



Meeting Date: 7/15/2008

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 type="checkbox"/> Public Hearing
<input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Info/Consent Public Hearing

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

Reviewed By: City Manager *SM* City Attorney *AM* Finance *JL* Other (Specify) \_\_\_\_\_

**DATE:** July 15, 2008

**TO:** City Council

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

**SUBJECT:** Planning and Zoning Permit No. 07-570-8 (Zone Change). Filed by Grace Bible Church and Synergy Development Services (on behalf of T-Mobile), 7146 Valjean Avenue, Van Nuys, CA 91406.

**RECOMMENDATION**

That City Council approve the first reading by title only and subsequent adoption of an ordinance changing the zoning to Commercial Office (CO) for two parcels located at 934 and 936 West Fifth Street and 501 Hobson Way.

**DISCUSSION**

The zone change is requested for two parcels (APN's 202011028 and 202011033) located at 934 and 936 West Fifth Street and 501 Hobson Way, the location of Grace Bible Church. The 2020 General Plan land use designation for the site is Commercial Office, but the current zoning is residential (R-1, R-2, and R-4) which is inconsistent with the 2020 General Plan. The proposed zone change to Commercial Office (CO) will create consistency between zoning and the 2020 General Plan.

The zone change was unanimously recommended for approval by the Planning Commission at its meeting of June 19, 2008 as part of an approved request to locate a T-Mobile wireless communication facility concealed within the steeple of the Grace Bible Church.

In accordance with Section 15061 of the California Environmental Quality Act (CEQA) Guidelines, the propose zone changes from R-1, R-2, and R-4 are exempt under the General Rule as there is no probability that the zone changes may have a significant effect on the environment. The zone changes are necessary to bring zoning in conformance with the current 2020 General Plan which already allows the use allowed by the new zone designation, and the site is fully developed. Therefore, staff has determined that there is no substantial evidence that the zone change may have any significant effect on the environment.

**FINANCIAL IMPACT**

There is no financial impact from the zone change.

Zone Change PZ 07-570-8

July 15, 2008

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Attachment 1 - Planning Action Agenda, June 19, 2008

2 - Planning Commission staff report

3 - Zone Change Ordinance

Note: Attachment #2 has been provided to City Council under separate cover.

Note: Written materials relating to an item on this agenda that are distributed to the City Council within 72 hours before the item is to be considered at its regularly scheduled meeting will be made available for public inspection at the City Clerk's Office (305 West Third Street) and the Main Library (251 South A Street) during customary business hours.

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# CITY OF OXNARD PLANNING COMMISSION AGENDA

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## REGULAR MEETING

Planning Conference Room, 214 South C Third Street  
Wednesday, June 18, 2008, 12:00 noon

**A. ROLL CALL**

**B. PUBLIC COMMENTS**

At this time, a person may address the Planning Commission on matters within the jurisdiction of the Planning Commission, including information/consent items and any item not appearing on the agenda. The Chair shall limit public comments to three (3) minutes. The Planning Commission cannot take action on any item presented during public comments that is not on the agenda and such item may only be referred to Commission Secretary. Persons wishing to speak on public hearing items should do so at the time of the public hearing.

**C. AGENDA REVIEW MEETING**

**D. PLANNING COMMISSION BUSINESS**

**E. ADJOURNMENT**

## REGULAR MEETING

Council Chambers, 305 West Third Street  
Thursday, June 19, 2008, 7:00 p.m.

**A. ROLL CALL-**

**B. PUBLIC COMMENTS- On Items Not On The Agenda**

At this time, a person may address the Planning Commission on matters within the jurisdiction of the Planning Commission, including information/consent items and any item not appearing on the agenda. The Chair shall limit public comments to three (3) minutes. The Planning Commission cannot take action on any item presented during public comments that is not on the agenda and such item may only be referred to Commission Secretary. Persons wishing to speak on public hearing items should do so at the time of the public hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a meeting, you should contact Planning & Environmental Services Division at (805) 385-7858. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

City of Oxnard internet address: <http://www.ci.oxnard.ca.us>

ATTACHMENT 1

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**C. READING OF AGENDA****D. CONSENT AGENDA**

**Items listed under the Consent Agenda may be enacted by one motion and one vote. If discussion is desired, an item may be removed from the Consent Agenda and will be considered individually.**

1. APPROVAL OF MINUTES – June 5, 2008
  2. Report Concerning Conformance of Proposed Fiscal Year 2008-09 Capital Improvement Program Projects with the Adopted 2020 General Plan.  
**PROJECT PLANNER: MIKE MORE**  
**ACTION: Approved.**
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**E. CONTINUED PUBLIC HEARINGS**

1. PLANNING AND ZONING PERMIT NO. 07-530-2 (Wireless Special Use Permit) for installation of a stealth, roof-mounted, telecommunications facility at the base of a steeple and related ground-level equipment; and PZ 07-570-08 (Zone Change) of the underlying residentially-zoned parcels (R-1, R-2, and R-4) to Commercial Office (CO). Located at the First Baptist Church of Oxnard, 936 West Fifth Street, Oxnard, CA 93030. The proposed project is exempt from environmental review under Section 15303 of the CEQA Guidelines. Filed by Synergy Development Services on behalf of T-Mobile, 7146 Valjean Avenue, Van Nuys, CA 91406.  
**PROJECT PLANNER: CHRIS WILLIAMSON**  
**ACTION: Approved. Reso. 2008-39 2008-41**
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**F. NEW PUBLIC HEARINGS**

1. PLANNING AND ZONING PERMIT NO. 07-520-02 (Special Use Permit) to allow vehicle and truck parking storage within a developed 7.13 acre site located at 2230 Statham Boulevard. The site is zoned Limited Manufacturing and the existing 96,000 square foot building is primarily used for warehousing and office related to the vehicle storage. In accordance with Section No. 15301 (Existing Facilities-Class 1) of the CEQA Guidelines, the proposed project is exempt from environmental review. Filed by Lance Smigel, Lansco Properties, Inc. P.O. Box 20728, Oxnard, CA 93034.  
**PROJECT PLANNER: JUAN MARTINEZ**  
**ACTION: CONTINUED TO JULY 17, 2008**
2. PLANNING AND ZONING PERMIT NO. 07-500-11( Special Use Permit) to allow the construction of a 2,612 square foot single family home on a vacant 4,800 square foot parcel zoned C-2 (General Commercial). The project site is located at 128 North Hayes Avenue (APN 201-0-111-150), within La Colonia Neighborhood. In accordance with Section No. 15303 (New Construction-Class 3) and 15332 (In-Fill-Class 32) of the CEQA Guidelines, the proposed project is exempt from environmental review. Filed by Jose L. Mendoza, 3431 West Montclair Street, Los Angeles, CA 90018.  
**PROJECT PLANNER: JUAN MARTINEZ**

**ACTION: Approved. Reso. 2008-40**

- 3. PLANNING AND ZONING PERMIT NOS. 06-620-01 (General Plan Amendment); 06-570-02 (Zone Change); 06-540-01 (Planned Development Permit); 06-630-01 (Specific Plan Amendment); and 07-300-10 (Tentative Subdivision Map No. 5672), located at the Northwest Corner of Ventura Road and Vineyard Avenue, 1801 W. Vineyard Avenue. This proposed residential project consists of a total of 201 homes and townhomes, comprised of 126 two-story, single-family, cluster homes and 75, two-story, single-family detached homes. The proposed residential density is approximately 8.49 dwelling units per net acre (du/ac).

PLANNING AND ZONING PERMIT NOS. 07-620-04 (General Plan Amendment); 07-570-03 (Zone Change); 07-540-03 (Planned Development Permit); 07-630-01 (Specific Plan Amendment); and 07-300-11 (Tentative Subdivision Map 5765), located at 2501 N. Ventura Road. This residential development project consists of 143 two- and three-story townhomes. The proposed residential density is approximately 15.73 du/ac.

The comment period for both projects is May 30, 2008 to July 14, 2008. The projects are located within the Northwest Community Specific Plan area. Filed by Casden Properties LLC, 9090 Wilshire Blvd. 3rd Floor, Beverly Hills, CA 90211.

**PROJECT PLANNER: KATHLEEN MALLORY**

**ACTION: Comments received.**

**G. PLANNING COMMISSION BUSINESS**

- 1. Use of loading zones ( Chair Sanchez)

**H. PLANNING MANAGER COMMENTS**

**I. ADJOURNMENT**

**FUTURE MEETINGS**

Thursday, July 3, 2008, 7:00 p.m., City Council Chambers

Thursday, July 17, 2008, 7:00 p.m., City Council Chambers

Filename: Ag06-19-08.pc  
Directory: G:\PLNG\PC\AGENDAS\Agenda-2008  
Template: C:\Documents and Settings\cdchrw\Application  
Data\Microsoft\Templates\Normal.dot  
Title: CITY OF OXNARD  
Subject:  
Author: Information Systems  
Keywords:  
Comments:  
Creation Date: 6/9/2008 9:20:00 AM  
Change Number: 12  
Last Saved On: 7/1/2008 4:58:00 PM  
Last Saved By: cdchrw  
Total Editing Time: 586 Minutes  
Last Printed On: 7/3/2008 10:47:00 AM  
As of Last Complete Printing  
Number of Pages: 3  
Number of Words: 880 (approx.)  
Number of Characters: 5,016 (approx.)

CITY COUNCIL OF THE CITY OF OXNARD

ORDINANCE NO. \_\_

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING ZONE CHANGE (NO. PZ 07-570-08) FOR 934 AND 936 WEST FIFTH STREET AND 501 HOBSON WAY (APN's 202011028 AND 202011033) TO COMMERCIAL OFFICE. FILED BY GRACE BIBLE CHURCH AND SYNERGY DEVELOPMENT SERVICES (ON BEHALF OF T-MOBILE), 7146 VALJEAN AVENUE, VAN NUYS, CA 91406.

WHEREAS, on June 19, 2008, the Planning Commission approved Resolution No. 2008-41 recommending that the City Council adopt a resolution approving Planning and Zoning Permit No. 07-570-08 (Zone Change) filed by Grace Bible Church and Synergy Development Services; and

WHEREAS, Section 15061 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

WHEREAS, the City Council held a public hearing and received and reviewed written and oral comments related to proposed Zone Change No. 07-570-08; 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. 07-570-08; 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 adoption of this resolution, at applicant's 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 resolution or any proceedings, acts, or determination taken, done, or made prior thereto that were part of the approval process.

WHEREAS, the Applicant agree as a condition of approval of this resolution and at their 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.

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

Part 1. The zoning governing 934 and 936 West Fifth Street and 501 Hobson Way (APN's 202011028 and 202011033), as shown on the map attached hereto as Exhibit A, incorporated herein by reference and on file with the City Clerk, is changed to Commercial Office (CO).

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 19th day of July, 2008, by the following vote

AYES:

NOES:

ABSENT:

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

ATTEST:

APPROVED AS TO FORM:

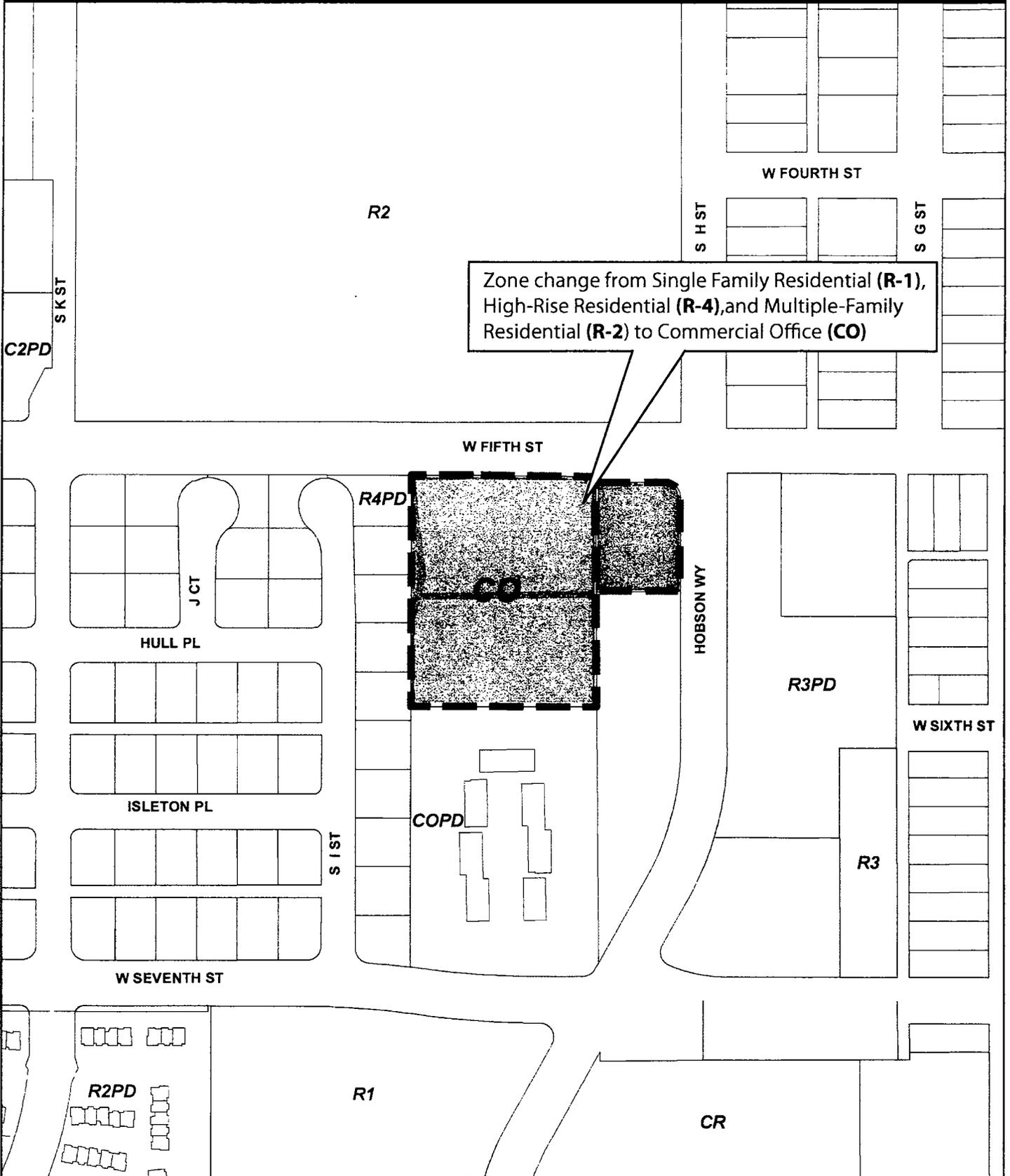
\_\_\_\_\_  
Daniel Martinez, City Clerk

*James J. Repp, Jr. for*  
\_\_\_\_\_  
Gary L. Gillig, City Attorney

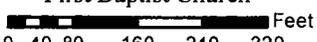
ATTACHMENT 3  
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Zone Change



Zone change from Single Family Residential (R-1), High-Rise Residential (R-4), and Multiple-Family Residential (R-2) to Commercial Office (CO)

 <p>Oxnard Planning March 28, 2008</p>	<p>PZ 07-530-02, PZ 07-570-08          Location: 936 W Fifth St          APN: 202011028          First Baptist Church</p> 	<p>Zone Change</p> <p>ATTACHMENT <u>3</u></p> <p>PAGE <u>3</u> OF <u>3</u></p>	 <p>1:2,705</p>
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