

CITY COUNCIL OF THE CITY OF OXNARD

ORDINANCE NO. 2801

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING AND ADOPTING THE OXNARD VILLAGE SPECIFIC PLAN, PLANNING AND ZONING PERMIT NO. 08-630-02, GENERALLY LOCATED NEAR THE NORTHWESTERN EDGE OF THE CITY OF OXNARD, AND BOUNDED BY HIGHWAY 101 TO THE NORTH, OXNARD BOULEVARD TO THE EAST, THE UNION PACIFIC RAILROAD AND EL RIO DRAIN TO THE SOUTH, AND NORTH VENTURA ROAD TO THE WEST (APN'S 139-0-022-01, 139-0-022-03, 139-0-022-04, 139-0-022-12, 139-0-022-15, 139-0-150-13, 139-0-150-11, 139-0-170-01, 139-0-022-06, 139-0-170-02, 139-0-170-03, 139-0-161-01, 139-0-170-08, 139-0-170-04, 139-0-170-05, 139-0-162-08, 139-0-162-04, 139-0-162-04, 139-0-162-07 AND 139-0-161-02). THE APPLICATION WAS FILED BY THE DALY GROUP:OXNARD VILLAGE INVESTMENTS LLC, 31238 VIA COLINAS, SUITE 103, WESTLAKE VILLAGE, CA 91362.

WHEREAS, on September 18, 2008 the Planning Commission of the City of Oxnard considered an application for Planning & Zoning Permit Nos. 06-620-03 (General Plan Amendment), 08-630-02 (Specific Plan Adoption), 06-570-05 (Zone Change), 06-670-02 (Development Agreement) and on October 2, 2008 the Planning Commission of the City of Oxnard considered an application for Planning and Zoning Permit No. 06-260-01 (Mobile Home Closure Permit), hereinafter referred to as the "Project"; and

WHEREAS, the Planning Commission certified the Final Environmental Impact Report (FEIR) No. 06-03 and the Mitigation Monitoring and Reporting Program (MMRP) for the Project at a duly noticed public hearing on September 18, 2008, and the City Council has upheld the certification of the FEIR in a duly noticed public hearing, of which the Oxnard Village Specific Plan (08-630-02) is a part, on November 18, 2008 before making its decision: and

WHEREAS, the City Council held a public hearing and received and reviewed written and oral comments related to the Oxnard Village Specific Plan No. 08-630-02: and

WHEREAS, the City Council finds after due study and deliberation that the Specific Plan is consistent with the City of Oxnard General Plan, as Implementation Measure 3 of the 1990 General Plan calls for preparation and adoption of a specific plan for the subject property; and

WHEREAS, the City Council finds that after due study and deliberation that the Wagon Wheel Motel, Restaurant, El Ranchito, and Bowling Alley shall not be designated City of Oxnard and/or Ventura County Landmark No. 166 as recommended by the Ventura County Cultural Heritage Board, and that the Oxnard Village Specific Plan and the Oxnard Village Final EIR include mitigation measures to reduce the significant impact of demolition on the historic structures, and that saving all or a portion of the Wagon Wheel Motel, Restaurant, El Ranchito, and Bowling Alley is financially infeasible; and

WHEREAS, the Oxnard Village Specific Plan is consistent with the 2020 General Plan as amended by General Plan Amendment No. 06-620-03 and Zone Change No. 06-570-06.

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

Part 1. The Oxnard Village Specific Plan establishes land uses, development standards, and other regulations for a mixed use, transit oriented project consisting of 1,500 residential dwellings and approximately 50,400 sq. ft. of commercial retail space. Two hundred twenty five (225) of these residential dwellings shall be affordable to very low, lower, low, and moderate income families as specified in the Development Agreement (Permit No. 06-670-02) between the City of Oxnard and Oxnard Village Investments. The Oxnard Village Specific Plan, consisting of the Oxnard Village Specific Plan document dated November 2008, a copy of which is on file with the City Clerk, is hereby adopted. For any development standard or regulation not specifically covered by the Oxnard Village Specific Plan, the requirements contained within the City of Oxnard Zoning Ordinance shall apply by default. This Specific Plan is binding on the applicant and all successors in interest.

Part 2. In adopting the Oxnard Village Specific Plan, the City Council of the City of Oxnard makes the following finding:

The Specific Plan meets all requirements set forth in Government Code Section 65450 et seq., including consistency with the City of Oxnard General Plan.

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 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 ____th day of _____, by the following vote:

AYES:

NOES:

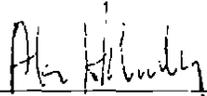
ABSENT:

Dr. Thomas E. Holden, Mayor

ATTEST:

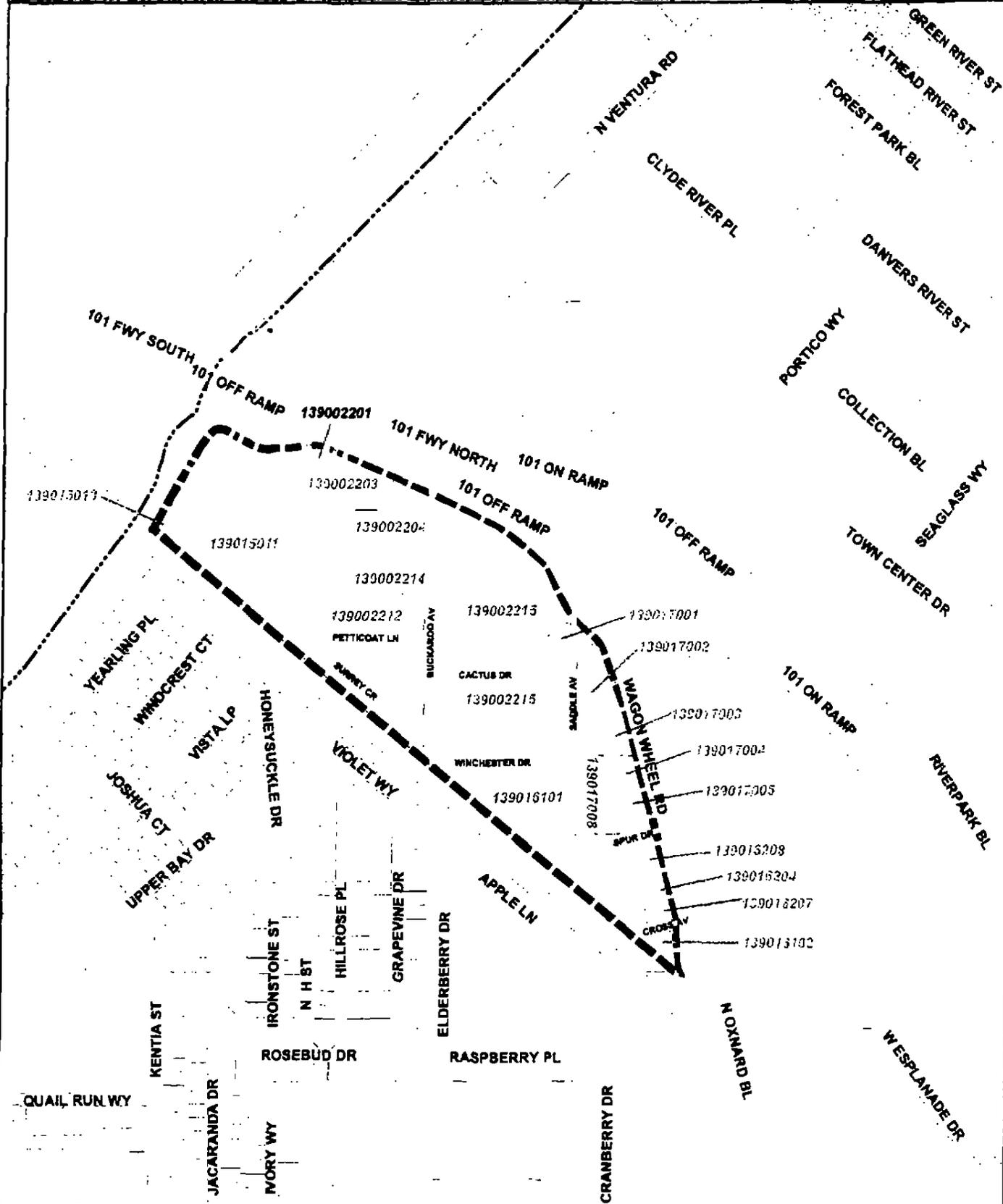
APPROVED AS TO FORM:

Daniel Martinez, City Clerk



Alan Holmberg, City Attorney

Specific Plan Area Map



Oxnard Planning
September 9, 2008

PZ 06-620-03 (General Plan Amendment)
PZ 06-570-05 (Zone Change)
PZ 06-535-2 (Density Bonus)
Heritage Equities, LLC

Specific Plan Area Map
Oxnard Village

