



Meeting Date: 10:7:08

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input checked="" 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 (Info/consent)
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Prepared By: Linda Windsor, Associate Planner *LW*

Agenda Item No. I-4

Reviewed By: City Manager *[Signature]*

City Attorney *[Signature]*

Finance *[Signature]*

Other (Specify) _____

DATE: September 30, 2008

TO: City Council

FROM: Susan L. Martin, AICP, Planning Manager *[Signature]*
Development Services Department

SUBJECT: Parcel Map (Planning & Zoning Permit No. 06-300-6), For Property Located at 1950 Solar Drive, North of East Gonzales Road. Filed by TM Mian & Associates.

RECOMMENDATION

That City Council adopt a resolution approving Planning & Zoning Permit No. 06-300-6, a parcel map subdividing one lot into two lots.

DISCUSSION

On September 11, 2007, the City Council adopted Resolution No. 13,347 approving a tentative parcel map subdividing an existing lot into two parcels. Associated with this land division, the City Council also approved special use permits for a 129-room, 98,798 square foot Homewood Suites extended stay hotel. The Planning Commission adopted Resolution Nos. 2007-22, -23 and -24 recommending approval of the tentative parcel map, and approving the special use permits on August 2, 2007. The facility includes a meeting room; a lodge serving light evening meals and breakfast for guests, and outdoor recreation facilities. Beer and wine sales with the evening meals and in the hotel's on-site convenience store (ABC License Type 41) were approved as part of the request. The parcel map would allow the existing adjacent Hilton Garden Inn and approved Homewood Suites Hotel to be on separate parcels.

The project is not within a redevelopment area, neighborhood or specific plan area. The project is consistent with the 2020 General Plan.

In accordance with CEQA, an initial study was prepared for the hotel development and land division to determine if the project may result in potentially significant adverse effects on the environment. Mitigation measures have been incorporated into the project and the applicant has agreed to implement these mitigation measures to reduce these impacts to a level of less than significant. The mitigated negative declaration was adopted as part of the project approval. The final map is consistent with the project and no further environmental analysis is required.

Parcel Map/PZ NO. 06-300-6 (Homewood Suites)
September 30, 2008
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The Development Services Department has issued a Verification of Status form indicating that the Parcel Map, as currently prepared, will be in compliance with the State Subdivision Map Act and Oxnard City Code requirements, and will conform to the previously approved tentative subdivision map.

FINANCIAL IMPACT

None

- Attachment #1 - Resolution Approving Parcel Map (PZ No. 06-300-6)
- #2 - Vicinity Map
- #3 - Reduced Parcel Map (PZ No. 06-300-6)
- #4 - Verification of Status Form

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CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING PARCEL MAP NO. 06-300-6 FOR PROPERTY LOCATED AT 1950 SOLAR DRIVE (APN 231-052-035), SUBJECT TO CERTAIN CONDITIONS. FILED BY TM MIAN & ASSOCIATES, 1106 N. HIGHWAY 360, SUITE 400, GRAND PRAIRIE, TX 75050.

WHEREAS, Tentative Parcel Map No. 06-300-6 for property located at 1950 Solar Drive, filed by TM Mian & Associates, was recommended for approval by Planning Commission Resolution No. 2007-24 and approved by City Council Resolution No. 13,347, subject to certain conditions; and

WHEREAS, the Parcel Map for such subdivision has been submitted, together with the Subdivision Improvement Agreement proposed to be entered into in connection with the subdivision; and

WHEREAS, the Parcel Map is exempt as ministerial under the California Environmental Quality Act, according to City Council Resolution No. 10,851.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. Parcel Map No. 06-300-6 is approved, subject to the conditions set forth in Planning Commission Resolution No. 2007-24 and City Council Resolution No. 13,347 for the Tentative Parcel Map, incorporated herein by reference.
2. The City Council finds that parcel map is consistent with the General Plan as adopted, and is in substantial compliance with the previously approved tentative parcel map.
3. The Subdivision Improvement Agreement is approved and the Mayor is authorized to execute such Agreement.
4. All offers of dedication shown on such map are accepted subject to improvement.

PASSED AND ADOPTED this 7th day of October 2008, by the following vote:

AYES:

NOES:

ABSENT:

Dr. Thomas E. Holden
Mayor

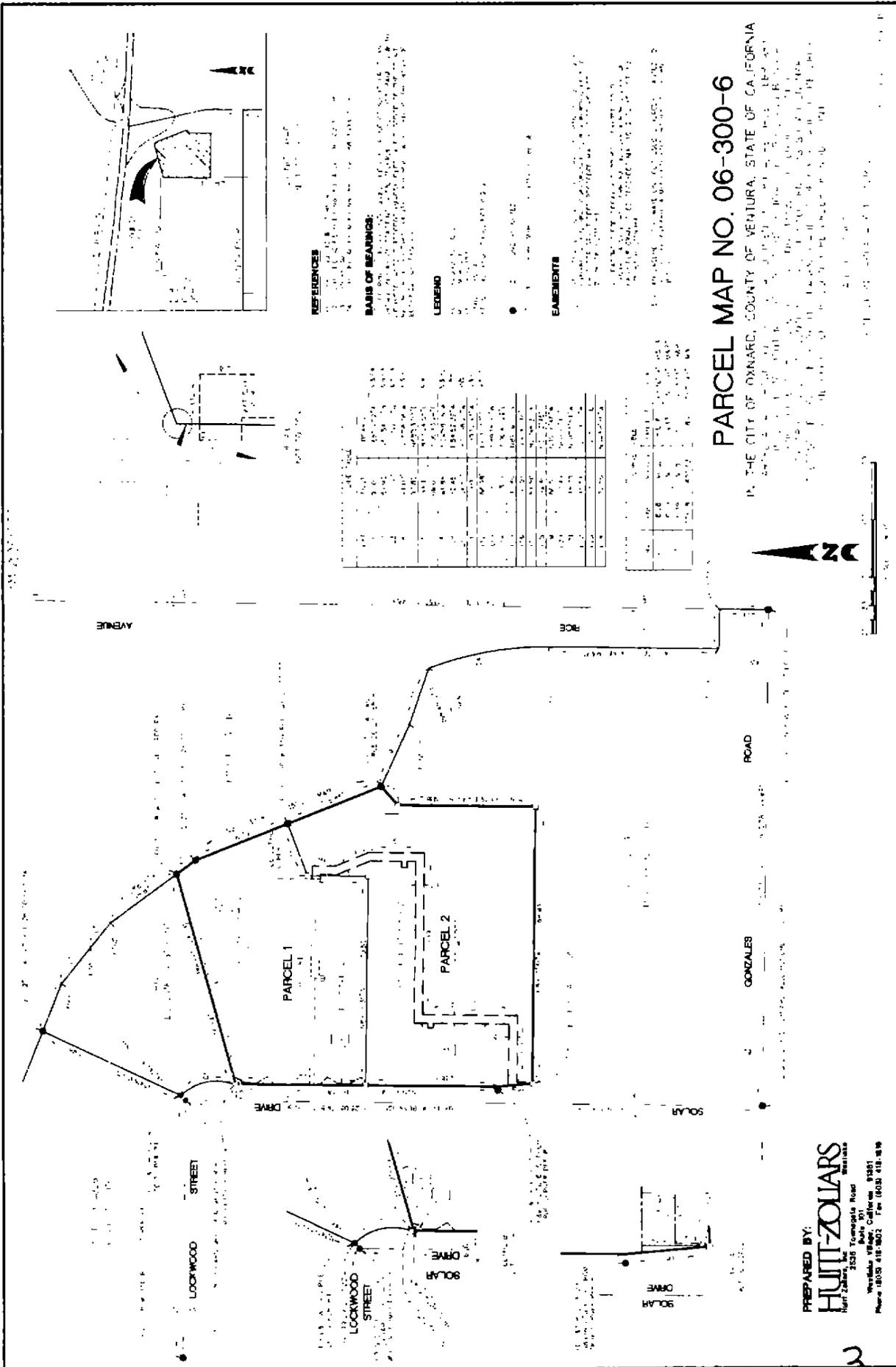
ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, Acting City Attorney 4.30.08



000060

ATTACHMENT 3
 PAGE 1 OF 1

PARCEL MAP NO. 06-300-6

IN THE CITY OF Oxnard, COUNTY OF VENTURA, STATE OF CALIFORNIA

REFERENCE:

1. THE CITY OF Oxnard, COUNTY OF VENTURA, STATE OF CALIFORNIA
2. THE CITY OF Oxnard, COUNTY OF VENTURA, STATE OF CALIFORNIA

BASIS OF BEARINGS:

THE BEARINGS AND DISTANCES ARE BASED ON THE SURVEY OF THE CITY OF Oxnard, COUNTY OF VENTURA, STATE OF CALIFORNIA, AND THE SURVEY OF THE CITY OF Oxnard, COUNTY OF VENTURA, STATE OF CALIFORNIA.

LEGEND:

- SURVEY POINT
- SURVEY POINT
- SURVEY POINT

EXHIBITS:

1. THE CITY OF Oxnard, COUNTY OF VENTURA, STATE OF CALIFORNIA
2. THE CITY OF Oxnard, COUNTY OF VENTURA, STATE OF CALIFORNIA

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (AC.)
1	PARCEL 1	10,000	0.230
2	PARCEL 2	10,000	0.230
3	TOTAL	20,000	0.460

PREPARED BY:
HUNT-ZOLLARS
 2520 Tropicana Road
 Northridge, CA 91321
 Phone (805) 415-1802 Fax (805) 415-9116



**VERIFICATION OF STATUS:
FINAL MAPS AND IMPROVEMENT PLANS**

Tract/Parcel Map

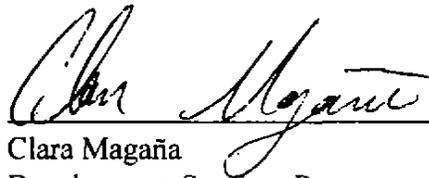
Project Location:

PARCEL MAP 06-300-6

- Map requires subdivision improvement agreement.
- The Development Services Program does not require improvement plans for this development.
- This Program has reviewed the improvement plans and found them acceptable. Based on our review, we believe these plans comply with the resolution of the Planning Commission and the City Council approving the tentative map for this development.
- This Program has reviewed the Final Map and Title Sheet and found them acceptable. Based on our review, we believe the map complies with the resolution of the Planning Commission and the City Council approving the tentative map for this development and also with the Subdivision Map Act of the State of California.
- The Final Map has been signed.

DATE: _____

9/15/08



Clara Magaña
Development Services Program