



Planning Division

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission
FROM: Linda Windsor, Associate Planner
DATE: June 16, 2011
SUBJECT: Planning and Zoning Permit Nos. 09-630-03, (Specific Plan Amendment) and Planning and Zoning Permit No. 11-670-01, (Development Agreement Amendment), pertaining to the RiverPark Specific Plan. Located on the north side of the U.S. 101 Freeway between Vineyard Avenue and the Santa Clara River.

- 1) Recommendation:** That the Planning Commission:
 - a) Adopt a resolution recommending that the City Council approve Planning and Zoning Permit (PZ) No. 09-630-03, an amendment to the RiverPark Specific Plan, subject to certain findings; and
 - b) Adopt a resolution recommending that the City Council approve PZ No. 11-670-01, an amendment to the RiverPark Development Agreement, subject to certain findings.

- 2) Project Description and Applicant:** Request to amend the *RiverPark Specific Plan* to (i) reduce the maximum commercial square footage allowed within the RiverPark Specific Plan area; (ii) increase the maximum number of residential units; (iii) require a Parking Management Plan for all high density residential projects; and (iv) make other miscellaneous minor changes to the specific plan (described in Item 7 below). The site is the *RiverPark Specific Plan Area*, a portion of which is within the Historic Revitalization and Enhancement of Oxnard (HERO) Redevelopment Area. Filed by RiverPark Legacy, LLC, 1250 Corona Pointe Court, Suite 600, Corona, CA 92879.

- 3) Existing & Surrounding Land Uses:** The subject site consists of residential, office, commercial, park and school uses within the *RiverPark Specific Plan* area, bounded by: light industrial uses to the north; the US 101 freeway to the south; Vineyard Avenue and the El Rio residential neighborhood to the east; and the Santa Clara River to the west.

North	County	County	Light industrial development
South (beyond freeway)	C2PD	Commercial: Regional	Esplanade, Wagon Wheel commercial areas
East	R1PD, R2PD, R3PD, C2PD	Residential: Low, Low-Medium; and Medium, Commercial General	Mixed residential (single family, duplexes apartments), Commercial
West	County	County	Santa Clara River

4) General Plan Policies, Specific Plan and Land Use Designation Conformance:

The 2020 General Plan land use map designates the subject project area for Commercial Regional, Residential Low Medium, Residential Medium, Residential High, Open Space Park, School and Public/Semi Public uses. The RiverPark Specific Plan Land Use Map (Attachment B) locates 13 different land uses within the RiverPark Specific Plan area. In adopting the RiverPark Specific Plan, the Planning Commission and City Council determined that the Specific Plan is consistent with the 2020 General Plan. Design Development Review permits for various projects within the project area have been approved by the Development Services Director in conformance with the policies, land use designations and development standards of the RiverPark Specific Plan. The subject Specific Plan Amendment and Amendment to the RiverPark Development Agreement will not change RiverPark's conformance with the General Plan or RiverPark Specific Plan Policies.

5) Background: The RiverPark Specific Plan was approved by the City Council on September 10, 2002, together with the general plan amendment, zone change, annexation, development agreement and EIR certification related to the specific plan approval. As currently approved, the specific plan includes the phased development of 2,805 dwelling units (1805 "for-sale" units and 1000 high density rental units), and 2,485,000 square feet of commercial development (including approximately 221,000 square feet of existing office development that was approved and built under the Oxnard Town Center Specific Plan, prior to adoption of the RiverPark Specific Plan). The adopted Specific Plan follows the design principles of the New Urbanism and Smart Growth movements, which emphasize the importance of mixed land uses in close proximity to one another; communities scaled for pedestrian walkability; limiting automobile usage; and the importance of physical design in creating communities where people can and want to live, work and shop.

Two previous applications for specific plan amendments to the RiverPark Specific Plan have been submitted. On April 14, 2009, the City Council approved Ordinance No. 2808, which was the first amendment request (PZ 09-630-09). That amendment allows a freeway oriented pylon sign subject to approval of a Design Development Review permit (DDR) by the Development Services Director. The second request, PZ 10-630-02, would allow three freeway oriented monument signs subject to approval of a DDR, and an electronic digital display panel for the pylon sign (above), subject to subsequent approval of a Special Use Permit. On February 17, 2011, the Planning Commission reviewed this second amendment to the specific plan and recommended that the City Council approve the request. As of this writing, City Council review of the second amendment is scheduled for June 14, 2011.

On September 10, 2002, the City Council adopted Ordinance No. 2605, approving Planning and Zoning Permit No. 01-5-46 (Development Agreement No. A-6128) between the owners of the RiverPark Project and the City of Oxnard. The RiverPark Development Agreement (DA) has been amended on three previous occasions. The first, adopted December 14, 2004, incorporated properties located within the RiverPark Specific Plan that were acquired by RiverPark A and RiverPark B after the effective date of the DA, including clarifications of duties and ownership relating to RiverPark and the previous project for part of this site, the Oxnard Town Center development. The second DA amendment, adopted July 16, 2007,

related to the ability to locate a multiplex theater in District D of the RiverPark Specific Plan area. On October 5, 2010, the City Council adopted Ordinance No. 2830 approving the third amendment to the development agreement, maintaining development fees at current levels for an extended period of time, based on current market conditions.

- 6) Environmental Determination:** In accordance with the California Environmental Quality Act (CEQA), an environmental impact report (EIR No. 00-03) was prepared to analyze potential environmental impacts associated with the approval and the implementation of the *RiverPark Specific Plan* and the anticipated build out of the 701-acre specific plan site. On July 16, 2002, the City Council adopted Resolution No. 12,209 upholding the Planning Commission's decision certifying the environmental impact report (State Clearinghouse No. 2000051046) and adopting findings of fact, statement of overriding considerations and the mitigation monitoring and reporting program.

An environmental consultant, under the supervision of Planning Division staff, has prepared an Addendum to the certified EIR to evaluate potential environmental impacts of the proposed specific plan amendment (see Attachment C). Evaluation of the proposed decrease in the maximum commercial square footage allowed within RiverPark and increasing the maximum number of residential units, determined that there would be no substantial increase in severity of significant environmental impacts previously analyzed in the certified EIR and no new significant impacts. Per the Addendum, the decrease in traffic, water use and air quality impacts from the decrease in commercial square footage will offset any increases in these impacts resulting from the increase in the maximum number of residential units. Specifically, traffic, air quality, and water use impacts for this land use adjustment are less than for the originally approved specific plan land use mix. The other minor administrative changes (described in Section 7) b) below) included in the specific plan amendment are also consistent with and do not change the land uses or intensity of land uses as evaluated in the certified EIR. The Development Agreement Amendment updates the development agreement to reflect the changes in numerical values for commercial square footage and residential units proposed in the Specific Plan Amendment, along with construction timing milestones and fee adjustments. Therefore, staff has determined that there is no substantial evidence that the specific plan amendment or the development agreement may have a significant effect on the environment. Accordingly, neither a supplement to the EIR nor a subsequent EIR is required. Pursuant to section 15164 of the State CEQA Guidelines, the Commission shall consider the Addendum with the EIR prior to making recommendations on the amendments to the Specific Plan and Development Agreement.

7) Analysis:

- a) **General Discussion:** As the buildout of RiverPark continues, the RiverPark developers requested this change because they determined that the full entitlement of commercial building square footage will not be necessary to meet the goals of the RiverPark Specific Plan commercial components. The developers also determined that to complete the residential high density neighborhoods, additional units could be accommodated while still meeting the goals and objectives of the Specific Plan.

The proposed increase in the maximum number of residences and decrease in commercial building area are shown in the table below:

	Adopted Specific Plan	Proposed Amendment
Commercial (building area)	2,485,000 sq ft	2,078,000 sq ft
Residential (# residences)	2805 maximum	3145 maximum

As stated in the Environmental Determination section above, the decrease in traffic, resource use, air quality impacts and all other impacts analyzed in the EIR from reduced commercial square footage will offset any increases in these impacts resulting from the increase in the maximum number of residential units. In addition, this proposal is consistent with the "New Urbanism" and Smart Growth principles under which RiverPark was originally approved (see **Background** section above). The parcels that will receive the additional residential units have been designated for high density residential development since the original adoption of the Specific Plan. The decreased commercial square footage does not change the parcels from which the square footage was reduced or otherwise adjusted.

The Oxnard Community Development Commission (CDC) inclusionary housing requirements for Redevelopment Areas mandates that 15% of the residences built in Redevelopment Areas be affordable units. The southern portion of the RiverPark Specific Plan is within the Historic Revitalization and Enhancement of Oxnard (HERO) Redevelopment Area. The requirement in the original RiverPark Specific Plan is for 392 affordable for-sale and rental units, plus payment of housing in-lieu housing fees in District H. Fifty-one of the additional 340 units proposed by this specific plan amendment are required to be affordable units. Parking for these units will be evaluated and required for each development according to the specific plan's parking requirements as well as the Parking Management Plans (as included in this specific plan amendment) during the City's approval process.

To complete buildout of Lot 3 within District A as envisioned in the *RiverPark Specific Plan*, it is necessary to amend the design standards for height of the Apartment / Multifamily 6R building type. The current maximum height for this building type is 35 feet and the amendment would allow this building type to be a maximum height of 60 feet (no more than 5 stories). The amended height limit will allow the development of Lot 3 (see Attachment D for location), to absorb some of the additional residential units included in this specific plan amendment within an apartment development adjacent to and in similar scale to the existing high-rise office building to the south. A five-story apartment development on Lot 3 would be a suitable transition between the six-story office building on the south and the three-story apartments to the north.

As the high density residential developments (apartments) are built within the RiverPark Specific Plan area, it has become apparent that greater emphasis must be placed on management of off-street and on-street resident and visitor parking associated with these developments. To accomplish this, a requirement for a Parking Management Plan for

each high density residential development (apartments and for-sale units) is included within the proposed amendment. This requirement is similar to the requirement for a Parking Management Plan for each commercial development within RiverPark. The parking management plan for each development will include a series of specific strategies and parking controls to prevent residents and visitors of this development from creating parking issues that affect surrounding land uses and traffic safety. The intent is to ensure residents use on-site resident parking; not visitor parking or on-street parking allocated to (and required for) adjacent uses. Important components of these plans include limiting the number of cars allowed per apartment unit within each resident's lease, assigning specific parking spaces to residents, and enforcing prohibition of resident parking within designated visitor parking spaces. The parking management plans also emphasize that if the first level strategies are not effective, more strict controls can be required by the City. The City of Oxnard has agreed to be more involved in enforcing on-street parking violators, especially adjacent to the multi-family developments, and in monitoring the Parking Management Plans' effectiveness. As an example, the existing Serenade apartment development has begun implementing a parking management plan. According to the Police Department beat coordinator for RiverPark, the newly implemented on-site parking controls have noticeably reduced the number of parking violations near the Serenade development.

Additional changes are included in this Specific Plan Amendment as "Clean-up Items" to change the specific plan document to reflect previous actions approved administratively and City-initiated changes. One of these items involves the RiverPark Specific Plan's requirement for pedestrian connections and trails throughout the specific plan area. The specific plan also contains access points to a future County-wide regional trail system proposed adjacent to the Santa Clara River. The adopted specific plan shows a portion of the RiverPark pedestrian trail system extending along the western edge of the Large Woolsey Water Storage / Recharge Basin at the northwest boundary of the RiverPark Specific Plan area. This portion of the trail runs parallel and adjacent to the proposed alignment of the Santa Clara River Trail section of the County regional trail system. The proposed amendment eliminates this section of pedestrian trail within the specific plan area since it has been made redundant by the Santa Clara River Trail adjacent to it. The amendment also proposes to adjust the trail around the Brigham / Vickers Water Storage / Recharge Basin to form a more continuous loop around and directly adjacent to the basin.

Another change of this type is the addition of "Public Facilities" to the Permitted Use list for District E. At the time the *RiverPark Specific Plan* was adopted, public facilities were designated to be located on 2.5 acres within District L ("Public Facility District"). Public facilities within District L were to include the city/county fire station, along with the Rio School District's and City of Oxnard maintenance facilities. Because the fire station and school district maintenance facilities occupied more land than was originally expected in District L (not leaving enough vacant property for the City's maintenance facility), and because the sewer lift station for RiverPark was installed within District E, District E was determined to be an appropriate location for the City of Oxnard Parks and Facilities administrative and maintenance facility. The Parks and Facilities Division, the Master

Developer, and the Town Master Planner/Architect recommended that District E be determined to be a suitable location, as allowed by Section 2.5.2.5 of the specific plan which allows approval of similar uses “as determined acceptable by the Director of the Development Services Department.” On July 31, 2009, the Development Services Director approved a Design Development Review permit approving the design and location of the City Park Maintenance Facility within District E, adjacent to the existing sewer lift station. This specific plan amendment updates the specific plan to reflect that “Public Facilities” is a specifically permitted use in District E.

Items proposed to be changed within the Development Agreement Amendment consist of adjusting timing milestones and fees to correspond with the change in commercial square footage, number of residential units, and changing economic conditions. The Planning Commission’s role in reviewing the Development Agreement Amendment is to determine consistency with the General Plan, zoning regulations, and the RiverPark Specific Plan as related to land use, and provide a recommendation to the City Council regarding this consistency. The City Council will make the final decision on all other “deal points” of the Development Agreement Amendment.

b) Proposed Specific Plan Amendment: In summary, the amended sections of the specific plan include provisions for the following¹:

1. An overall decrease in maximum commercial square footage allowed within the Specific Plan area from 2,485,000 square feet to 2,078,000 square feet.
2. Adjustment in the distribution of commercial building square footage among the Specific Plan Districts, primarily in the commercial Districts A through E, with minor decreases within the residential Districts F, G and K to accommodate the reduction in overall commercial square footage. (see Land Use Table 2J of the RiverPark Specific Plan, included in the Specific Plan Amendment text, Exhibit A of the Planning Commission resolution).
3. An overall increase in the maximum number of residential units within the Specific Plan area from 2,805 units to 3,145 units.
4. Adjustment in the distribution of residential units among Specific Plan Districts, primarily in Districts A and D (as indicated in Land Use Table 2J) to accommodate the increase in residential units. Land Use Table 2J was also adjusted to reflect currently approved and built residential units throughout the Specific Plan area.
5. An increase in the total minimum number of affordable residential units required as part of the increase in overall units from 392 to 440 units.

¹ Proposed changes to the RiverPark Specific Plan document are included as an attachment to the Planning Commission resolution. Changes proposed are highlighted in the document; highlighting will be removed prior to final printing of the document. The date at the bottom of each page is the printing date for the document. After City Council’s action on the amendment, this date will be changed to the approval date.

6. An increase in the height limit for the 6R Apartment/Multifamily housing type from a 35-foot average height to a maximum height of 60 feet or five stories.

The following items are not part of the applicant's specific plan amendment request, and are recommended as changes to the specific plan document for other reasons described in this report.

7. A requirement that each multifamily project include a Parking Management Plan to resolve existing and prevent future parking problems associated with high-density residential development in RiverPark.
8. Revision of the pedestrian trail system to eliminate a section along the western edge of the Large Woolsey Water Storage / Recharge Basin made redundant by the future County Regional Trail system along the Santa Clara River Levee and an adjustment to create a continuous loop trail around the Brigham / Vickers Water Storage / Recharge Basin.
9. Change the name of District C from Convention/Hotel District to West Corridor Commercial District to reflect that this district will include regional-type commercial uses in addition to a hotel and hotel-related uses.
10. Clarify that the use of the parcel at the northwest corner of District A for road improvements connecting RiverPark to Ventura, as originally designated in the specific plan is eliminated. A change in the City of Ventura General Plan eliminated the need for this 0.3 acres site as a bridge landing across the Santa Clara River.
11. Add Public Facilities as a Permitted Use in District E to reflect approval of a DDR for the City RiverPark Maintenance Facility as appropriate in this location.

c) Development Agreement Amendment: In summary, the amended sections of the development agreement include provisions for the following items:

- 1) An adjustment to the maximum commercial square footage as indicated in Items b) 1 and 2 above.
- 2) An adjustment to the maximum number of residential units as indicated in Items b) 3 and 4 above.
- 3) An adjustment to the minimum number of affordable residential units required as indicated in Item b) 5 above and the distribution of those units between Very Low Income affordable units, Moderate Low Income affordable units, and in-lieu fees.
- 4) An adjustment of the commercial development time schedule with milestones related to the number of residential units built. As the economy has slowed, the overall buildout of RiverPark has taken longer than was originally expected. The Development Agreement milestones would be extended to allow completion of the project over a longer time period. This adjustment reflects the changes in both commercial square footage and number of residential units.
- 5) An adjustment in the delivery timing of affordable housing units in relation to total residential units constructed to reflect the additional residential units being proposed.

- 6) Acknowledgement that no additional park-related fees will be required for the additional residential units built because RiverPark's ratio of "park acreage to population" exceeds the City's General Plan requirements for parks after the amendment, as it did at the time the original specific plan was adopted.
- 7) An adjustment in Sewer Fees for the additional residential units, based on the change from commercial square footage to residential units.
- 8) An adjustment in Recycled Water Fees for the additional residential units, based on the change from commercial square footage to residential units.
- 9) A lump sum payment to the City of Oxnard for a City Gateway monument sign to be constructed near Vineyard Avenue, as part of the City's Gateway sign program adopted by the City Council.

Although the Specific Plan Amendment and Development Agreement Amendment are not project specific, there are projects under review within the City that will require approval of these amendments to be built (specifically, the increase in the number of residential units). All forthcoming projects allowed by the specific plan that have not yet been approved by the City will be required to meet the design standards, policies, and requirements listed, prescribed by, and illustrated within the *RiverPark Specific Plan*, as amended, and will continue to require approval through the City's Design Development Review process. As noted above, staff finds that the provisions of the amendment are consistent with the general plan, and consistent with the intent and spirit of the specific plan. Staff therefore recommends the Planning Commission recommend approval of the proposed amendments to the Specific Plan and Development Agreement to the City Council.

- 8) Development Advisory Committee:** Individual members of the Development Advisory Committee (DAC) reviewed this request beginning on August 28, 2009, and continued to provide input during preparation and review of the Specific Plan Amendment, Development Agreement, and EIR addendum. In addition to the DAC members, the Development Services Director, Community Development Director, Finance Director and other staff involved in planning for future development reviewed and recommend approval of the proposed specific plan and development agreement amendments.
- 9) Community Workshop:** On April 7, 2011, the applicant mailed notices of the Community Workshop to all property owners within the RiverPark Neighborhood. A notice of this meeting was posted on the project site with a brief description and contact information. The Community Workshop was conducted on Monday, April 18, 2011. Seventeen people attended the meeting, of which 16 live in the RiverPark Neighborhood. Of these, 13 identified that they attended the meeting for information related to this specific plan amendment.

Issues raised at the workshop focused on:

- a. Parking problems related to the existing apartment projects
- b. Concerns with additional high density apartments and additional affordable housing in RiverPark

- c. Delays in construction of the shopping center and other commercial uses in RiverPark.
- d. Crime issues related to the existing and proposed apartment projects.
- e. Noise and traffic impacts of extending an existing bus route through RiverPark.

As a result of this meeting, (and concerns expressed to the City at other times before and during processing of this specific plan amendment), the requirement for a Parking Management Plan for all new high density residential developments has been incorporated into the specific plan amendment. In addition, staff has had several meetings with the owners of the existing Serenade apartments in RiverPark to address the existing parking problems. Serenade management has begun implementing stricter controls on their resident and visitor parking, which are scheduled to be fully implemented by December 31, 2011.

In response to the concerns regarding additional apartments in RiverPark, the applicant noted that the apartments (both market-rate and affordable) in RiverPark must be built and maintained to the same standards as the market-rate portions of RiverPark, and verified that the area where the additional units would be allowed has been designated for high density residences since the original specific plan was adopted. As noted in the **Analysis (General Discussion)** portion of this report, provision of affordable housing is a requirement which cannot be waived.

Responding to concerns expressed regarding the shopping center's delays, the developer of the shopping center presented information regarding their difficulties in securing tenants for the shopping center, and announced that the first major tenant (Target) would be opening on July 24, 2011.

In addition, the RiverPark developers hosted two special meetings of the RiverPark Neighborhood Council, the first on March 28, 2011. Approximately 20 people attended. The RiverPark developers provided a presentation on this Specific Plan Amendment and the commercial developers presented new signage proposals for The Collection commercial development within RiverPark. The signage proposals were well-received. The attendees raised concerns about parking related to the existing Serenade apartment project, crime to parked cars as related to the existing apartments, the proposed bus route, and the need for and location of additional affordable housing. A second follow-up meeting was held on May 9, 2011. Approximately 20 people attended, and the majority had not attended the meeting on March 28, 2011. The RiverPark developers provided a presentation which identified and addressed the issues raised at the Community Workshop and the previous RiverPark Neighborhood Council special meeting. In addition, the Police Department's beat coordinator for this area spoke about the types of crime in RiverPark and the success of the Serenade apartment's recent implementation of stricter parking controls. Though the bus route is not a part of the specific plan amendment, a representative from Gold Coast Transit provided a presentation showing the bus route that has been expanded into RiverPark and location of bus stops, explaining the City's role and the process related to establishing bus routes, and that the provision of alternative transportation (specifically bus transportation) has always been a component of the RiverPark Specific Plan, as a mitigation measure to traffic impacts of the

project. The majority of the residents in attendance responded favorably to the information presented.

10) Appeal Procedure: The Planning Commission's action is a recommendation and the matter will be considered by the City Council at a later date.

Attachments:

- A. Project Maps (general plan, zoning)
- B. RiverPark Adopted Land Use Plan Map
- C. Addendum to RiverPark Specific Plan EIR
- D. RiverPark Lot Location Map
- E. Resolutions recommending approval of:
 - i. Specific Plan Amendment, including as Exhibit A the Text Revisions for the subject Specific Plan Amendment (bound separately; the Exhibit consists only of pages being changed by the amendment)
 - ii. Development Agreement, including Revisions to RiverPark Development Agreement (bound separately)

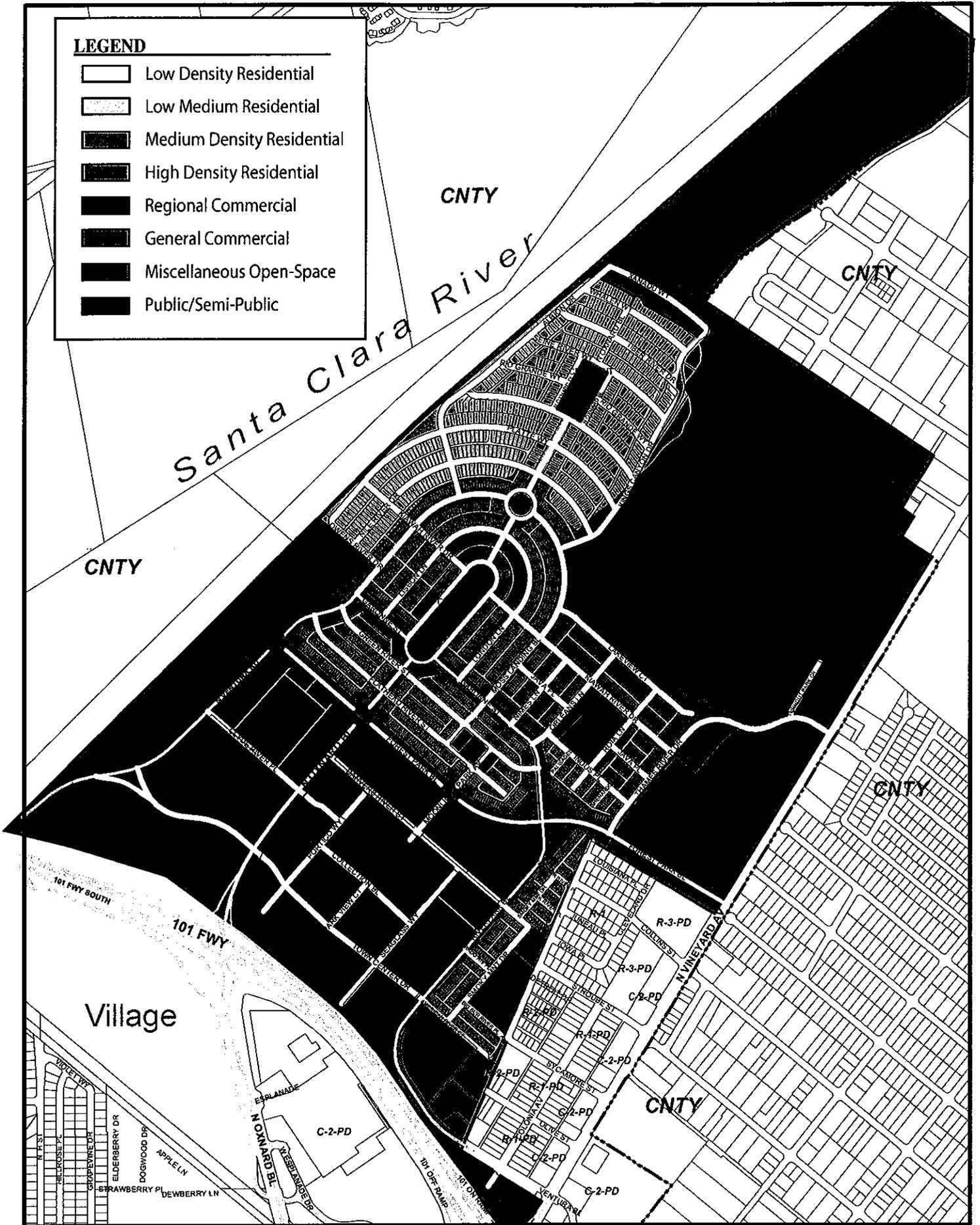
NOTE: The Addendum to the RiverPark Specific Plan EIR, Specific Plan Amendment, and Development Agreement Amendment documents have been provided to the Planning Commission. Copies are available for review at the Help Desk in the Main Library after 6:00 p.m. on the Thursday prior to the Planning Commission meeting and at the Planning Division Office after 8:00 a.m. on Monday June 13, 2011.

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

Attachment A: Project Maps (general plan, zoning)

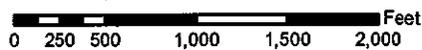
LEGEND

-  Low Density Residential
-  Low Medium Residential
-  Medium Density Residential
-  High Density Residential
-  Regional Commercial
-  General Commercial
-  Miscellaneous Open-Space
-  Public/Semi-Public

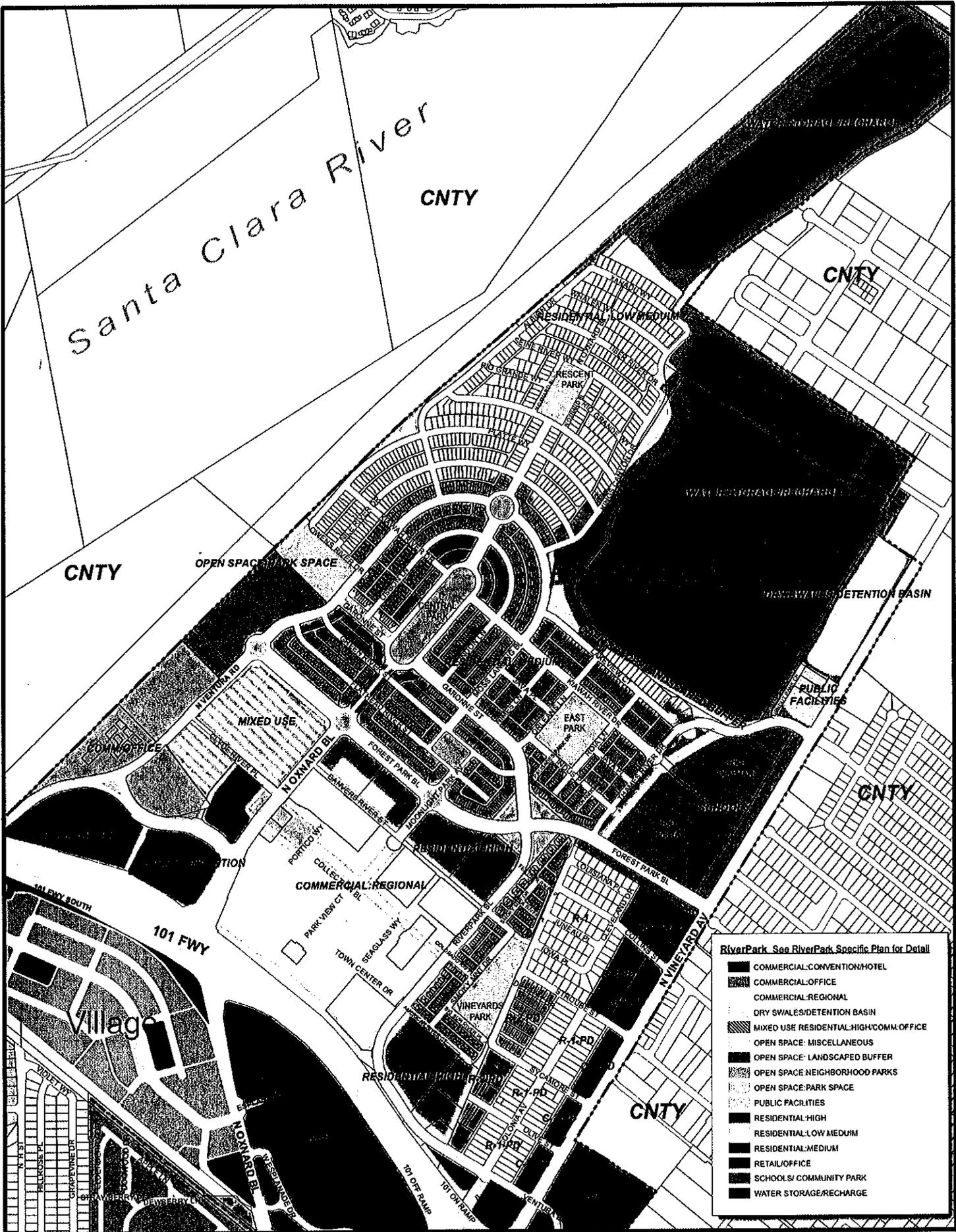


Oxnard Planning

Riverpark General Plan Map



1:12,500



- RiverPark** See RiverPark Specific Plan for Detail
- COMMERCIAL-CONVENTION/HOTEL
 - COMMERCIAL-OFFICE
 - COMMERCIAL-REGIONAL
 - DRY SWALES/DETENTION BASIN
 - MIXED USE RESIDENTIAL-HIGH/COMM.OFFICE
 - OPEN SPACE- MISCELLANEOUS
 - OPEN SPACE- LANDSCAPED BUFFER
 - OPEN SPACE-NEIGHBORHOOD PARKS
 - OPEN SPACE-PARK SPACE
 - PUBLIC FACILITIES
 - RESIDENTIAL-HIGH
 - RESIDENTIAL-LOW/MEDIUM
 - RESIDENTIAL-MEDIUM
 - RETAIL/OFFICE
 - SCHOOLS/ COMMUNITY PARK
 - WATER STORAGE/RECHARGE



Attachment B: RiverPark Adopted Land Use Plan Map

RIVERPARK LAND USE PLAN:
 PERMITTED USES
 Land Use Plan Date: November 17, 2008

Legend

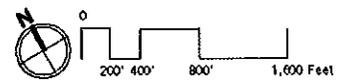
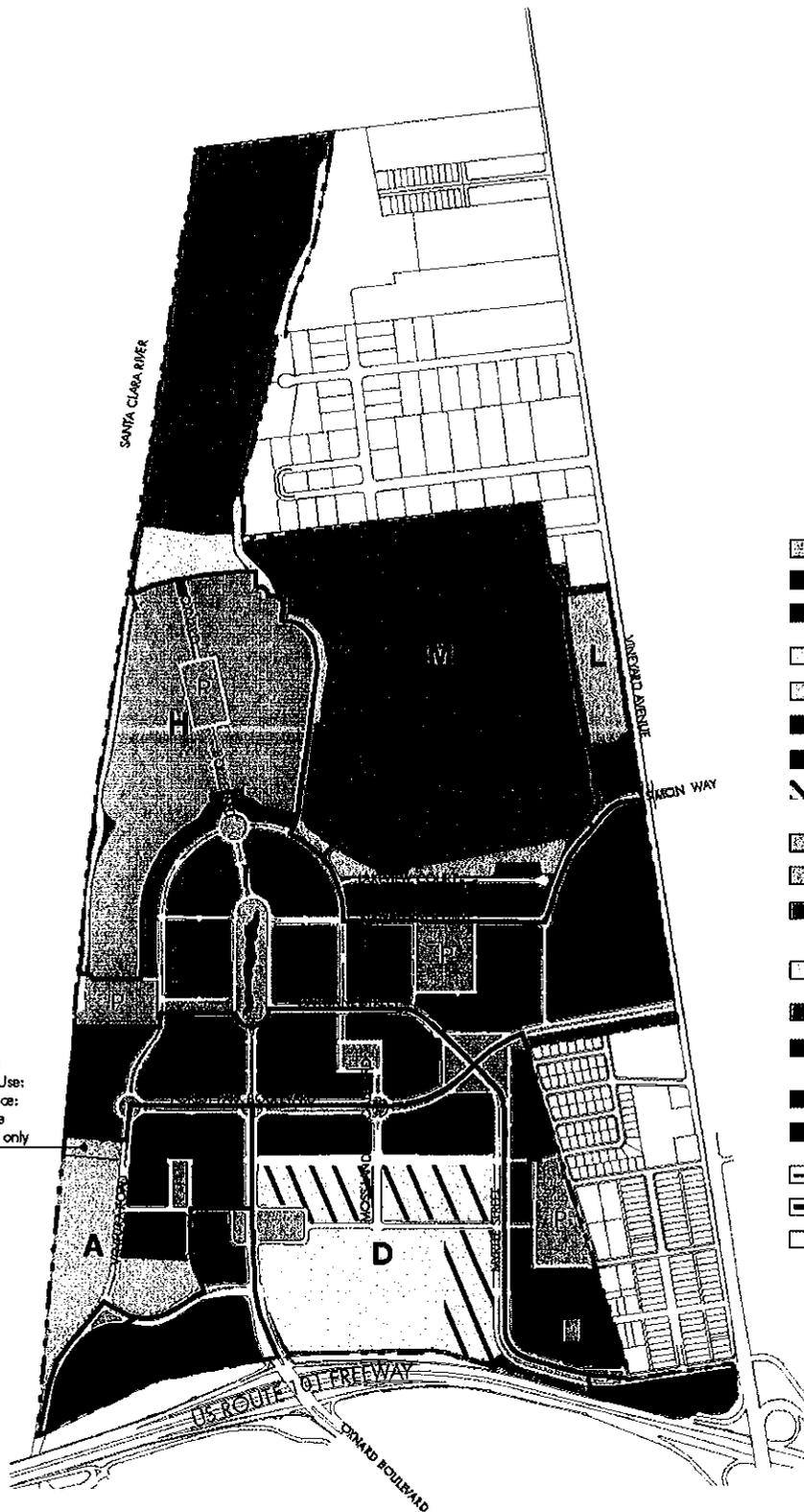
Planning Districts

- A Mixed Use/Office District
- B West Peripheral Commercial District
- C West Corridor Commercial District
- D Town Square Commercial District
- E East Peripheral Commercial District
- F Vineyards Neighborhood District
- G Village Square Neighborhood District
- H RiverPark Crescent Neighborhood District
- I RiverPark Loop Neighborhood District
- J RiverPark Mews Neighborhood District
- K Lakeside Neighborhood District
- L Public Facility District
- M Water Storage/Recharge Basins & Storm Water Control District

Land Use

- Residential: Low Medium (8-12 DU/gross acre)
- Residential: Medium (12-18 DU/gross acre)
- Residential: High (18-30 DU/gross acre)
- Commercial: Regional
- Commercial: Office
- Commercial: Convention/ Hotel
- Commercial: Retail/ Office
- Mixed Use: Residential: High/ Commercial: Office
- Open Space: Park Space
- Open Space: Neighborhood Parks
- Open Space: Landscaped Buffer
- Open Space: Miscellaneous: Dry Swales/ Detention Basins
- Open Space: Miscellaneous: Water Storage/ Recharge Basins
- Open Space: Miscellaneous: Water Feature
- Schools/ Community Park
- Public Facilities
- Specific Plan Area
- Planning District Boundary
- Planning District Designation

Optional Permitted Use:
 Open Space:
 Park Space
 this parcel only



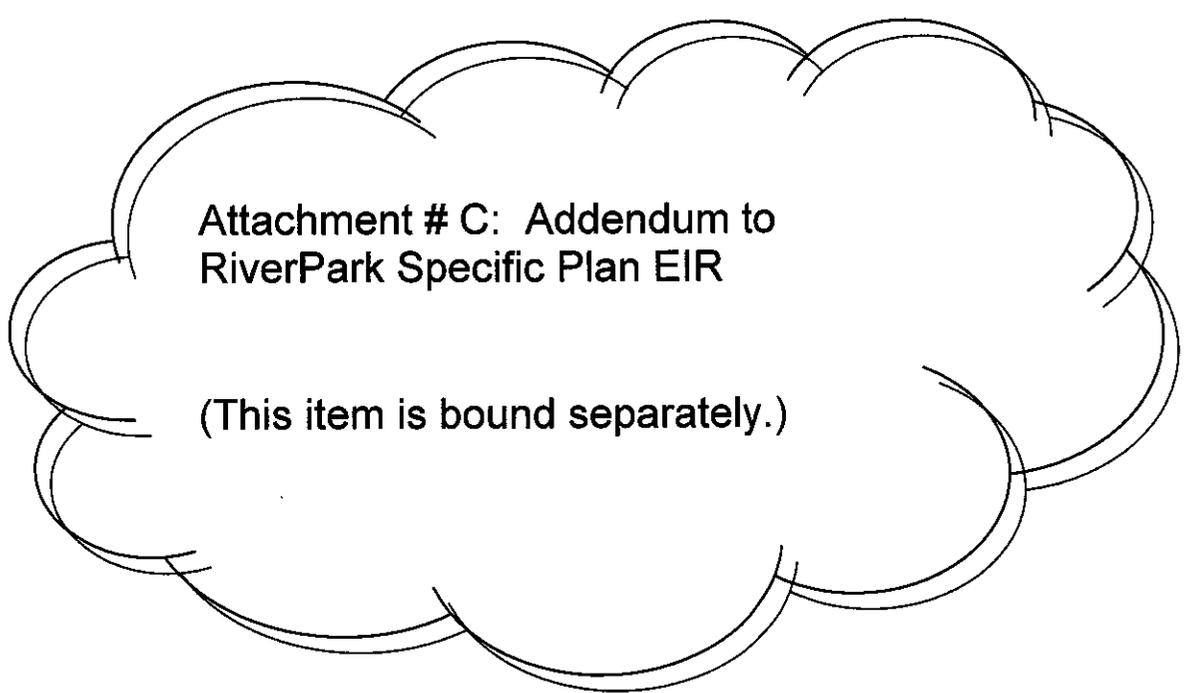
LAND USE PLAN: PERMITTED USES

exhibit

B

August 27, 2002

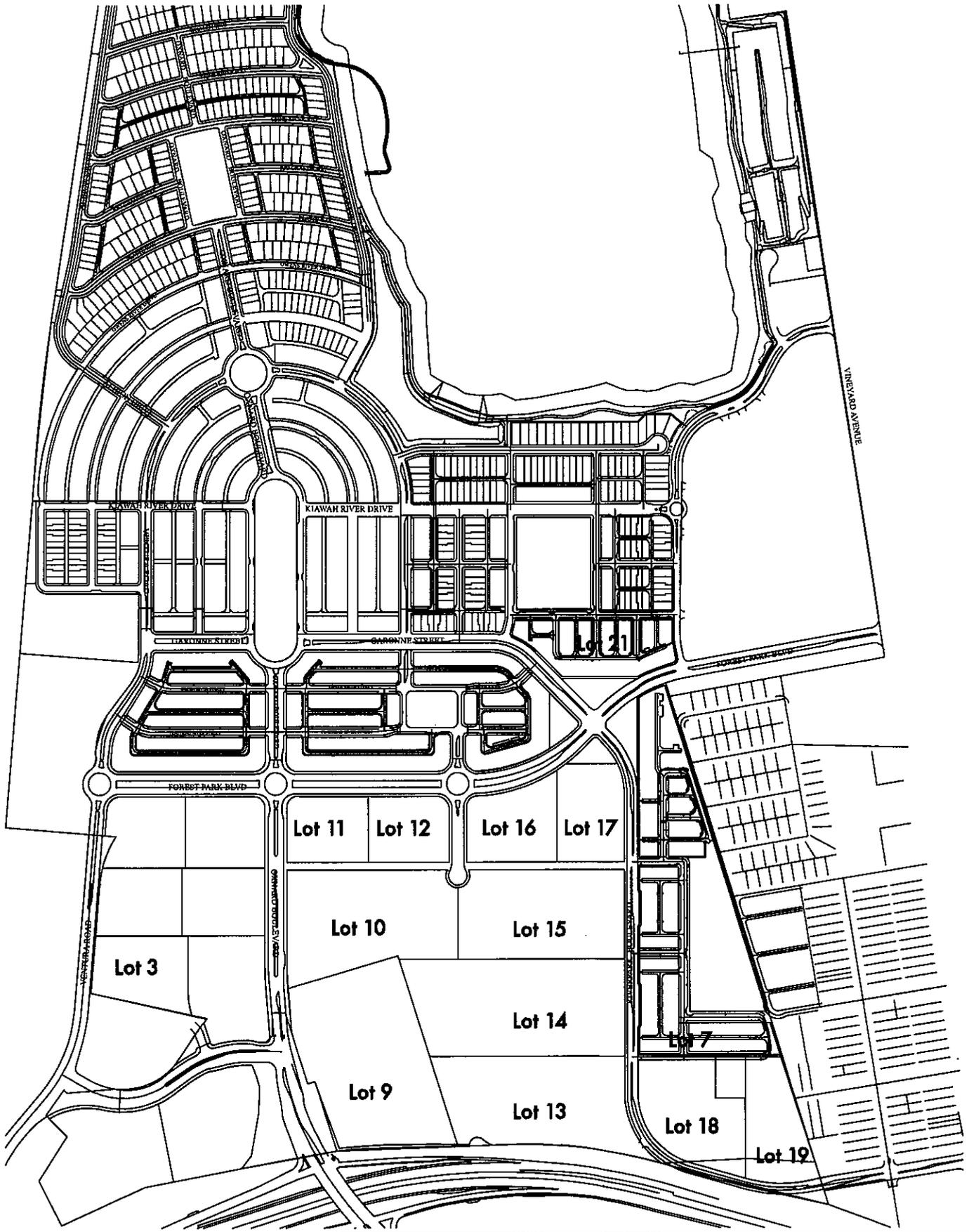
prepared for RiverPark Development, LLC by AC Martin Partners with
 RTKL / EDSA / CRAIN AND ASSOCIATES / WILLIAM HEZMALHALCH ARCHITECTS / HUITT-ZOL-



**Attachment # C: Addendum to
RiverPark Specific Plan EIR**

(This item is bound separately.)

Attachment D: RiverPark Lot Location Map



Tract 5352-1 Lot Numbers

**Attachment E. i. Resolution Recommending Approval
of Specific Plan Amendment**

RESOLUTION NO. 09-630-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING THAT CITY COUNCIL ADOPT AN ORDINANCE APPROVING PLANNING AND ZONING PERMIT NO. 09-630-03 (SPECIFIC PLAN AMENDMENT) REVISING THE TEXT AND EXHIBITS OF THE RIVERPARK SPECIFIC PLAN. THE PROJECT IS IN THE RIVERPARK SPECIFIC PLAN AREA, LOCATED NORTH OF THE 101 FREEWAY, EAST OF THE SANTA CLARA RIVER, WEST OF VINEYARD AVENUE AND THE EL RIO NEIGHBORHOOD, AND SOUTH OF THE CITY OF OXNARD BOUNDARIES. FILED BY RIVERPARK LEGACY, LLC, 1250 CORONA POINTE COURT, SUITE 600, CORONA, CA 92879

WHEREAS, the Planning Commission of the City of Oxnard has considered the proposed amendments to the text and exhibits within the RiverPark Specific Plan relating to adjustments to commercial square footage, residential unit count maximums, development standards, parking requirements for apartment/multifamily projects, and trail modifications in the specific plan area; and

WHEREAS, the Planning Commission has considered the certified environmental impact report for the RiverPark Specific Plan Project (EIR No. 00-03) and Addendum #10 to EIR No. 00-03 for the proposed RiverPark Specific Plan amendment, and has determined that there is no substantial evidence that the specific plan amendment may have a significant effect on the environment because no additional environmental impacts will be caused by the proposed specific plan amendment and its implementation; and

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing, that the project is a logical refinement of the RiverPark Specific Plan; that the proposed specific plan amendment conforms with adopted City standards, is in conformance with the General Plan, constitutes good City planning; and that the project will not adversely affect or be materially detrimental to adjacent land uses, buildings or structures or to the public health, safety or general welfare.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard recommends to the City Council the approval of Planning and Zoning Permit No. 09-630-03 (Specific Plan Amendment) to amend the RiverPark Specific Plan. Revisions to the text and exhibits for the specific plan amendment shall be as depicted in Exhibit A.

Resolution No. 09-630-03
RiverPark Specific Plan Amendment
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PASSED and ADOPTED by the Planning Commission of the City of Oxnard on this 2nd day of June, 2011, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

Patrick Mullin, Chair

ATTEST: _____
Susan L. Martin, Secretary

Exhibit A to this resolution (changes to text and graphics of the RiverPark Specific Plan) is bound separately.

**Attachment E. ii. Resolution Recommending Approval
of Development Agreement Amendment**

RESOLUTION NO. 11-670-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING THAT CITY COUNCIL ADOPT AN ORDINANCE APPROVING PLANNING AND ZONING PERMIT NO. 11-670-01 (AMENDMENT TO THE RIVERPARK DEVELOPMENT AGREEMENT) REVISING THE TEXT OF THE DEVELOPMENT AGREEMENT. THE PROJECT IS IN THE RIVERPARK SPECIFIC PLAN AREA, LOCATED NORTH OF THE 101 FREEWAY, EAST OF THE SANTA CLARA RIVER, WEST OF VINEYARD AVENUE AND THE EL RIO NEIGHBORHOOD AND SOUTH OF THE CITY OF OXNARD BOUNDARIES. FILED BY RIVERPARK LEGACY, LLC, 1250 CORONA POINTE COURT, SUITE 600, CORONA, CA 92879

WHEREAS, the Planning Commission of the City of Oxnard has considered the proposed amendments to the text and exhibits within the RiverPark Specific Plan Development Agreement relating to adjustments to commercial square footage, residential unit count maximums, affordable housing, development milestones and development fees in the specific plan area; and

WHEREAS, the Planning Commission has considered the certified environmental impact report for the RiverPark Specific Plan Project (EIR No. 00-03) and an Addendum to EIR No. 00-03 for the proposed Fourth Amendment to the RiverPark Development Agreement, and has determined that there is no substantial evidence that the amendment to the development agreement may have a significant effect on the environment because no additional environmental impacts will be caused by the proposed specific plan amendment and its implementation; and

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing, that the project is a logical refinement of the RiverPark Specific Plan Development Agreement; that the proposed amendment conforms with adopted City standards, is in conformance with the General Plan, constitutes good City planning; and that the project will not adversely affect or be materially detrimental to adjacent land uses, buildings or structures or to the public health, safety or general welfare.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard recommends to the City Council the approval of Planning and Zoning Permit No. 11-670-01 (Amendment to the RiverPark Development Agreement). Revisions to the text and exhibits for the Amendment to the RiverPark Development Agreement shall be as depicted in Exhibit A.

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PASSED and ADOPTED by the Planning Commission of the City of Oxnard on this 16th day of June, 2011, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

Patrick Mullin, Chair

ATTEST: _____
Susan L. Martin, Secretary

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**Exhibit A (text of Development Agreement Amendment)
to this resolution is bound separately.**