



Meeting Date: 6 / 14 / 11

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 _____

Prepared By: Kathleen Mallory, AICP, Project Planner *K. Mallory* Agenda Item No. **L-1**
 Reviewed By: City Manager *YEB* City Attorney *SMF* Finance *JC* Other (Specify) _____

DATE: June 6, 2011

TO: City Council

FROM: Susan L. Martin, AICP, Planning Manager *smate*
Development Services Department

SUBJECT: SouthShore Specific Plan, Planning & Zoning Permit Nos. 03-620-03 (General Plan Amendment), 03-640-01 (Specific Plan), 03-560-01 (Prezoning), 07-300-16 (Tentative Subdivision Map for Tract No. 5427), 05-670-03 (Development Agreement) and Findings and Statement of Overriding Consideration. Filed by Hearthside Homes/Ito Farm, LLC., 6 Executive Circle, Suite 250, Irvine, CA 92614

RECOMMENDATION

That the City Council, in accordance with the CEQA Findings of Fact and Statement of Overriding Consideration for the SouthShore Specific Plan project:

1. Adopt a resolution approving General Plan Amendment (PZ No. 03-620-03) changing the General Plan land use designation for the project area from low-medium density residential, general commercial, parks, and open space buffer to SouthShore Specific Plan;
2. Approve the first reading by title only and subsequent adoption of an ordinance approving the SouthShore Specific Plan (PZ No. 03-640-01) for the proposed development project;
3. Approve the first reading by title only and subsequent adoption of an ordinance amending the City zone map (PZ No. 03-560-1) for prezoning the project area to SouthShore Specific Plan;
4. Adopt a resolution approving a Tentative Subdivision Map (PZ No. 07-300-16) for Tract No. 5427, subject to certain findings and conditions; and
5. Approve the first reading by title only and subsequent adoption of an ordinance approving the SouthShore Development Agreement (PZ No. 05-670-03).

DISCUSSION

The SouthShore project is generally located on the north side of Hueneme Road, east of Edison Drive, west of Olds Road, and south of the Tierra Vista and Villa Capri Neighborhoods. This area (approximately 322 acres) proposes a mix of uses including up to 1,545 residential dwelling units of

varying types and densities; a 9.0 acre (net) elementary school; a 28.5 acre community park; 15.5 acres of neighborhood parks and greenbelts; a 34 acre lake and open space areas; a 4.2 acre mixed-use commercial marketplace; and approximately 37.2 acres of light industrial uses.

The project area is located within the City of Oxnard's Sphere of Influence (SOI) as defined by the Ventura County Local Area Formation Commission (LAFCO), and is within the City Urban Restriction Boundary (CURB). The property is located adjacent to but not part of the Ormond Beach Redevelopment Area.

On April 7, 2011 the Planning Commission adopted resolutions recommending City Council approval of the general plan amendment, specific plan, rezoning, tentative subdivision map, and development agreement. A number of written comments letters were received a day before and the day of the Planning Commission hearing. A written response to the Environmental Defense Center, the Savier's Road Design Team, and the Ormond Beach Observers is contained at the end of this report; see Attachment No. 13.

General Plan Consistency

A general plan amendment is proposed to change the 2020 Land Use Map for the specific plan area from low-medium density residential, general commercial, parks, and open space buffer to specific plan. The project is generally consistent with the 2020 General Plan. Minor refinements are required to some General Plan maps to reflect the more detailed location of land uses and roadways within the SouthShore Specific Plan Area, and to show an increase in planned parkland and open space areas and decrease in potential high school and junior high locations identified in the 2020 General Plan. Corresponding refinements to the General Plan text are necessary to accommodate the SouthShore Specific Plan. The amendments are identified within the resolution of approval for the General Plan Amendment (PZ No. 03-620-03, Attachment 1, Exhibit B)

Environmental Determination

On March 23, 2010, the City Council certified Final Environmental Impact Report (FEIR) No. 05-03, which evaluated the environmental impacts associated with development of the SouthShore Specific Plan and South Ormond Beach Specific Plan Projects (Ormond Beach Development Projects). Based upon the analysis contained in the FEIR, the SouthShore Specific Plan would result in one or more Class I potentially significant and unavoidable impacts in the following four impact areas: aesthetic/visual resources, air quality, agricultural resources, and noise. Findings and a Statement of Overriding Considerations (SOC) were prepared pursuant to the CEQA and are included as an exhibit to the resolution approving the General Plan Amendment (Attachment 2, Exhibit C).

Development Agreement

On approval of the pre-application process in 2005, the City Council directed that the project should proceed with a development agreement (DA). California Government Code Sections 65864 through 65869.5 and City Council Resolution No. 10,448 authorize the City to initiate a DA with persons or entities owning legal or equitable interests in real property located within the sphere of influence of the City. The SouthShore DA outlines the phasing for construction, identification of fees due, and identifies public benefits to the City as a result of the project. A sampling of some of the public benefits associated with the SouthShore project include: \$2,000,000 for a fire station, \$1,500,000 for public

facilities at College Park, \$795,000 for three environmental resources vehicles, and \$190,000 per year for the Ormond Beach Natural Resource Management Program to be used for preservation efforts in the Ormond Beach area. The proposed DA would remain in effect for thirty years from the approval date, and would lock the Growth Requirement Capital Fees for this project for five years at the rate in effect at the time of City Council's approval of the first final map and adjusted annually by a percentage equal to the percentage change in the 20-Cities Construction Cost Index. The 30-year time frame is common for larger projects where the infrastructure costs and financing issues are large. A copy of the DA is provided as an exhibit to the ordinance approving the DA (Attachment 5, Exhibit A).

Affordable Housing

A minimum of ten percent (10%) of the total residential units within the SouthShore Specific Plan will be designated as affordable housing. An additional five percent (5%) of residential units may either be provided as affordable rental units on-site or accommodated through payment of an affordable housing in-lieu fee, increasing the total number of affordable housing units up to fifteen percent (15%) of the total residential units. The affordable units will be rental units, and may be located anywhere within the R-3 (SSP) Land Use District. The Specific Plan does not restrict the affordable units to senior housing.

Park Acreage/Design/Public Facilities

The SouthShore Specific Plan includes 39.2^a gross acres of park land, and 38.4^b gross acres of open space. The proposed acreage of parks and recreation in the SouthShore Specific Plan exceeds the City of Oxnard's Municipal Code Section 15-99 requirement of 3.0 acres of local park dedication for every 1,000 residents, which is the normal City requirement authorized for land subdivisions pursuant to California Government Code Section 66477 (Quimby Act). The SouthShore Specific Plan is providing slightly more than double the required park land, or 6.59^c acres of park land per 1,000 residents. The SouthShore Specific Plan includes approximately 10.7^d gross acres of neighborhood parks, a 28.5-acre community park, a 33.8-acre open space lake area, and 4.6^e gross acres of other open space. Therefore, the proposed project exceeds park and recreation area requirements.

Public off-street parking areas will be provided within both the Community Park and West (Neighborhood) Park. No parking will be permitted on the streets adjacent to and north of the Community Park.

The Hueneme Road Scenic Corridor, which borders the southern edge of SouthShore, will be enhanced by a 150- to 400-foot-wide setback with the 18-acre Lake SouthShore and surrounding open space area. Lake SouthShore will be encircled by a meandering multi-use trail that will accommodate pedestrians and bicyclists.

^a Community Park 28.5 gross acres + West Park 3.7 gross acres + Central Park 5.2 gross acres + East Park 1.8 gross acres = 39.2 gross acres parkland.

^b Lake SouthShore Open Space area 33.8 gross acres + Olds Road Trail Corridor/agricultural buffer 2.4 gross acres + Rose & Arnold Greens 2.2 gross acres = 38.4 gross acres open space.

^c Based on 5,948 projected residents (1,545 dwellings x 3.85 persons/household).

^d West Park 3.7 gross acres + Central Park 5.2 gross acres + East Park 1.8 gross acres = 10.7 gross acres neighborhood parks

^e Rose Green 1.4 gross acres + Arnold Green 0.8 acres + Olds Road Trail Corridor 2.4 gross acres = 4.6 gross acres other open space.

The Specific Plan also includes a centrally located 9.0 acre (net) elementary school site adjacent to the West Park.

Transit Design

The SouthShore Specific Plan is characterized by a rectilinear street system and interconnected street patterns both within the neighborhood and beyond. The circulation pattern incorporates traffic-calming elements such as enhanced paving, chokers, closures, and a roundabout. The streets have been designed for pedestrian access through the project from residential areas to public recreation facilities and to onsite commercial and industrial uses.

The project has undergone extensive planning with Gold Coast Transit as part of a 6-year process with the Development Advisory Committee. The Master Public Transit, Bicycle and Trail Plan provides 15 bus stops, bicycle/pedestrian trail connection, way finding signage, and landscaping pursuant to Gold Coast Guidelines.

Adaptive Management Plan

On certification of the FEIR, the City Council required the preparation of an Adaptive Management Plan (AMP) that would identify mitigation comparable to FEIR Biology Mitigation Measure No. 2 regarding creation and/or restoration of raptor foraging habitat. The City Council also required that specific mitigation in the AMP consist of open space and/or fees to be determined by the Development Agreements for each Ormond Beach Development Project. In accordance with the City Council's requirements, the Ormond Beach Specific Plan area Raptor Foraging Habitat Restoration Project AMP was prepared and is being presented in conjunction with the SouthShore Specific Plan. A copy of the AMP is provided in Attachment 11 of this staff report. The AMP is a mechanism to ensure the success of the FEIR mitigation. Although the ratio is reasonable, should it prove to be ineffective (based upon monitoring and performance criteria designed to document actual use by raptors) the AMP provides for all or a portion of the mitigation to be implemented offsite.

Water Supply

At the Planning Commission hearing on April 7, 2011, Tony Emmert, Water Resources Manager for the City of Oxnard Public Works Department, provided a synopsis of the City's water resources as they relate to the SouthShore Specific Plan. A transcript of that presentation is provided in Attachment 12 of this staff report.

Street Names

The City of Oxnard Street Naming Committee convened on May 3, 2011 and selected street names for the SouthShore Specific Plan in accordance with the City's street naming policies contained in City Council Resolution No. 13,448. The approved street names for Tract 5427 are provided as an exhibit to the ordinance approving the SouthShore Specific Plan (Attachment 2, Exhibit B).

FINANCIAL IMPACT

This Project will provide funding to address impacts and make improvements to the City's transportation system and other infrastructure and services. The DA requires payment of processing and inspection fees, \$2,000,000 for a fire station, \$1,500,000 for public facilities at College Park, \$795,000

for purchase of three environmental resource vehicles, and \$250,000 for maintenance yard improvements. Wastewater fees are also required to offset the cost of infrastructure improvements, as well as fees for other improvements and services such as public safety. The DA also requires annual payment to the City of \$190,000 for ongoing maintenance costs for the Ormond Beach Natural Resource Management Program. Future financial benefits include additional sales and property taxes to support City services.

- Attachment #1 - City Council Resolution approving the General Plan Amendment
Exhibit A: 2020 General Plan Map
Exhibit B: Details Regarding General Plan Map and Text Amendments
Exhibit C: Findings of Fact and Statement of Overriding Considerations
- #2 - City Council Ordinance approving the Specific Plan
Exhibit A: SouthShore Specific Plan Project Area
Exhibit B: Final Street Names
Exhibit C: SouthShore Specific Plan Addendum No. 1
- #3 - City Council Ordinance approving the Prezoning
Exhibit A: Prezone Map
- #4 - City Council Resolution approving the Tentative Subdivision Map
- #5 - City Council Ordinance approving the Development Agreement
Exhibit A: Development Agreement
- #6 - Planning Commission staff report from April 7, 2011 (staff report only, no attachments)
http://oxnard.granicus.com/MetaViewer.php?view_id=36&clip_id=1567&meta_id=97407
- #7 - Planning Commission minutes from April 7, 2011
- #8 - Planning Commission PowerPoint from April 7, 2011
- #9 - Final SouthShore Specific Plan, March 2011
<http://developmentservices.cityofoxnard.org/Uploads/Planning/DRAFTSouthshoreSP02.11web.pdf>
- #10-Final Environmental Impact Report No. 05-03, November 2009,
[http://developmentservices.cityofoxnard.org/Uploads/Planning/FEIR_vol_1/OrmondBeachSPFEIRVolI\(November2009\).pdf](http://developmentservices.cityofoxnard.org/Uploads/Planning/FEIR_vol_1/OrmondBeachSPFEIRVolI(November2009).pdf)
- #11-Ormond Beach Specific Plan Area Raptor Foraging Habitat Restoration Project Adaptive Management Plan
- #12-Water Resources, Tony Emmert, April 7, 2011
- # 13 – Letters from the Environmental Defense Center (April 6, 2011), the Savier’s Road Design Team (April 26, 2011) and the Ormond Beach Observers (April 7, 2011) and written response to these correspondences

Note: Attachments Nos. 1, 4, 5, 6, 9, 10, 11, and 13 have been provided to the City Council under separate cover. Copies are available for review at the Help 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 13, 2011 prior to the meeting.

CITY COUNCIL OF THE CITY OF OXNARD

ORDINANCE NO. ____

ORDINANCE APPROVING PLANNING AND ZONING PERMIT NO. 03-560-01 (PREZONING) FOR THE PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF HUENEME ROAD, EAST OF EDISON DRIVE, WEST OF OLDS ROAD, AND SOUTH OF THE SOUTHERLY EXTENSION OF ROSE AVENUE (APNs 223-03-030-125, -145, -185, -195, -205, -225, -255, -275, -285, -295, -300, -310, -320; 224-0-043-155 AND 224-0-054-355). THE APPLICATION WAS FILED BY HEARTHSHOME HOMES/ITO FARMS, LLC., 6 EXECUTIVE CIRCLE, SUITE 250, IRVINE, CA 92614

WHEREAS, City Council has carefully reviewed Planning Commission Resolution No. 2011-13 recommending approval of a Prezoning for property located on the North side of Hueneme Road, East of Edison Drive, West of Olds Road, and South of the Southerly extension of Rose Avenue (APNs 223-03-030-125, -145, -185, -195, -205, -225, -255, -275, -285, -295, -300, -310, -320; 224-0-043-155 and 224-0-054-355), filed by Hearthside Homes/Ito Farms; and

WHEREAS, the City Council finds after due study, deliberation and public hearing, that the Prezoning of the subject property is consistent with the 2020 General Plan as amended by General Plan Amendment No. 03-620-03, and that the public interest and general welfare require the adoption of Planning and Zoning Permit No. 03-560-01 for establishment of zoning for the subject property, since the property is not currently within the City limits; and

WHEREAS, on March 23, 2010, the City Council certified Final Environmental Impact Report (FEIR) No. 05-03 (SCH #2005091094) for the SouthShore Specific Plan and South Ormond Beach Specific Plan Projects (Ormond Beach Development Projects), 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 ordinance and at its 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 ordinance or any actions or proceedings, acts or determinations taken, done or made before the approval of this ordinance that were part of the approval process; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OXNARD DOES ORDAIN AS FOLLOWS:

Part 1. *Approval and Findings.* The City Council approves Prezoning of the property located, as described above, and as shown in Exhibit A, attached hereto and incorporated herein by reference. The zones established for the subject property are in accordance with the SouthShore Specific Plan. The City Council finds that the Prezoning is consistent with the 2020 General Plan as amended by General Plan Amendment No. 03-620-03.

ATTACHMENT 3

PAGE 1 OF 3

Ordinance No. _____
Prezoning
Page 2

Part 2. *Effective Date and Recordation.* The Prezoning shall become effective on the effective date of this ordinance. Not later than ten days after such date, the City Clerk shall record a copy of the Prezoning in the office of the Ventura County Recorder.

Part 3. In approving the Prezoning, the City Council adopts and incorporates by reference the Findings of Fact and Statement of Overriding Considerations pursuant to Section 21081 of CEQA and Sections 15091 through 15093 of Title 14 of the California Code of Regulations previously adopted by the City Council.

Part 4. Within fifteen (15) days after passage, the City Clerk shall cause this ordinance to be published one time in a newspaper of general circulation within the City. Ordinance No. _____ was first read on June 14, 2011 and finally adopted on _____, to become effective thirty (30) days thereafter.

PASSED AND ADOPTED this 14th day of June 2011, by the following vote:

AYES:

NOES:

ABSENT:

Dr. Thomas E. Holden
Mayor

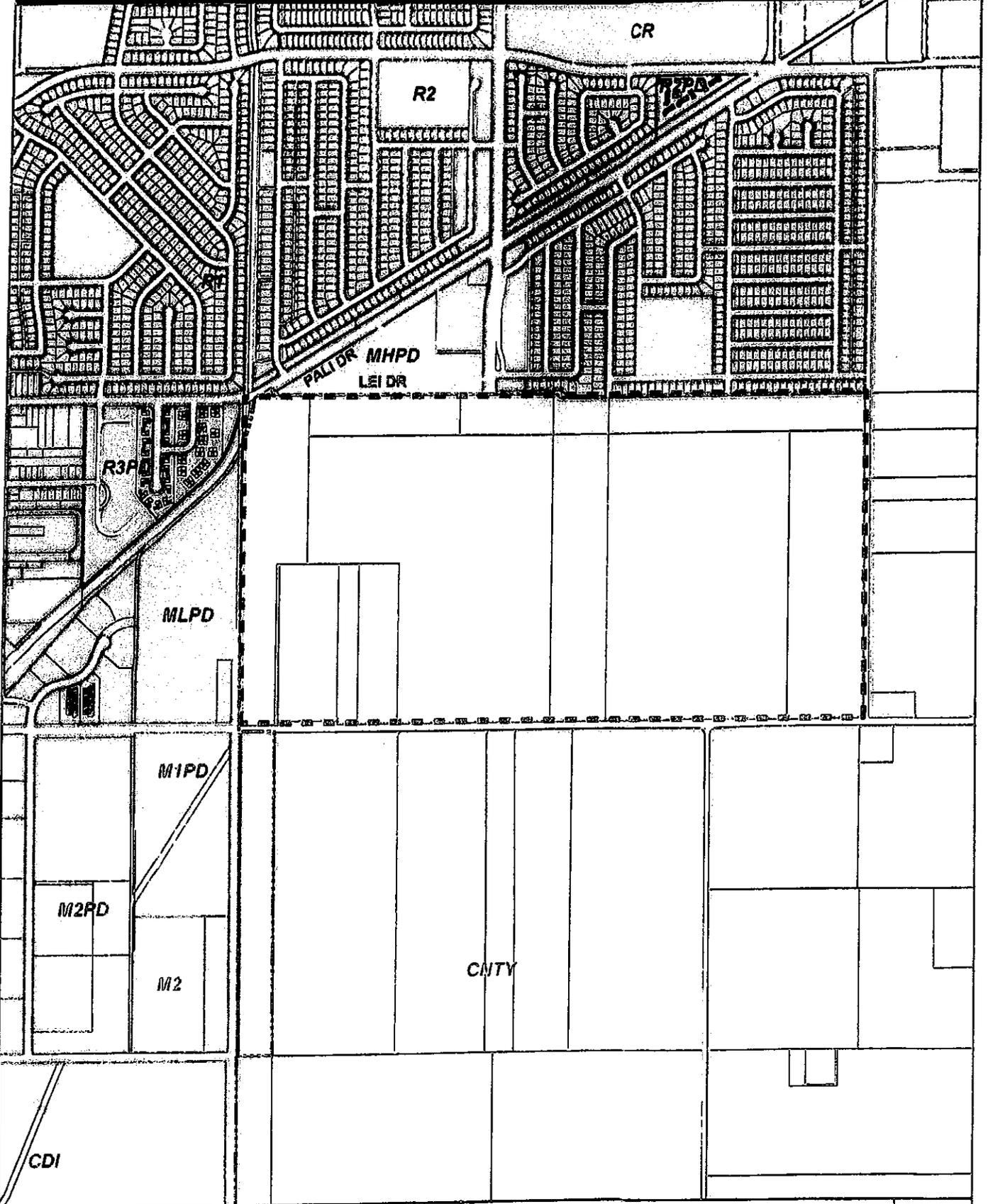
ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:

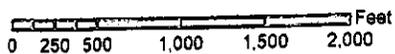


Alan Holmberg, City Attorney



Oxnard Planning
March 2, 2011

PZ 03-620-03, 03-640-01, 03-560-01
07-300-16, 05-670-03
Southshore Specific Plan



Zone Map

Exhibit A



11-13-194

ATTACHMENT 3

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MINUTES

OXNARD PLANNING COMMISSION
REGULAR MEETING
APRIL 7, 2011

A. ROLL CALL

At 7:04 p.m., the regular meeting of the Oxnard Planning Commission convened in the Council Chambers. Commissioners Stephen Huber, Patrick Mullin, Anthony Murguia, Gilbert Guevara, Saul Medina, Vincent Stewart, and Steven Nash were present. Chairman Mullin presided and called the meeting to order. Staff members present were: Susan Martin, Planning Manager, Paul Wendt, Senior Civil Engineer; Jason Samonte, Traffic Engineer; Stephen Fischer, Assistant City Attorney; Senior Officer Cliff Waer, Police Department; Anthony Emmert, Water Resources Manager; Kathleen Mallory, Contract Planner, Brian Foote, Associate Planner; Justin Beranich, Assistant Planner, and Lori Maxfield, Recording Secretary.

Pledge of allegiance to the flag of the United States of America led by Chairman Mullin.

B. PUBLIC COMMENTS

Ms. Shirley Godwin spoke on noticing requirement, stating that the SouthShore project on the agenda this evening was not included on the published ad, as it was a continued item. She indicated that the public had limited opportunities to find out about the meeting, and suggested that it should be republished.

Mr. Bert Perello stated that within the Oxnard Shores/Dunes Neighborhood, there was a recall against Diane Delaney, who volunteers as a member of the public. He stated that speakers should indicate when they have been compensated by a developer who has a project before the Planning Commission.

C. READING OF AGENDA

Planning Manager Martin reviewed the agenda including the applicant's request to continue Item F-1 (PZ 10-300-06) to April 21, 2011.

MOTION Commissioner Medina moved and Commissioner Stewart seconded a motion to continue Item F-1 (PZ 10-300-06) to April 21, 2011, as requested by the applicant. The question was called and the motion carried unanimously.

D. CONSENT AGENDA

1. APPROVAL OF MINUTES – March 17, 2011

2. Adoption of a resolution denying an Alcohol Special Use Permit (PZ 10-510-14) to add distilled spirit sales for off-site consumption to an existing 1,682 square foot convenience store currently permitted to sell beer and wine at 1420 West Channel Islands Boulevard, known as Channel Islands Dairy. Filed by designated agent Migbel AlRabadi, on behalf of the property owner Hooshang Hakakzadeh, 18330 Sherman Way, Reseda, CA 91335.

PROJECT PLANNER: Justin Beranich

3. Adoption of a resolution denying an Alcohol Special Use Permit (PZ 10-510-9) to allow a Type 20 Alcoholic Beverage Control license for beer and wine sales at an existing 14,410 square-foot Walgreens drugstore, located at 481 S. Ventura Road. Filed by attorney Jennifer Chavez, agent for Walgreens Co., 600 W. Broadway, Suite 2600, San Diego CA 92101.
PROJECT PLANNER: Brian Foote
4. Adoption of a resolution denying an Alcohol Special Use Permit (PZ 10-510-6) to allow a Type 20 Alcoholic Beverage Control license for beer and wine sales at an existing 15,146 square-foot Walgreens drugstore, located at 2303 N. Vineyard Avenue. Filed by attorney Jennifer Chavez, agent for Walgreens Co., 600 W. Broadway, Suite 2600, San Diego CA 92101.
PROJECT PLANNER: Brian Foote
5. Adoption of a resolution denying an Alcohol Special Use Permit (PZ 10-510-7) to allow a Type 20 Alcoholic Beverage Control license for beer and wine sales at an existing 14,426 square-foot Walgreens drugstore, located at 2851 S. Rose Avenue. Filed by attorney Jennifer Chavez, agent for Walgreens Co., 600 W. Broadway, Suite 2600, San Diego CA 92101.
PROJECT PLANNER: Brian Foote

MOTION Commissioner Medina moved and Commissioner Murguia seconded a motion to approve the minutes of March 17, 2011 as presented; adopt a resolution denying PZ 10-510-14, a Special Use Permit to allow the sale of beer, wine, and distilled spirits for off-site consumption in an existing convenience market located at 1420 West Channel Islands Boulevard; adopt a resolution denying PZ 10-510-09, an Alcohol Special Use Permit to allow off-sale beer and wine within an existing Walgreen Drugstore, located at 481 South Ventura Road; adopt a resolution denying PZ 10-510-06, an Alcohol Special Use Permit to allow off-sale beer and wine within an existing Walgreen Drugstore, located at 2303 North Vineyard Avenue; adopt a resolution denying PZ 10-510-07, an Alcohol Special Use Permit to allow off-sale beer and wine within an existing Walgreen Drugstore, located at 2851 South Rose Avenue. The question was called and the motion carried unanimously.

MOTION Commissioner Murguia moved and Commissioner Nash seconded a motion to reorder the agenda to move Item E-1 (PZ 03-640-1; 03-560-1; 03-620-3; 07-300-16; 05-670-3) to the end of the agenda. The question was called and the motion failed.

E. CONTINUED PUBLIC HEARINGS

1. **PLANNING AND ZONING PERMIT NO. 03-640-1 (Specific Plan), 03-560-1 (Prezoning), 03-620-3 (General Plan Amendment), 07-300-16 (Tentative Tract Map No. 5427); and 05-670-3 (Development Agreement) for the SouthShore project.** The SouthShore project is generally located on the north side of Hueneme Road, east of Edison Drive, west of Olds Road, and south of the Tierra Vista and Villa Capri Neighborhoods. This area (approximately 322 acres) proposes a mix of uses including up to 1,545 residential dwelling units of varying types and densities; a 9.6 acre elementary school; a 28.5 acre community park; 15.5 acres of neighborhood parks and greenbelts; a 34 acre lake and open space areas; a 4.2 acre mixed-use commercial marketplace; and approximately 37.2 acres of light industrial uses. A general plan amendment is proposed to change the 2020 Land Use Map for the specific plan area from low-medium density residential, general commercial, parks, and open space buffer to specific plan. The tentative tract map will allow for phased development within the project area over the next 30 years. The City Council certified the Final Environmental Impact Report for the SouthShore project on March 23,

2010 (FEIR No. 05-03). SouthShore application filed by Hearthside Homes/Ito Farms, 6 Executive Circle, Suite 250, Irvine, CA 92614.,
PROJECT PLANNER: Kathleen Mallory

Planning Manager Martin indicated that the comment period for the final EIR had closed, and the document had been certified. The focus of this hearing was on the specific plan.

Contract Planner Mallory presented the staff report including annexation requirement; density; parks and open space owned and maintained by the City; lake serves as a detention basin; architectural themes; background on the project; development agreement; affordable housing; pedestrian and bicycle trails; public facilities; transit design; water supply; demographic information; home design; lot sizes; senior housing; allowed uses under the power lines; 15 percent affordable required; two car garages or carports required; high school students would attend Channel Island High School; and the effectiveness of the Ormond Beach Natural Resource Management Plan was evaluated in the final EIR, and impacts were determined to be less than significant. She also displayed the location, vicinity, General Plan, and zoning maps; and the land use plan.

Mr. Mike Gelketsis, Rincon Consultants, discussed the purpose of the adaptive management plan.

Water Resources Manager Emmert discussed water supply issues and demands.

Mr. Ed Mountford, applicant, discussed neighborhood commercial uses; Southern California Edison transmission lines, and distance from residential uses; the purpose of the military influence area was to promote compatibility with base uses, and verified with Naval personnel that the project would not in any way impair their operations.

Mr. Mark Krebs, PACE Engineering, discussed the functions and design of the lake. He also displayed similar projects that PACE had designed.

Chairman Mullin opened the public testimony.

Ms. Janis McCormick; Ms. Karen Kraus, Attorney for Environmental Defense Center, Mr. Michael Stubblefield; Mr. Trevor Smith; Mr. Alan Sanders; Mr. Bill Terry; Mr. Jim Hensley; Mr. James Joyce; Ms. Shirley Godwin; Mr. Larry Godwin; Mr. Gustavo Deharo; Mr. Leo Alfaro; spoke in opposition to the project.

Mr. Ron Golden; Mr. Tony Grey; Mr. Mark Pettit; Mr. Daniel Cobian; Ms. Nancy Lindholm; Ms. Angela Carroll; Mr. Rick Conrad; Mr. Victor Lucio; Mr. Morey Navarro; spoke in favor of the project.

Chairman Mullin closed the public testimony.

Traffic Engineer Samonte indicated that the project would improve Hueneme Road within the boundary of the project to two lanes, then it would merge back to one lane in the County.

Water Resources Manager Emmert stated that the project was serviced by the Eastern Truck Sewer line, and would not cause the line to exceed capacity.

Senior Civil Engineer Wendt stated that the infrastructure study indicated that the project would not cause the sewer line to go beyond capacity, although at the City's full buildout, it might possibly reach capacity creating a need for an additional line, which would be determined as the City gets closer to buildout.

Mr. Ed Mountford discussed where the dirt for the project would come from, as well as the quality; stated that they were in the final stages of signing the agreement with the Ocean View School District; and indicated that a street tree master plan was included in the plan, which would act as a wind break.

MOTION Commissioner Guevara moved and Commissioner Nash seconded a motion to continue Item E-1 (PZ 03-640-1; 03-560-1; 03-620-3; 07-300-16; 05-670-3) to April 21, 2011. The question was called and the motion failed.

MOTION Commissioner Medina moved and Commissioner Stewart seconded a motion to adopt a resolution recommending City Council approval of PZ 03-640-01, to adopt the SouthShore Specific Plan; adopt a resolution recommending City Council approval of PZ 03-560-01, for establishment of zoning for the SouthShore Specific Plan according to the City's zoning ordinance; adopt a resolution recommending City Council approval of PZ 03-620-03, a General Plan Amendment to change the land use map; adopt a resolution recommending City Council approval of PZ 07-300-16, a Tentative Subdivision Map for Tract 5427; and adopt a resolution recommending City Council approval of PZ 05-670-03, a Development Agreement for PZ Nos. 03-620-03, 03-640-01, 03-560-01, and 07-300-016 for the construction of 776 single family detached residences and 749 attached residential units, commercial/mixed-use development, and light industrial development, for the property generally located on the north side of Hueneme Road, east of Edison Drive, west of Olds Road, and south of the southerly extension of Rose Avenue. The question was called and the motion carried 4-3-0, Commissioners Murguia, Guevara, and Nash voting no.

RECESS Chairman Mullin called a recess at 10:09 p.m. The meeting reconvened at 10:20 p.m. with all Commissioners present.

F. NEW PUBLIC HEARINGS

1. **PLANNING AND ZONING PERMIT NO. 10-300-06 (Tentative Parcel Map)**, a request to subdivide an approximately 22-acre site. The parcel map will divide the parcel into four separate parcels. The subject property is largely developed and located at 2000/2001 Lockwood Street. A portion of it was previously occupied by Cars 101. No development is proposed as part of this request. Future development will be considered at a later time, in accordance with the City Code. The project is exempt from environmental review pursuant to Section 15315 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Mike Penrod, McGaelic Group c/o Parkstone Companies, 860 Hampshire Road, Suite U, Westlake, CA 91361.

PROJECT PLANNER: Juan Martinez

ITEM F-1 (PZ 10-300-06) CONTINUED ABOVE.

2. **PLANNING AND ZONING PERMIT NO. 09-500-06 (Special Use Permit)**, a request for approval of a Special Use Permit to construct a one-story 8,645 square foot church facility, parking, landscaping, and related site improvements on a vacant 34,848 square-foot property. The applicant is requesting administrative relief from parking requirements in accordance with City Code §16-651(4), in order to provide 32 on-site parking spaces instead of the Code required 34 spaces. The project site is located at

1200 Pacific Avenue, at the southeast corner of Pacific Avenue and Titan Place. The project is exempt from environmental review pursuant to Section 15332 of the CEQA Guidelines, for in-fill development projects. Filed by Ramez Gerges, P.E., agent for Saint John the Baptist Coptic Church, 8 Baker Lane, Goleta, CA 93117.

PROJECT PLANNER: Brian Foote

Associate Planner Foote presented the staff report including administrative relief from parking requirements; hours of operation; surrounding uses; access; architecture; addition of two standard project conditions; and noted two special conditions regarding approval from the Channel Islands Business Center to insure compatibility, maintain landscaping on the south property line, and proof of access easements for ingress/egress purposes. He also displayed the location, General Plan, and zoning maps; site and floor plans; and elevations.

Mr. Ramez Gerges, applicant, gave a brief presentation including background of the church; easements; opposition to Condition No. 19; and Channel Islands Business Center did not recognize them as the owners. He also displayed a rendering of the proposed church.

Chairman Mullin opened the public testimony.

Fr. Youssef Zaki discussed hours of operation, and indicated there were no prayer services during the week.

Chairman Mullin closed the public testimony.

MOTION Commissioner Murguia moved and Commissioner Stewart seconded a motion to adopt a resolution granting PZ 09-500-06, a Special Use Permit to construct a one-story church facility totaling 8,645 square feet on a vacant 34,848 square foot property located at 1200 Pacific Avenue, subject to certain findings and conditions. The question was called and the motion carried unanimously.

3. PLANNING AND ZONING PERMIT NO. 11-510-02 (Major Modification to Special Use Permit), A request to modify conditions of approval to allow public dances and live entertainment at Puerto Nuevo Restaurant, located at 3600 Saviers Road. The restaurant currently comprises 3,200sq.ft. and has a 90 person occupancy. No physical changes to the existing facility are proposed with this request. The existing hours of operation are from 8:00 a.m. to 9:00 p.m. Wednesday through Friday, Sunday and Monday, and from 8:00 a.m. to 12:00 a.m. on Saturday. The proposed hours of operation are from 8:00a.m. to 12:00a.m. Monday and Thursday, and 8:00a.m. to 1:00a.m. Wednesday, Friday, Saturday and Sunday, and closed on Tuesday. The proposed project is exempt from environmental review under Section 15301 of the CEQA Guidelines. Filed by designated agent Tamara Culter, on behalf of the property owner, Rami Griswald, 3600 Saviers Road, Oxnard CA 93033.
PROJECT PLANNER: Justin Beranich

Commissioner Nash recused himself due to a professional relationship with the owner.

Assistant Planner Beranich presented the staff report including background on the original request; surrounding uses; dance permit and entertainment licenses; and indicated that the applicant opposed the condition restricting food and drink on the patio. He stated that the Police Department supported replacing the condition with a standard Police condition regarding patio dining, where alcohol was present. He also displayed an aerial photo depicting the location; site plan; and site photos of the interior.

Senior Officer Waer discussed adding a Police condition that permitted food and alcohol on the patio, with adequate surrounding in the area. He also discussed calls for service at the business, none of which were crime related.

Ms. Tamara Culter, applicant, gave a brief presentation including community fund raisers held at the business; potential for increased revenue; and when they were notified that they were in violation, they immediately stopped the entertainment.

Chairman Mullin opened the public testimony.

Mr. Bill Terry; Mr. Joe Avelar; Ms. Julie Pena; Ms. Shirley Godwin; Mr. Bert Perello; Ms. Michelle Smith; Ms. Gloria Roman spoke in favor of the request.

Chairman Mullin closed the public testimony.

MOTION Commissioner Murguia moved and Commissioner Stewart seconded a motion to adopt a resolution granting PZ 11-510-02, a Major Modification to Special Use Permit PZ 06-510-01, to allow dancing and live entertainment uses within an existing restaurant located at 3600 Saviers Road, subject to certain findings and conditions. The question was called and the motion carried unanimously.

G. PLANNING COMMISSION BUSINESS

Commissioner Huber discussed the Planning Commission being invited to the Naval Base Ventura County Regional Leaders' Community Land Use Forum to be held at California State University Channel Islands on April 19, 2011.

H. PLANNING MANAGER COMMENTS

I. ADJOURNMENT

At 11:16 p.m., the Planning Commission concurred to adjourn.

Patrick Mullin, Chairman

ATTEST: _____
Susan L. Martin, Secretary

SouthShore Specific Plan

Hearthside Homes/Ito Farms
April 7, 2011



Application Request

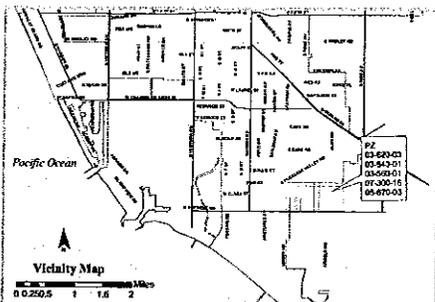
- PZ 03-560-1 Rezoning
- PZ 03-620-03 General Plan Amendment
- PZ 03-640-01 SouthShore Specific Plan, Findings and Statement of Overriding Consideration
- PZ 07-300-16 Tentative Subdivision Map
- PZ 05-670-03 Development Agreement



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2

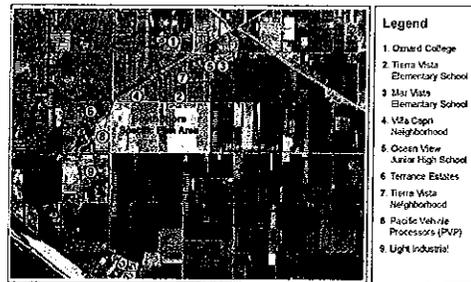
Location Map



April 7, 2011 Planning Commission

3

Vicinity Map



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Project Description

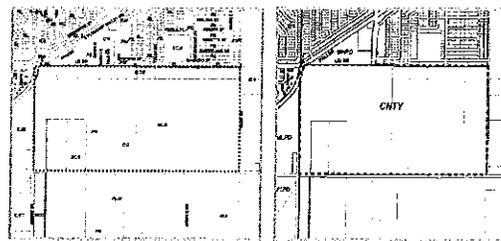
- SouthShore Specific Plan
 - 1,545 Residential Dwelling Units
 - 9.6 acre Public Elementary School
 - 28.5 acres Community Park
 - 15.5 acre Neighborhood Parks
 - 34 acre Lake & Open Space Area
 - 4.2 acre Mixed-use Commercial Marketplace
 - 37.2 acres Light Industrial



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2020 General Plan & Zoning



Medium Density Residential,
School, Gen. Commercial,
Park, Open Space

County of Ventura
Agricultural Exclusive (A-E)



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ATTACHMENT 8

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Tentative Map Request

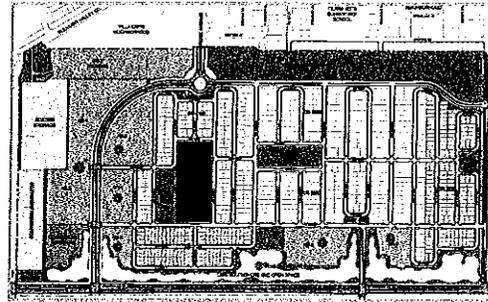
- 1,545 dwelling units; lots vary in size from 3,738 sf to 5,820 sf (between 4.5 to 7/8 du/acre)
- AR lots to be condo/townhomes or apartments
- No homeowner's association
- Parks and open space areas to be owned by the City



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Land Use Plan



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Land Use Designations

Residential-Low	R-1 (SSP)	71.9	369 DU
Residential-Low Medium	R-1 AND R-2 (SSP)	59.3	407 DU
Residential-Medium	R-3 (SSP)	44.5	749 DU
Hybrid-Use (Residential)	C-2 (SSP)		20 DU*
Mixed-Use (Commercial)	C-2 (SSP)	4.2	62,726 SF
Light Industrial	M-1 (SSP)	37.2	381,000 SF
School	R-2 (SSP)	9.6	
Park and Open Space	C-R AND SSP	77.6	
Arterial Roadway		17.5	
Total Acreage		321.8	
Residential Units			1,545 DU
Non-Residential Building Floor Area			443,726 SF



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Architectural Themes



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Background

- The SouthShore Specific Plan is the Result of an 8-Year process
- Final EIR Certified by the City Council on March 23, 2010; PC recommended City Council certification in December 2009



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Background

- Project area is located in City of Oxnard SOI and CURB
- Project provides parks and recreation acreage and fees in excess of requirements
- Project is consistent with the policies and goals of the General Plan



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ATTACHMENT 8

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Issues of Interest

- Development Agreement
- Affordable Housing
- Park Acreage/Design/Public Facilities
- Transit Design
- Adaptive Management Plan
- Water Supply



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Development Agreement

- Development of Property per SouthShore Specific Plan
- Phasing of Construction
- \$2 million for Fire Station
- \$1.5 million for College Park
- \$795K for 3 Environmental Resource Vehicles
- \$2.5K for Maintenance Yard
- Development Agreement in effect for 30 years as Entitlement



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Affordable Housing

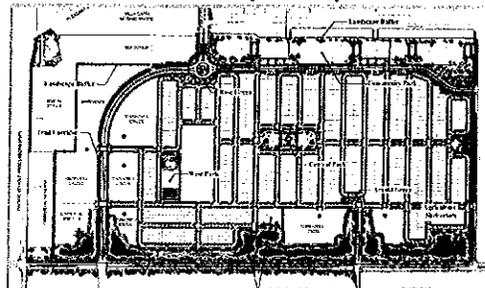
- Exceeds City requirements
- City requires new residential project provide 10% as affordable units
- SouthShore will provide 15% affordable units
- All of the affordable units will be rental units
- 10% on site in AR-1; 5% option for fee or on site. Not all senior units



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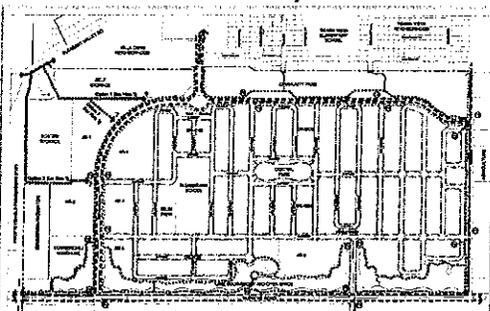
Parks & Open Space



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Pedestrian & Bicycle Trails



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Public Facilities

	Gross	Net
SCHOOL		
Elementary School	9.6	8.1
School Subtotal	9.6	8.1
PARKS AND OPEN SPACE		
Community Park	28.5	25.6
Lake SouthShore and Surrounding Open Space	33.8	30.3
West Park	3.7	3.0
Central Park	5.2	3.7
East Park	1.8	1.0
Olds Road Trail Corridor	2.4	0.7
Rose Green	1.4	0.9
Arnold Green	0.8	0.4
Parks and Open Space Subtotal	77.6	65.6
TOTAL PUBLIC FACILITIES	87.2	73.7



Hearing Date Hearing Body

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Transit Design

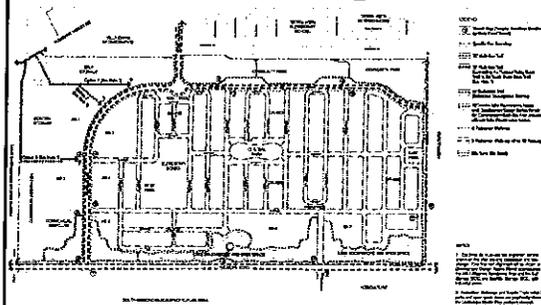
- Extensive Planning with Gold Coast Transit as part of 6-year DAC Process
- Master Public Transit, Bicycle and Trail Plan provides:
 - 15 Bus Stops
 - Bicycle/Pedestrian Trail Connections
 - Wayfinding, Signage, and Landscaping per Gold Coast Guidelines



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Transit Design



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Adaptive Management Plan

- **AMP Requirement:** City Council Resolution (Item No. 4) Dated March 23, 2010—Requires an Adaptive Management Plan to Address Impacts to Biological Resources Identified in FEIR
- **Plan Purpose:** Creates a Cohesive Plan to Mitigate for Impacts to Coastal Raptor and General Avian Foraging Habitat
- **Adaptive Management Concept:** Ensures Success of Mitigation Measures
- **SouthShore Mitigation Requirements:**
 - 302 acres of agricultural lands to be converted to urban development
 - 30.2 acres (10% of 302 acres) of raptor habitat to be restored
 - 10.2 acres onsite; 20 acres offsite



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Adaptive Management Plan

AMP Contents:

- Overview
- Target Restoration Indicator Species
- Raptor Compatibility with Human Landscapes
- Definition of Suitable Raptor Foraging Habitat
- Habitat Restoration Design and Implementation
- Maintenance
- Mitigation Monitoring
- Triggers and Adaptive Responses
- Funding Requirements



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Water Supply Requirements

- City Water Policy – New Development Must Be “Water Neutral”
- SouthShore must offset water demand through a combination of water facilities development; in-city retrofits and contributions to recycled facilities
- Mitigations to offset remaining AFY
(College Park, conservation retrofits, on-site recycled water system, grey water for irrigation, drought tolerant landscaping, etc.)



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Water Supply

- SouthShore will use recycled water to irrigate all landscape within the project and to fill the lake



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Recommendation

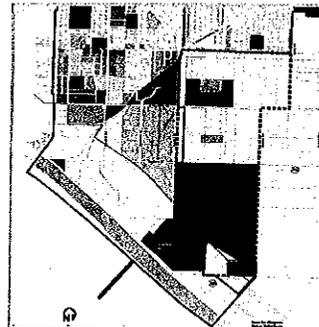
- Staff recommends:
 - The Planning Commission recommend to the City Council Approval of SouthShore Specific Plan & associated permits, subject to conditions of approval



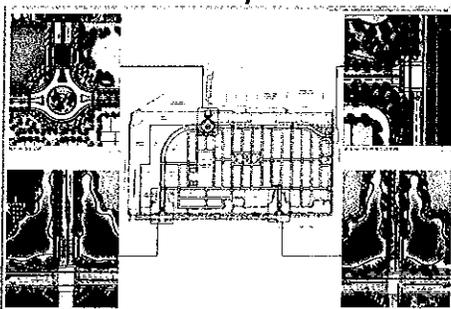
- End of Slide Show



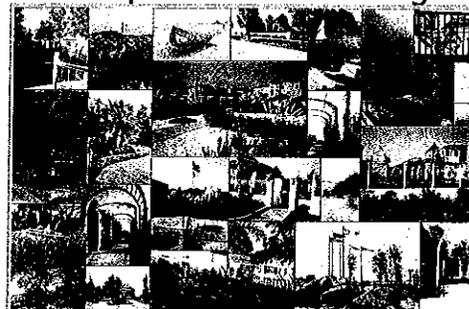
General Plan



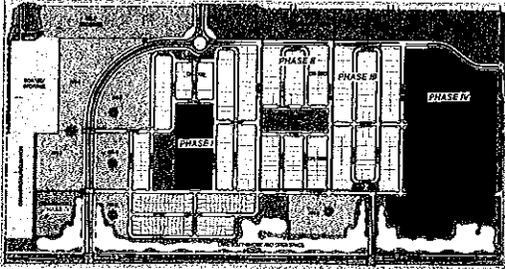
Community Entries



Landscape Architecture Program



Phased Development



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General Plan Consistency

- A Specific Plan is required by the Oxnard General Plan
- General Plan Amendment
 - Minor refinements to maps to reflect detailed Specific Plan
 - Land Use designation for SCE land
- SouthShore is consistent with the policies and goals of the General Plan Land Use Element



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Environmental Determination

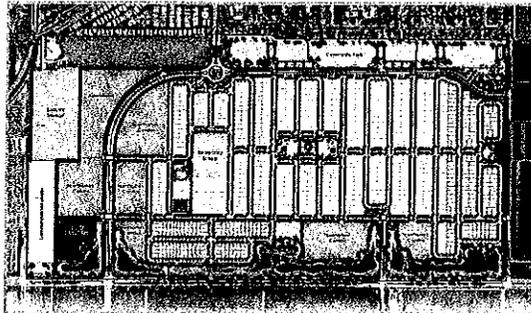
- Class I potentially significant and unavoidable impacts: aesthetic/visual resources, air quality, agricultural resources, and noise.
- Findings of Fact and a SOC in Resolution for Specific Plan



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Site Plan



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Project Benefits

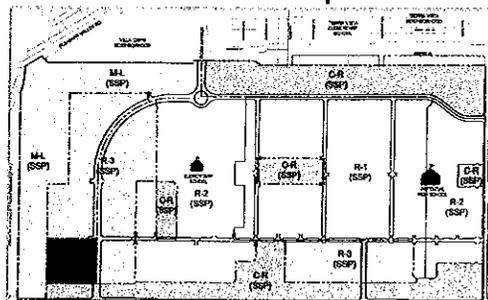
- New Elementary School.
- Provide Affordable Housing in Excess of City Requirements.
- Contribute to Habitat Protection at Ormond Beach.
- Parks/Open Space.
- Reclaimed Water Infrastructure.
- Acceleration of Infrastructure Improvements.
- Maintenance Yard Improvements.
- Contribution to Development of College Park.
- Fire Station.
- Waste Management Vehicles.



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District Map



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ATTACHMENT NO. 9

Final SouthShore Specific Plan, March 2011, with Addendum No. 1

Hard copies of Specific Plan Provided to the City Council. Hard copies of the Final Specific Plan available at all City Libraries,
by visiting the following link:

[http://developmentservices.cityofoxnard.org/Uploads/Planning/DRAFT
Southshore SP 02.11web.pdf](http://developmentservices.cityofoxnard.org/Uploads/Planning/DRAFT_Southshore_SP_02.11web.pdf)

or

by requesting a CD from the Planning Division (385-7858).

ATTACHMENT NO. 10

Final Environmental Impact Report No. 05-03, November 2009,
The certified FEIR can be accessed by the following link:

[http://developmentservices.cityofoxnard.org/Uploads/Planning/FEIR_vol_1/
Ormond Beach SP FEIR Vol I \(November 2009\).pdf](http://developmentservices.cityofoxnard.org/Uploads/Planning/FEIR_vol_1/Ormond_Beach_SP_FEIR_Vol_I_(November_2009).pdf)

or

by requesting a CD from the Planning Division (385-7858).

ATTACHMENT NO. 12

SouthShore PC hearing notes, 4/7/11

Tony Emmert, Water Resources Manager, City of Oxnard Public Works Dept., (805) 385-8138
anthony.emmert@ci.oxnard.ca.us

Tony Emmert's presentation

Recognizing that water supply is a big concern in Ventura County and in all of Southern California, the City of Oxnard is actively working to ensure that existing and future residents will have adequate water supply. Accordingly, the City has been purposefully working to reduce its overall water footprint. There are several ways the City has been working to accomplish this objective:

- **Conservation projects.** The City has been actively working on conservation projects that would improve efficiency of existing customers.
- **Improve agricultural irrigation efficiency.** The City has been working actively in the region with the Fox Canyon Groundwater Management agency to develop programs that would improve agricultural irrigation efficiency.
- **Alternative supplies.** The City has been a player in making sure that our local groundwater resources are in balance and stay in balance through both efficiency and development of alternative supplies. For example, the City participates in the Conejo Creek project, which utilized the City of Thousand Oaks waste water. Prior to the early 2000's this wastewater had flown into the Pacific Ocean. The City of Oxnard harvested a portion of that water for use for agricultural irrigation. The City is paying for some of that project and is participating with several other organizations to utilize that water. The utilization of wastewater for irrigation has resulted in less pumping of the groundwater by agricultural interests.
- **No increase in consumption.** The City has held the line on its own water consumption. Even though development has occurred in the City over the past few years, the total water consumption level is the same as 5 or 6 years ago. The stabilized consumption level has been a result of industries' and resident's efforts.
- **GREAT program.** The City has actively been developing the GREAT program, and is building the first phase of the GREAT program. A plant that is currently being constructed on Perkins road is expandable to handle up to 25 million gallons per day of recycled water. The plant, which will be finished in October, will be capable of producing about 7,000 acre feet a year. The City is also constructing several miles of recycled water backbone pipeline which will be available for retrofits of existing non-potable water users such as parks, schools, golf courses, industries. The City is actively working to retrofit several of those facilities within the next year or two, starting with the golf courses. Riverpark is already dual plumbed and working with some industries such as National Paper on Perkins Road.
- **Water Neutrality Policy.** In January 2008 the City Council adopted the Water Neutrality Policy. The Water Neutrality¹ policy requires all new projects to have a neutral impact on water supplies. The City Council is considering strengthening that policy by adopting it as an ordinance and putting it in the code. The City staff has been actively enforcing that policy for the recent projects and the projects that were in the pipeline, including the SouthShore Specific Plan. Project proponents generally understand the need for the policy.
- **Project water reduction.** The City requires that all project reduce their water footprint. A little more than a year ago the City Council adopted a restrictive landscape standard that's based upon the state model standard. The State model standard is more restrictive than the City's prior requirements. The latest plumbing codes require greater efficiency inside the buildings;

¹ Water neutrality means that you calculate your water footprint, you reduce your footprint through conservation and increased efficiencies as much as you can; and then you offset the remaining impacts through purchasing "water offsets" in the watershed that you are impacting. <http://www.americanrivers.org/our-work/water-supply/water-efficiency/water-neutrality.html>

The Council also recently adopted a Water Conservation Master Plan. Although that Water Conservation Master Plan is probably more appropriate for smaller projects, it would be a backup way to provide water for the proposed project. Under the Water Conservation Master Plan, a developer could make up the allocation difference by retrofitting existing customers. For example, if a developer were building a ten unit project; they could retrofit part of an existing hotel, or retrofit part of a park. If there are demonstrated, measurable water savings, that could count for making up the water allocation difference.

The discussed requirements are included within the Specific Plan, Development Agreement, FEIR and resolution documents for the proposed project.

First slide

Water Supply Requirements

- City Water Policy – New Development Must be Water Neutral
- SouthShore must offset water demand through a combination of water facilities development; in-city retrofits and contributions to recycled facilities
- Mitigations to offset remaining AFY (College Park, conservation retrofits, on-site recycled water system, grey water for irrigation, drought tolerant landscaping, etc.)

Second Slide:

- Water Supply
- SouthShore will use recycled water to irrigate all landscape within the project and to fill the lake.