

CITY COUNCIL OF THE CITY OF OXNARD

ORDINANCE NO. 2797

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING A DEVELOPMENT AGREEMENT WITH CASDEN PROPERTIES LLC., 9090 WILSHIRE BLVD., 3<sup>RD</sup> FLOOR, BEVERLY HILLS, CA 90211 FOR PROPERTY LOCATED AT 1801 VINEYARD AVENUE AND 2501 NORTH VENTURA ROAD.

WHEREAS, on September 4, 2008, the Planning Commission certified Final Environmental Impact Report (FEIR) No. 06-04 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 considered applications associated with the development projects located at 1801 Vineyard Avenue, filed by Casden Properties LLC, and on September 18, 2008 held a public hearing on a development agreement between Casden Properties LLC and the City of Oxnard per Planning and Zoning Permit Nos. 07-670-01 and 02; denied Planning and Zoning Permit No. 06-540-01 (Special Use Permit) and made a recommendation of 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 of the City of Oxnard has considered an application for Planning and Zoning Permit Nos. 07-670-01 and 02, filed by Casden Properties LLC to approve the development agreement for the above-described properties; and

WHEREAS, the City Council for the City of Oxnard has held a public hearing concerning the development agreement associated with the following development projects: 06-540-01 (Special Use Permit); 06-620-01 (General Plan Amendment); 06-630-01 (Specific Plan Amendment); 06-570-02 (Zone Change); 06-300-01 (Tentative Subdivision Map for Tract No. 5672), herein known as the Vineyard-Ventura project; and also concerning 07-540-03 (Special Use Permit); 07-620-04 (General Plan Amendment); 07-630-02 (Specific Plan Amendment); 07-570-03 (Zone Change); and 07-300-11 (Tentative Subdivision Map for Tract No. 5765), herein known as the Ventura Road Townhome project; and

WHEREAS, the City Council does find the content of the development agreement is consistent with the 2020 General Plan, City Council Resolution 8139, and California Government Code Section 65864 et seq;

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

Part 1. The development agreement (Agreement No. \_\_\_\_ ) between City and Developer, a copy of which is on file with the City Clerk, is hereby adopted.

Part 2. The Mayor is authorized to execute the development agreement on behalf of the City.

Part 3. Within 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 \_\_\_\_, 2009, and finally adopted on \_\_\_\_, 2009 to become effective thirty days thereafter.

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

AYES:

NOES:

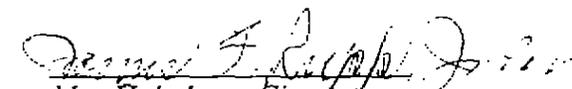
ABSENT:

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

ATTEST:

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

APPROVED AS TO FORM:

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