

CITY COUNCIL OF THE CITY OF OXNARD

ORDINANCE NO. 2795

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING ZONE CHANGE NO 06-570-02 FOR THE PROPERTY LOCATED ON THE NORTHWEST CORNER OF NORTH VENTURA ROAD AND WEST VINEYARD AVENUE (APNs 179-0-040-170, 179-0-040-180, 179-0-040-585 AND 179-0-040-625), 1801 VINEYARD AVENUE, SUBJECT TO CERTAIN CONDITIONS. FILED BY CASDEN PROPERTIES LLC., 9090 WILSHIRE BLVD., 3<sup>RD</sup> FLOOR, BEVERLY HILLS, CA 90211.

WHEREAS, on September 4, 2008, the Planning Commission certified Final Environmental Impact Report (FEIR) No. 06-04 for the aforementioned development project, and the City Council has considered the FEIR before making its decision herein; and

WHEREAS, on September 4, 2008 the Planning Commission of the City of Oxnard denied an application for Planning and Zoning Permit No. 06-570-02 (Zone Change). filed by Casden Properties LLC, and on September 18, 2008 adopted a resolution denying Planning and Zoning Permit No. 06-540-01 (Special Use Permit) and recommending denial for Planning and Zoning Permit Nos. 06-620-01 (General Plan Amendment); 06-630-01 (Specific Plan Amendment); 06-570-02 (Zone Change); and 06-300-01 (Tentative Subdivision Map for Tract No. 5672); and

WHEREAS, on September 22, 2008, Casden Properties, LLC filed a timely appeal of the Commission's action and the City Council has considered the appeal filed by Casden Properties, LLC for the development project, and has carefully reviewed the decision of the Planning Commission; and

WHEREAS, the City Council held a public hearing and received and reviewed written and oral comments related to proposed Zone Change No. 06-570-02; and

WHEREAS, the City Council finds after due study and deliberation that the public interest and general welfare require the adoption of Zone Change No. 06-570-02; 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 resolution or any actions or proceedings, acts or determinations taken, done or made before the approval of this resolution that were part of the approval process; and

WHEREAS, the zone change is consistent with the 2020 General Plan as amended by General Plan Amendment 06-620-01.

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*Zone Change  
Vineyard-Ventura  
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NOW, THEREFORE, the City Council of the City of Oxnard does ordain as follows:

Part 1. The zoning governing the property located at 1801 Vineyard Avenue, as shown on the map on file with the City Clerk, is changed from C-2-PD (General Commercial, Planned Development) to R-2-PD (Low Medium Density, Planned Development).

Part 2. Within 15 days after passage, the City Clerk shall cause this ordinance to be published one time in a newspaper of general circulation published and circulated in the City. Ordinance No. \_\_\_\_\_ was first read on \_\_\_\_, 2009, and finally adopted on \_\_\_\_\_, to become effective thirty (30) days thereafter.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_ 2009, by the following vote:

AYES:

NOES:

ABSENT:

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

ATTEST:

\_\_\_\_\_  
Daniel Martínez, City Clerk

APPROVED AS TO FORM:

*Alan Holmberg*  
\_\_\_\_\_  
Alan Holmberg, City Attorney