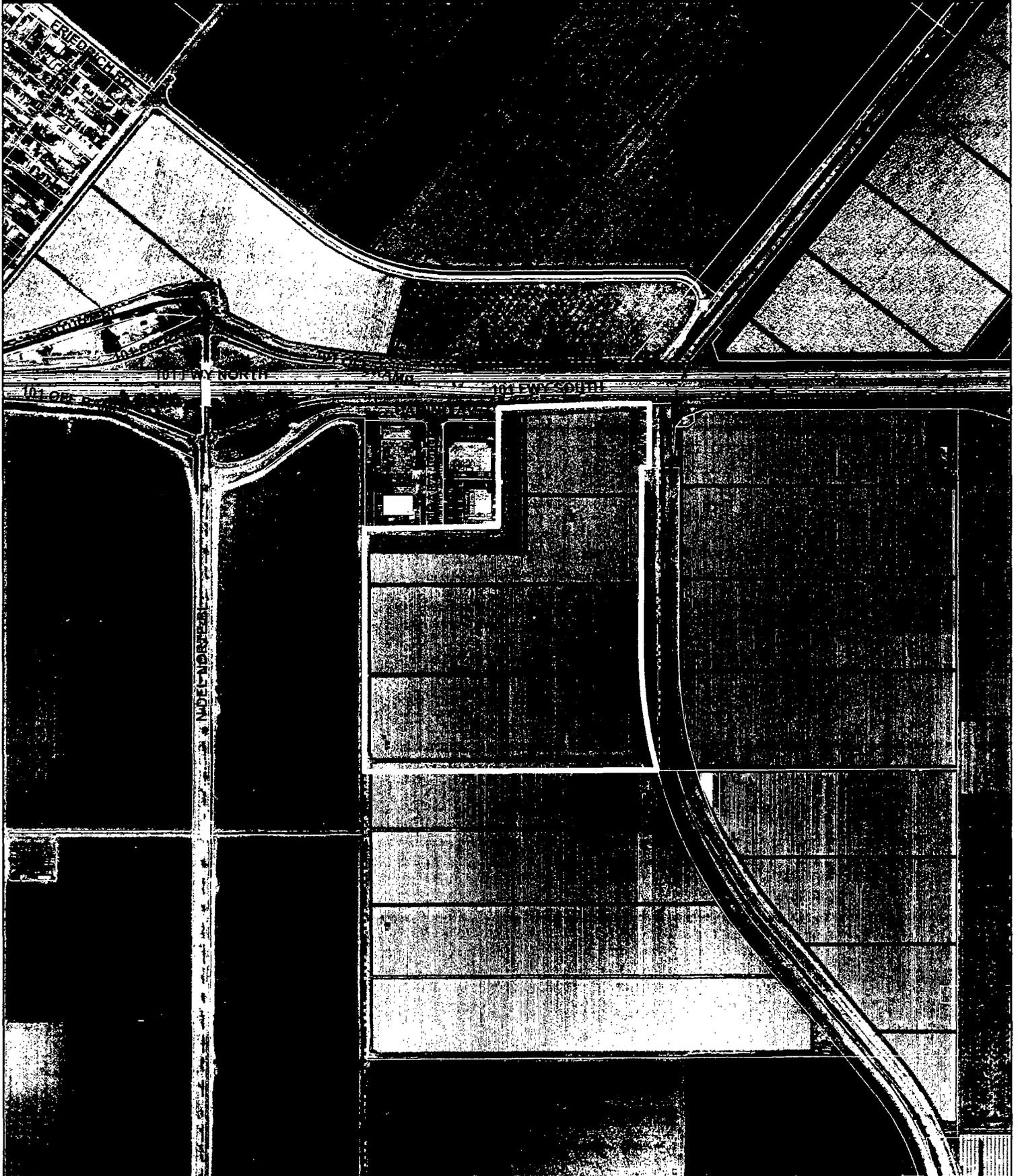
Zone Map

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 Oxnard Planning

 March 12, 2008

PZ 06-620-04. PZ 07-570-07. PZ 07-300-19

 Location: 3450 E Camino Real

 APN: 216003012

 Rick Power

 Camino Real Business Park Specific Plan



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Aerial Map

 ATTACHMENT 8

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2003 Aerial



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