



*Planning Division*

**PLANNING COMMISSION  
STAFF REPORT**

**TO:** Planning Commission

**FROM:** Christopher Williamson, AICP, Senior Planner

**DATE:** August 7, 2008

**SUBJECT:** Planning and Zoning Permit No 08-570-01 (Zone Change), located at 5489, 5527, and 5557 Saviers Road

- 1) **Recommendation:** That the Planning Commission adopt a resolution recommending that the City Council approve Planning and Zoning Permit No. 08-570-01 (Zone Change).
- 2) **Project Description and Applicant:** A request to change the zone designations of four contiguous parcels (APN's 222-001-126, -127, -128, -129) from R-1 (Residential Low) to C-2 (General Commercial). The zone change is necessary for conformance with the 2020 General Plan land use designation of Commercial General. Filed by the City of Oxnard, Planning Division, 214 South C Street, Oxnard, CA 93030.
- 3) **Existing & Surrounding Land Use:** The parcels at 5489 and 5527 are developed; the southernmost two lots are undeveloped. To the north (Carlisle Court) are single-family homes, to the west (Courtland Street) are multifamily apartments, to the south (Hueneme Road) is a vacant lot and auto-repair business, and to the east (Saviers Road) are single-family homes.

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	R-1	Commercial General	5489: single family home
			5527: single family home
			5557: undeveloped
			[no address]: undeveloped
North	R-1	Residential Low	Single-Family Homes
South	C2-PD	Commercial General	undeveloped
			Jim Sharp Auto Service
East	R-1	Residential Low	Single-Family Homes
West	R-4	Residential High	Multifamily residential

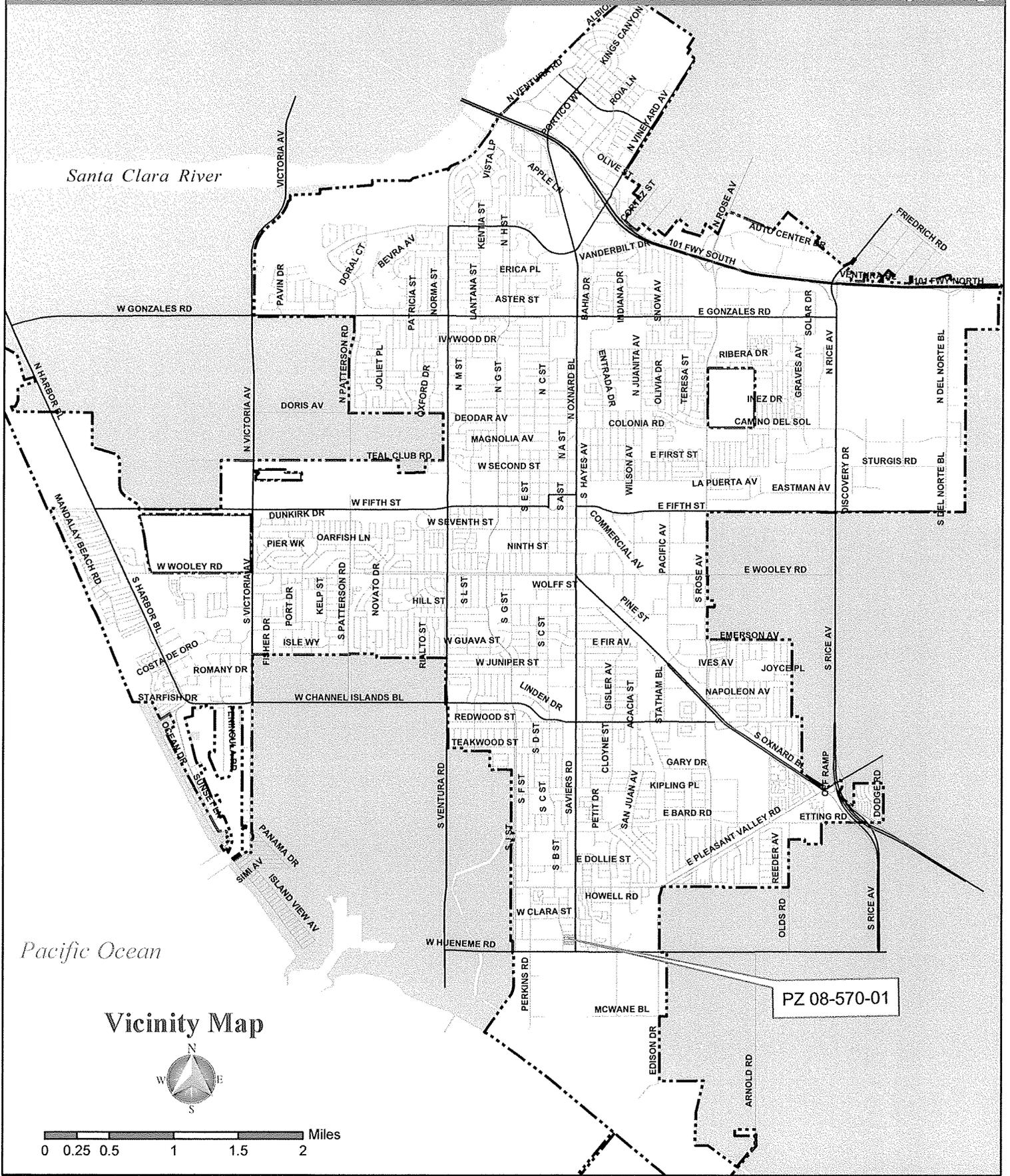
- 4) **Background Information:** The northernmost parcel (5489 Saviers Road) was the subject of an 11-lot subdivision proposal that filed for approval in 2004. The three other parcels have been the subject of several speculative development inquiries. The Planning Commission expressed its preference during the deliberations for the project at 5587 Saviers Road (Special Use Permit for animal hospital) that the entire northwest corner of Saviers Road and Hueneme Road, including the four subject parcels, be master planned rather than separately developed.

The entire corner is in the Southwinds Redevelopment Project Area. A zoning designation that is consistent with the 2020 General Plan land use designation is helpful and often required when seeking redevelopment funding.

- 5) **Environmental Determination:** In accordance with Section 15061 of the California Environmental Quality Act (CEQA) Guidelines, the propose zone changes from R-1 to C-2 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 land use designation of Commercial Office which already governs the allowed uses development potential of the site. Therefore, staff has determined that there is no substantial evidence that the zone change may have any significant effect on the environment.
- 6) **General Plan Consistency:** The 2020 General Plan land use designation for the site is Commercial General. The proposed zone changes will create consistency between zoning and the General Plan.

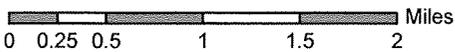
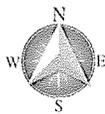
- 7) **Attachments:**  
A. Maps (Vicinity, General Plan, Zoning)  
B. Zone Change Resolution

Prepared by:	<u>CW</u> CW
Approved by:	<u>SM</u> SM



PZ 08-570-01

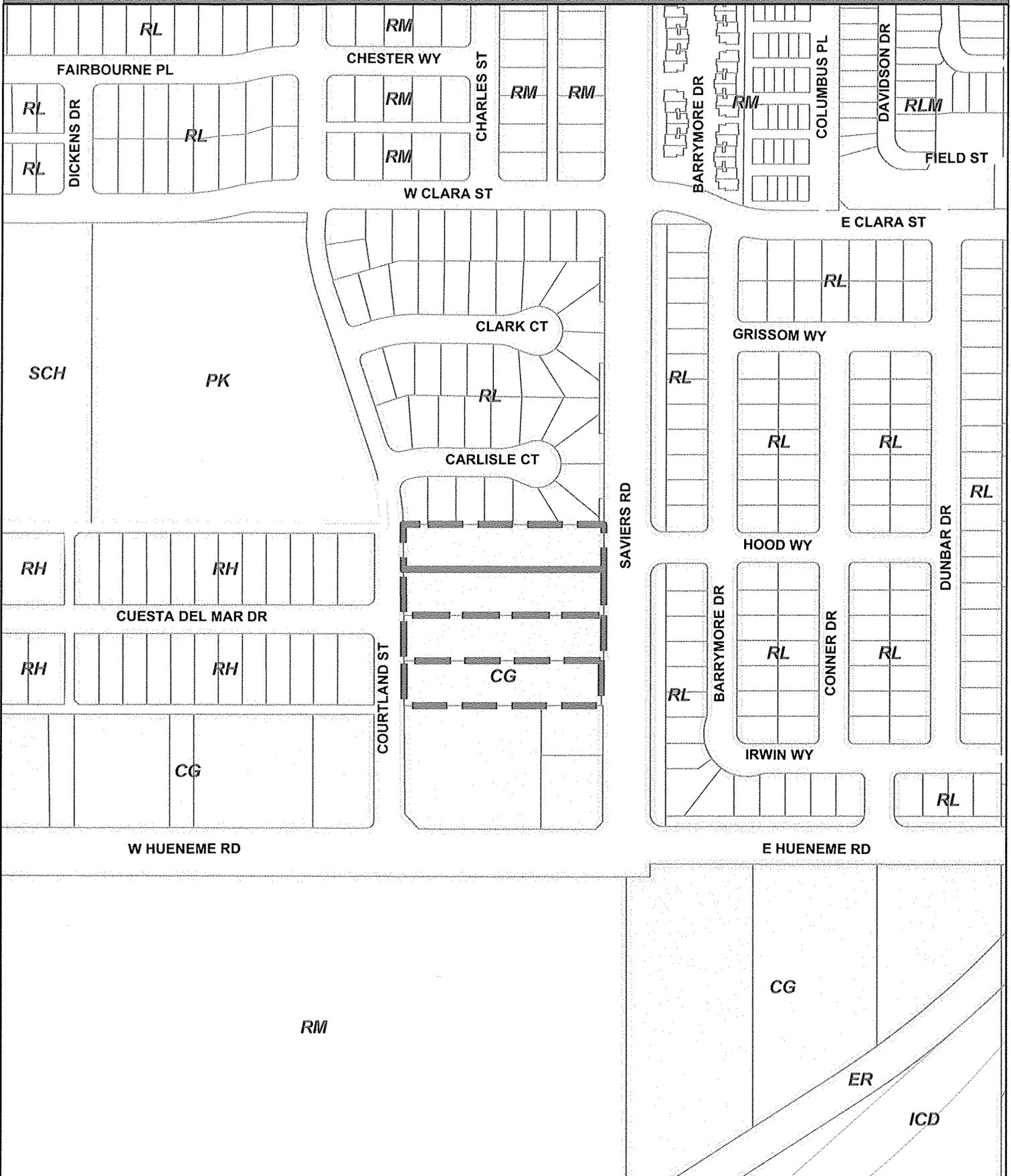
Vicinity Map



Oxnard Planning  
July 23, 2008

PZ 08-570-01  
 Location: 5489-5557 Saviers Rd  
 APN: 2220001126, 22200127,  
 222001128, 222001129  
 City of Oxnard





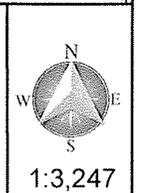
# Zone Map



PZ 08-570-01  
Location: 5489-5557 Saviers Rd  
APN: 2220001126, 22200127,  
222001128, 222001129  
City of Oxnard

0 50 100 200 300 400 Feet

**Zone Map**



RESOLUTION NO. 2008 [PZ 08-570-01]

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING TO THE CITY COUNCIL ADOPTION OF A ZONE CHANGE (NO. PZ 08-570-01) FOR 5489, 5527, AND 5557 SAVIERS ROAD AND ASSESSOR PARCEL NUMBER 222-001-129 TO COMMERCIAL GENERAL. FILED BY THE CITY OF OXNARD PLANNING DIVISION, 214 SOUTH C STREET, OXNARD, CA, 93030.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 08-570-01, filed by the City of Oxnard Planning Division to amend the zoning of the above-described property to Commercial General; and

WHEREAS, the Planning Commission has held public hearings and received and reviewed written and oral comments related to proposed Planning and Zoning Permit No. 08-570-01; and

WHEREAS, the Planning Commission finds after due study and deliberation that the public interest and general welfare require adoption of Planning and Zoning Permit No. 08-570-01; 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 zone change is consistent with the 2020 General Plan.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby recommends to the City Council adoption of Planning and Zoning Permit No. 08-570-01, amending the City's official Zoning Map to change the zoning designation of the property as shown in Exhibit 'A', attached hereto and incorporated herein by reference.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 7th of August, 2008, by the following vote:

AYES:

NOES:

ABSENT:

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Michael Sanchez, Chairman

ATTEST: \_\_\_\_\_  
Susan L. Martin, Secretary

EXHIBIT A

CITY COUNCIL OF THE CITY OF OXNARD

ORDINANCE NO. \_\_

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING ZONE CHANGE (NO. PZ 08-570-01) FOR 5489, 5527, AND 5557 SAVIERS ROAD AND ASSESSOR PARCEL NUMBER 222-001-129 TO COMMERCIAL GENERAL. FILED BY THE CITY OF OXNARD PLANNING DIVISION, 214 SOUTH C STREET, OXNARD, CA, 93030.

WHEREAS, on August 7, 2008, the Planning Commission approved Resolution No. 2008-XX recommending that the City Council adopt a resolution approving Planning and Zoning Permit No. 08-570-01 (Zone Change) filed by the City of Oxnard Planning Division; 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. 08-570-01; 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. 08-570-01; 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 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 zone change is consistent with the 2020 General Plan.

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

Part 1. The zoning governing 5489, 5527, and 5557 Saviers Road and APN No. 222-001-129, 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 General (C2).

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 XX day of September, 2008, by the following vote

AYES:

NOES:

ABSENT:

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

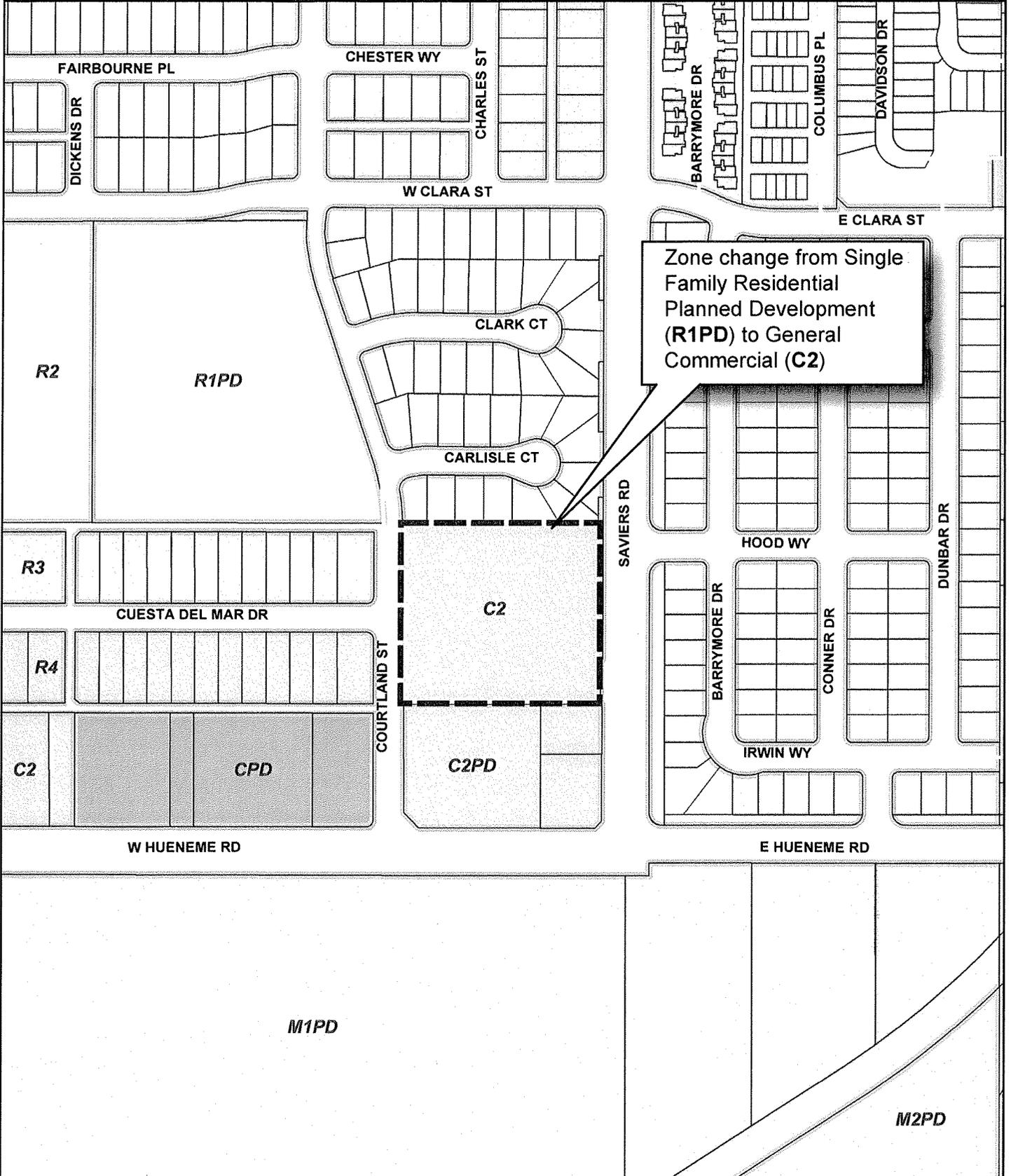
ATTEST:

APPROVED AS TO FORM:

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

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

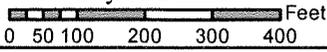
# Zone Change



Zone change from Single Family Residential Planned Development (R1PD) to General Commercial (C2)



PZ 08-570-01  
Location: 5489-5557 Saviers Rd  
APN: 2220001126, 22200127,  
222001128, 222001129  
City of Oxnard



## Zone Change Exhibit A



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