



Meeting Date: 01/26/10

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: Hollie L. King, AICP, Contract Planner Agenda Item No. K-1

Reviewed By: City Manager [Signature] City Attorney [Signature] Finance [Signature] Other (Specify) _____

DATE: January 13, 2010

TO: City Council

FROM: Susan L. Martin, AICP, Planning Manager [Signature]
Development Services Department

SUBJECT: Planning and Zoning Permits Nos. 09-620-01 (General Plan Amendment), 06-560-01 (Rezoning), and 06-610-01 (Annexation), approving a request for property located at 481-491 Ventura Boulevard. Filed by John Parezo, CAL-AM Planning and Design, 5949 Woodland View Drive, Woodland Hills, CA 91367.

RECOMMENDATION

That City Council:

1. Adopt a Resolution approving a General Plan Amendment and amending the General Plan Maps (PZ 09-620-01); and
2. Approve the first reading by title only and subsequent adoption of an ordinance rezoning the property C-2-PD (PZ 06-560-01); and
3. Adopt a resolution initiating proceedings for an annexation into the City of Oxnard and the Calleguas Water District (PZ 06-610-01).

DISCUSSION

On May 7, 2009 the Planning Commission approved the Planned Development Permit for an 8,000 Square Foot Commercial/ Retail Structure (PC Resolution 2009-18) and recommended that the City Council approve an annexation to annex the subject property into the City of Oxnard, a rezoning of the site to C-2-PD, and a general plan amendment to update the general plan maps (PC Resolution 2009-17). In accordance with the California Environmental Quality Act (CEQA), the Planning Commission adopted a Notice of Exemption. The subject request is to redevelop an existing residential site for commercial uses. The 1.05-acre site (gross) is located at the northwest corner of Ventura Boulevard and Cortez Street, and is addressed at 481-491 Ventura Boulevard (APNs 145-0-211-150, -175). Onsite are four houses, which are currently occupied on a month-to-month rental basis. A relocation plan is proposed as part of this project to assist the tenants in relocating.

On August 20, 2009, the Planning Commission approved the design of the proposed structure as required by Condition 36 of the Planned Development Permit Resolution 2009-18.

FINANCIAL IMPACT

Prior to the issuance of Building/Grading Permits, the applicant is to pay a tree replacement fee of \$1,448.00 to the City of Oxnard or an equivalent amount is to be invested in landscaping beyond code-required landscaping, or a combination of both that equals the tree. Traffic impact fees will be made to off-set impacts on local roads. This project will result in various financial benefits to the City including additional sales taxes. The project will result in additional land annexed into the City of Oxnard. The subject property was designated by the General Plan for commercial use in the 2020 General Plan and development of the project is not expected to result in an increase in services beyond that anticipated in the build out of the 2020 General Plan.

Attachments

- #1- City Council Resolution (Annexation)
- #2- City Council Ordinance (Prezone)
- #3- City Council Resolution (General Plan Amendment)
- #4- Vicinity Map
- #5- Reduced Project Plans
- #6- PC Resolution No. 2009-17
- #7- PC Resolution No. 2009-18
- #8- PC Staff Report (without attachments)

Note: Attachment No. 7 has been provided to the City Council. 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, January 25th.

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD INITIATING PROCEEDINGS FOR REORGANIZATION OF BOUNDARIES FOR PROPERTY LOCATED AT 481-491 VENTURA BOULEVARD (PZ NO. 06-610-01) SUBJECT TO CERTAIN CONDITIONS. FILED BY JOHN PAREZO, CAL-AM PLANNING AND DESIGN, 5949 WOODLAND VIEW DRIVE, WOODLAND HILLS, CA 91367.

WHEREAS, the City Council desires to initiate a proceeding for the reorganization of boundaries as specified herein and shown as Exhibit A and B; and

WHEREAS, the City Council has carefully reviewed Planning Commission Resolution No. 2009-17 recommending approval of an annexation for the subject property; and

WHEREAS, Sections 15303(c) and 15319(b) of Title 14 of the California Code of Regulations exempt the project from the requirement for the preparation of environmental documents imposed by the California Environmental Quality Act; and

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The City Council proposes this reorganization and requests that the Ventura County Local Agency Formation Commission (LAFCO) take proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Government Code section 56000.

2. This proposal is a reorganization and consists of the following changes of organization:

- (a) Annexation to the City of Oxnard
- (b) Annexation to the Calleguas Municipal Water District
- (c) Detachment from the Ventura County Resource Conservation District
- (d) Detachment from the Ventura County Fire Protection District

3. A description and map of the affected territory are set forth in Exhibits A and B, attached hereto and by reference incorporated herein.

4. The City Council proposes that the reorganization of the territory described in Exhibits A and B and be subject to the following terms and conditions:

- (a) The territory shall be liable for any existing indebtedness of the City.
- (b) The territory shall be liable for payment of any existing or authorized taxes, assessments, fees and charges comparable to those imposed on property within the City.
- (c) The territory shall be exempt from liability for payment of taxes for any existing bonded indebtedness of the detaching districts.
- (d) The territory shall be included in City of Oxnard Drainage District No. 1

5. The reasons for the proposal are to provide municipal services and controls to the territory described in Exhibits A and B, adjust affected special district boundaries, implement the Guidelines for Orderly Development and promote orderly governmental boundaries.

6. The proposal is consistent with the spheres of influence of the affected agencies.

7. The City Council hereby consents to LAFCO's waiver of further conducting authority proceedings.

PASSED AND ADOPTED this 26th day of January 2010, 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

EXHIBIT A
REORGANIZATION EXHIBIT

EXHIBIT & A

ANNEXATION NO. _____
ANNEXATION TO THE CITY OF OXNARD AND
ANNEXATION TO THE CALLEGUAS MUNICIPAL WATER DISTRICT

THAT PORTION OF LOT 9 OF THE CLOVERDALE SUBDIVISION OF THE RANCHO SANTA CLARA DEL NORTE, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 38 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SECOND COURSE OF PARCEL E OF THE ANNEXATION OF OXNARD 76-5 WITH THE FIFTH COURSE OF PARCEL A OF THE ANNEXATION OF OXNARD 69-19, SAID INTERSECTION ALSO BEING THE INTERSECTION OF THE ELEVENTH COURSE OF PARCEL I OF ANNEXATION NO. 27 TO THE CALLEGUAS MUNICIPAL WATER DISTRICT WITH THE FIFTH COURSE OF PARCEL A OF PARCEL 10 OF ANNEXATION NO. 7, (OXNARD SECOND FRINGE AREA); THENCE THE FOLLOWING SEVEN COURSES:

1. ALONG SAID FIFTH COURSE OF THE ANNEXATION OF OXNARD 69-19, NORTH 32°10'00" EAST, 213.22 FEET TO THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN THE GRANT DEED RECORDED JULY 12, 2006, AS INSTRUMENT NO. 20060712-0147270 OF OFFICIAL RECORDS IN SAID OFFICE OF THE COUNTY RECORDER;
2. LEAVING SAID FIFTH COURSE, ALONG THE NORTHEASTERLY AND SOUTHEASTERLY LINES OF SAID GRANT DEED, SOUTH 50°20'00" EAST, 142.57 FEET;
3. SOUTH 39°40'00" WEST, 118.00 FEET;
4. SOUTH 50°20'00" EAST, 97.00 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 9, SAID SOUTHEASTERLY LINE ALSO BEING THE CENTERLINE OF CORTEZ STREET (50.00 FEET IN WIDTH) PER THE INDENTURE DOCUMENT RECORDED FEBRUARY 20, 1941, IN BOOK 617, PAGE 453 OF OFFICIAL RECORDS IN SAID OFFICE OF THE COUNTY RECORDER;
5. LEAVING THE NORTHEASTERLY LINE OF SAID GRANT DEED, ALONG A LINE PERPENDICULAR TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CORTEZ STREET AS DESCRIBED IN SAID INDENTURE DOCUMENT, SOUTH 50°20'00" EAST, 25.00 FEET TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE;

ATTACHMENT 1
PAGE 4 OF 6

The Ventura County Surveyor's Office of the Public Works Agency certifies this map and legal description to be definite and certain.
Certified by: _____ Date: _____

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ANNEXATION NO. _____
ANNEXATION TO THE CITY OF OXNARD AND
ANNEXATION TO THE CALLEGUAS MUNICIPAL WATER DISTRICT

- 6. ALONG SAID RIGHT-OF-WAY LINE, SOUTH 39°40'00" WEST, 118.68 FEET TO THE SECOND COURSE OF SAID ANNEXATION OF OXNARD 76-5;
- 7. ALONG SAID SECOND COURSE, NORTH 44°14'11" WEST, 238.09 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.955 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED PARCEL OF LAND IS DELINEATED ON THE ATTACHED PLAT TO ACCOMPANY LEGAL DESCRIPTION "ANNEXATION NO. _____ ANNEXATION TO THE CITY OF OXNARD AND ANNEXATION TO THE CALLEGUAS MUNICIPAL WATER DISTRICT."

DISCLAIMER: FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

THIS DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.

PRELIMINARY

JOHN MARTIN SMITH, P.L.S. 8070
 LICENSE EXPIRES: 12/31/09
 DATE PREPARED: 10/26/09



ATTACHMENT _____
 PAGE 5 OF 6

The Ventura County Surveyor's Office of the Public Works Agency certifies this map and legal description to be definite and certain.
 Certified by: _____ Date: _____

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EXHIBIT B

THIS EXHIBIT IS TO BE ATTACHED TO THE LEGAL DESCRIPTION

COURSE TABLE

COURSE	BEARING	LENGTH
1	N32°10'00"E	213.22'
2	S50°20'00"E	142.57'
3	S39°40'00"W	118.00'
4	S50°20'00"E	97.00'
5	S50°20'00"E	25.00'
6	S39°40'00"W	118.68'
7	N44°14'11"W	238.09'

COURSE 5 (SE'LY LINE) OF PCL A OF ANNEX. TO OXNARD 69-19.

PCL 3
53 PM 18

MOST N'LY CORNER DEED REC AS INST. 20060712-0147270

P.O.B. BASIS OF BEARINGS

NE'LY R/W LINE OF VENTURA BLVD PER INST. 75594 O.R. REC. 10/24/1973.

LOWER ORDER 3 B

R/W LINES OF CORTEZ ST. PER BK 617, PG 453, O.R.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON COURSE 5 OF PARCEL A OF THE ANNEXATION TO OXNARD 69-19, BEING NORTH 32°10'00" EAST.

P.O.B.

THE POINT OF BEGINNING IS THE INTERSECTION OF THE SECOND COURSE OF PARCEL E OF ANNEXATION 76-5 WITH THE FIFTH COURSE OF PARCEL A OF ANNEXATION 69-19.

LEGEND

- PROPOSED AGENCY BNDY
- PROPOSED ANNEXATION
- EXISTING AGENCY BNDY

DISCLAIMER

FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

0.887 ACRES

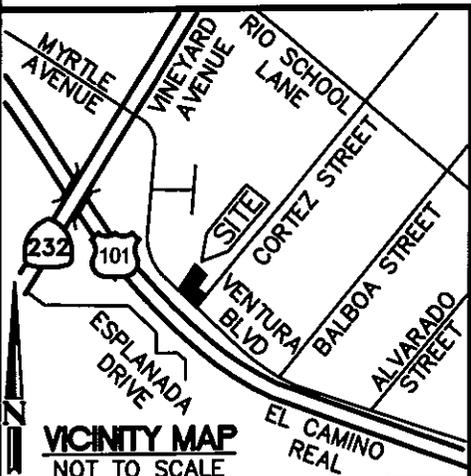
COURSE 2 (NE'LY LINE) OF PCL E OF ANNEX. TO OXNARD 76-5.

NE'LY LINE OF ANNEX. TO OXNARD 85-6.

SE'LY LINE, LOT 9, 8 M.R. 38.



GRAPHIC SCALE: 1 INCH = 80 FT



ATTACHMENT 1

PAGE 6 OF 6

CITY OF OXNARD

DOCUMENT NO.	O.R.
RECORDING DATE:	
CLERK'S FILE NO.	
APPROVED BY:	
DWN BY: JMS	DATE: 10/15/09

PLAT TO ACCOMPANY LEGAL DESCRIPTION
ANNEXATION NO. _____
 ANNEXATION TO THE CITY OF OXNARD AND
 ANNEXATION TO THE CALLEGUAS MUNICIPAL WATER DISTRICT
 A PORTION OF LOT 9 OF THE CLOVERDALE SUBDIVISION OF THE RANCHO SANTA CLARA DEL NORTE, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS FILED IN BOOK 8, PAGE 38 OF MAPS, OF SAID COUNTY.

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CITY COUNCIL OF THE CITY OF OXNARD

ORDINANCE NO.

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING PZ 06-560-01, TO PREZONE PROPERTY LOCATED AT 481-491 VENTURA BOULEVARD (APN 145-0-211-15, -17) TO C-2-PD (COMMERCIAL GENERAL, PLANNED DEVELOPMENT), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY JOHN PAREZO, CAL-AM PLANNING AND DESIGN, 5949 WOODLAND VIEW DRIVE, WOODLAND HILLS, CA 91367.

WHEREAS, the owners have requested rezoning of the property to C-2-PD, General Commercial, as shown on Exhibit A, (PZ 06-560-01); and

WHEREAS, the City Council has carefully reviewed Planning Commission Resolution No. 2009-17 recommending approval of a rezoning for the subject property; and

WHEREAS, the City Council has held a public hearing and received and reviewed written and oral comments related to the proposed rezoning PZ No. 06-560-01; and

WHEREAS, the City Council finds after due study and deliberation that the public interest and general welfare require the adoption of PZ No. 06-560-01 and the rezoning to C-2-PD; and

WHEREAS, the City Council finds that the rezoning is consistent with the 2020 General Plan ; and

WHEREAS, Sections 15303(c) and 15319(b) of Title 14 of the California Code of Regulations exempt the project from the requirement for the preparation of environmental documents imposed by the California Environmental Quality Act; and

WHEREAS, Applicants agree, as a condition of adoption of this resolution at each Applicant's own expense, to indemnify, defend, and hold harmless City and its agents, officers, and employees from and against any claim, action or proceeding to attack, review, set aside, void, or annul the approval of this resolution or any proceedings, acts, or determination taken, done, or made prior thereto that were part of the approval process.

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

Part 1. Zone Change No. 06-560-01 (rezoning) is approved, as shown on the map attached hereto as Exhibit A and incorporated herein by reference.

Part 2. Within fifteen 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 _____, and finally adopted on _____, to become effective thirty days thereafter.

ATTACHMENT 2
PAGE 1 OF 4

Resolution No.
PZ 06-560-01 (ZC)
January 26, 2010
Page 2

PASSED AND ADOPTED this 26th day of January 2010, by the following vote:

AYES:

NOES:

ABSENT:

Dr. Thomas E. Holden, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:

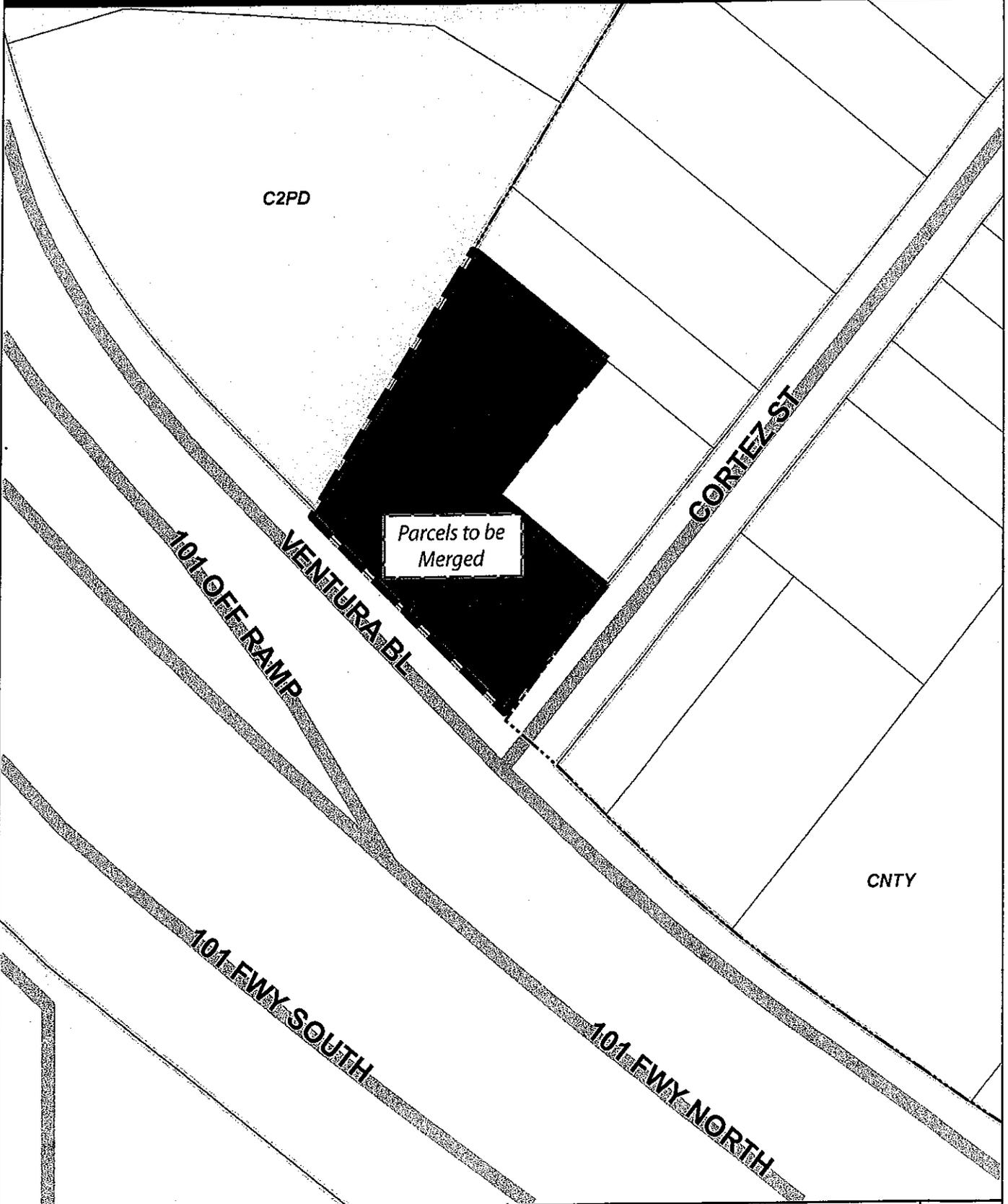


Alan Holmberg, City Attorney

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EXHIBIT A
ZONE CHANGE

ATTACHMENT 2
PAGE 3 OF 4



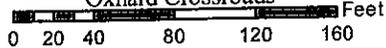
Oxnard Planning
March 9, 2009

PZ 06-610-01, 06-560-01, 09-620-01, 06-540-03

Location: 481-491 Ventura Bl

APN: 145021115, 145021117

Oxnard Crossroads



Pre-Zone Map

ATTACHMENT 2
PAGE A OF A



1:1,064

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 09-620-01 (GENERAL PLAN AMENDMENT) TO AMEND THE GENERAL PLAN FOR MAPPING PURPOSES FOR PROPERTY LOCATED AT 481-491 VENTURA BOULEVARD (APN 145-0-211-15, -17). FILED BY JOHN PAREZO, CAL-AM PLANNING AND DESIGN, 5949 WOODLAND VIEW DRIVE, WOODLAND HILLS, CA 91367.

WHEREAS, the owners have requested a general plan amendment for the property for mapping purposes, and as shown as Exhibit A (PZ 09-620-01); and

WHEREAS, the City Council has carefully reviewed Planning Commission Resolution No. 2009-17 recommending approval of a general plan amendment for mapping purposes for the subject property; and

WHEREAS, Sections 15303(c) and 15319(b) of Title 14 of the California Code of Regulations exempt the project from the requirement for the preparation of environmental documents imposed by the California Environmental Quality Act; and

WHEREAS, the City Council held a public hearing and received and reviewed written and oral comments related to proposed General Plan Amendment No. 09-620-01; and

WHEREAS, the City Council finds after due study and deliberation that the public interest and general welfare require the adoption of General Plan Amendment No. 09-620-01; 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 resolution 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.

NOW, THEREFORE, the City Council of the City of Oxnard resolves to amend the City of Oxnard 2020 General Plan Land Use Map (Figure V-5) land use designation for property located at 481-491 Ventura Boulevard, as shown in Exhibit A, attached hereto and incorporated herein by reference.

ATTACHMENT 3
PAGE 1 OF 4

Resolution No.
PZ 09-620-01 (GPA)
January 26, 2010
Page 2

PASSED AND ADOPTED this 26th day of January 2010, by the following vote:

AYES:

NOES:

ABSENT:

Dr. Thomas E. Holden, Mayor

ATTEST:

Daniel Martinez, City Clerk

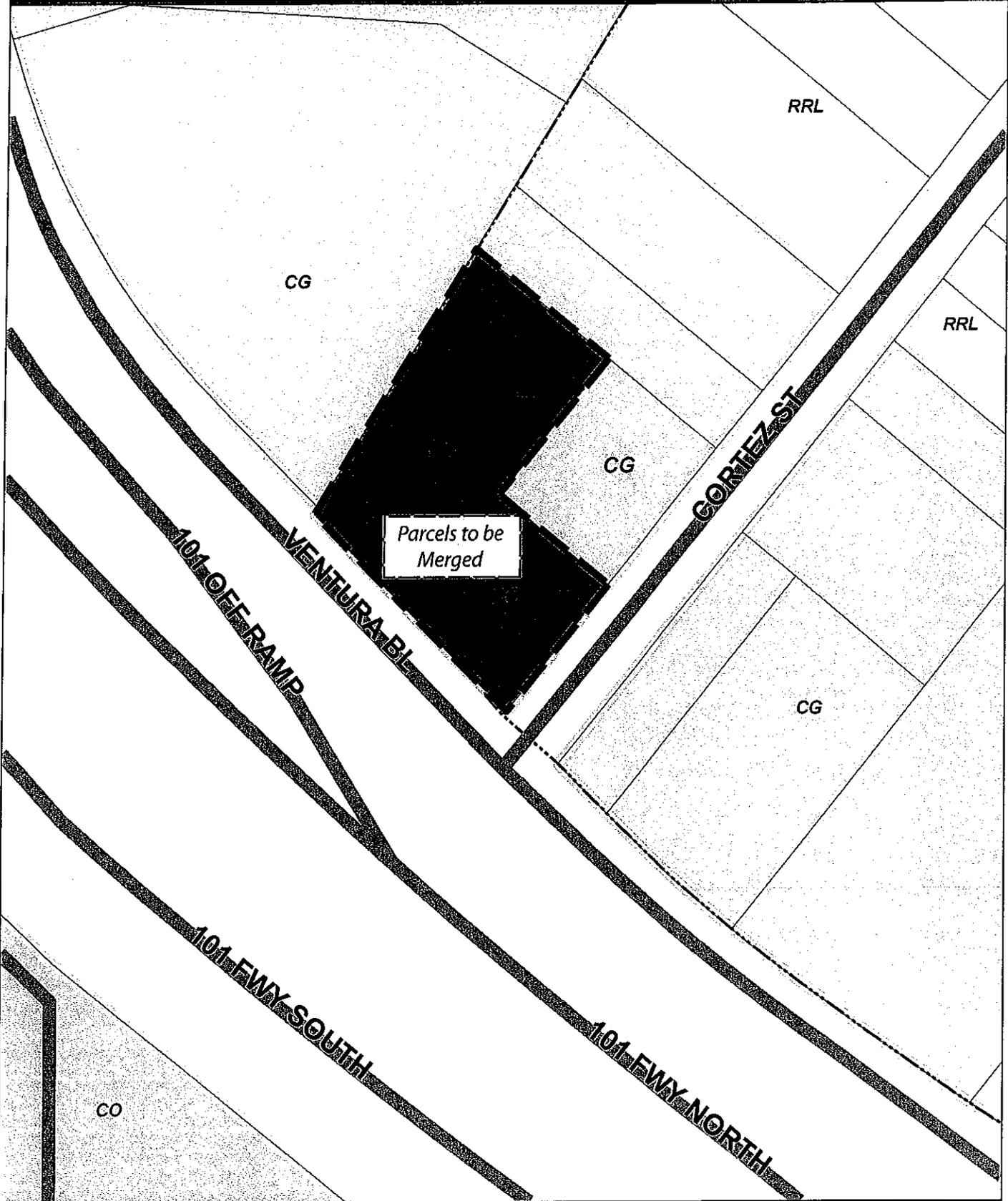
APPROVED AS TO FORM:



Alan Holmberg, City Attorney

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EXHIBIT A
General Plan Amendment



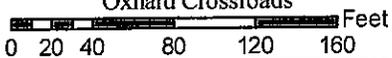
Oxnard Planning
March 9, 2009

PZ 06-610-01, 06-560-01, 09-620-01, 06-540-03

Location: 481-491 Ventura Bl

APN: 145021115, 145021117

Oxnard Crossroads



General Plan Map

ATTACHMENT 3

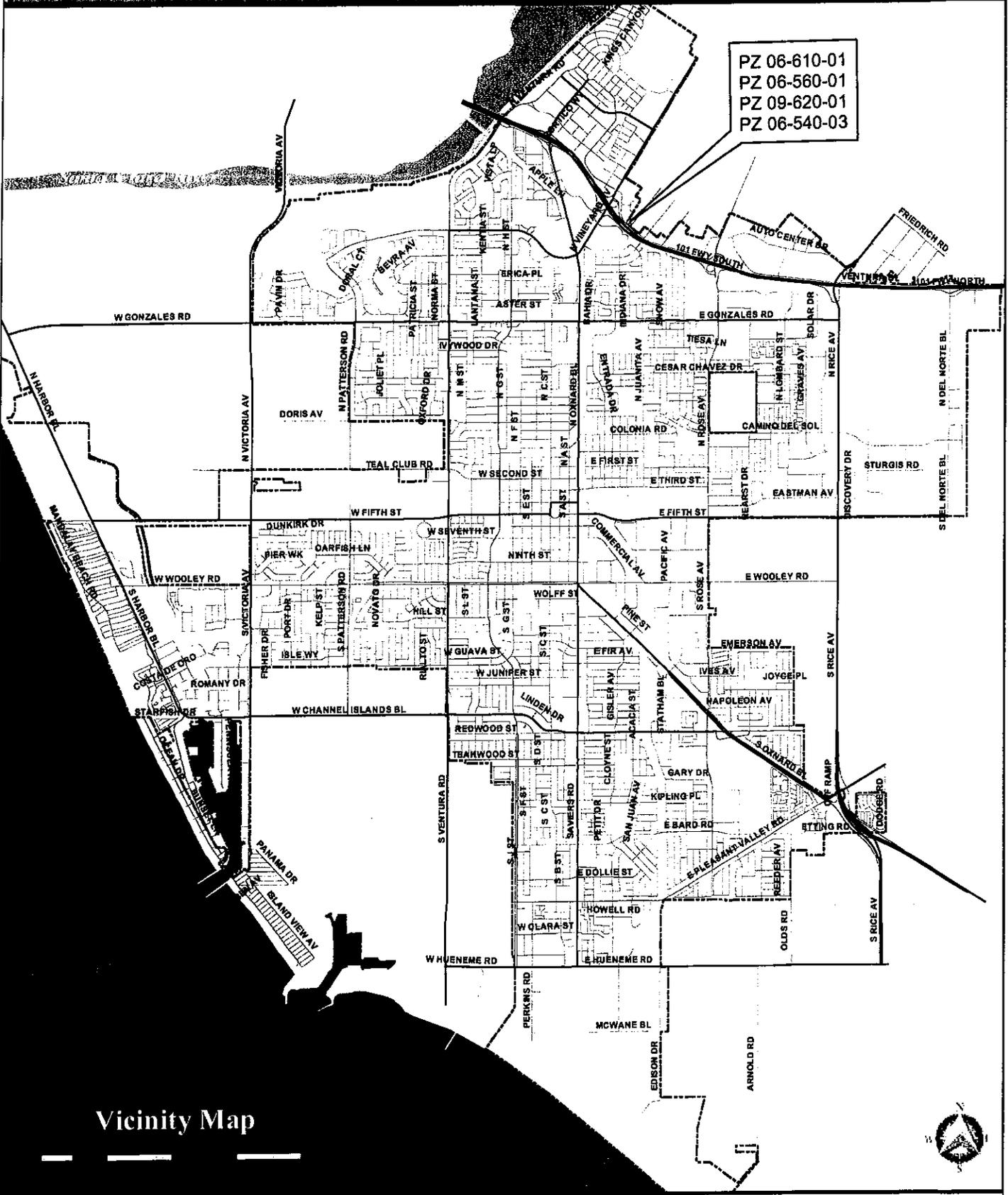
PAGE 4 OF 4



1:1,057

Vicinity Map

PZ 06-610-01
 PZ 06-560-01
 PZ 09-620-01
 PZ 06-540-03



Vicinity Map



Oxnard Planning
 March 9, 2009

PZ 06-610-01, 06-560-01, 09-620-01, 06-540-03
 Location: 481-491 Ventura Bl
 APN: 145021115, 145021117
 Oxnard Crossroads

ATTACHMENT 4
 PAGE 1 OF 1



**OXNARD CROSSROADS
 VENTURA - CORTEZ
 DEVELOPMENT PLAN**

461 - 461 VENTURA BLVD.
 VENTURA COUNTYWARD, CA
 A DEVELOPMENT FOR
**BRAVANTE FAMILY TRUST
 c/o CENTRAL COAST INVESTORS**
 1355 Del Norte Road
 Carmelillo, CA

DATE	03-10-08
BY	AS NOTED
SCALE	AS SHOWN
DESIGNER	John Perret
PROJECT	SD-1.1
DATE	03-10-08

SITE PLAN LEGEND
 PROPERTY LINE, SEE CIVIL DRAWINGS
 STANDARD PARKING STALL (8'-0" x 18'-0")
 CONCRETE TRANSFORMER PAD (8'-0" x 10'-0")
 CONCRETE FINISHING STALL FOR THE PHYSICALLY DISABLED (15'-0" MAX. X 18'-0" MIN. 2'-0" MIN. CLEARANCE)
 AREA, PROVIDE AN 8'-0" WIDE LOADING AREA AT VAN
 LIGHT POLE AND TRIMLINE @ 10'-0" A.F.G.

PROJECT STATISTICS

APPLICANT:	146-0-211-158	% NET	100%
Site Area:	45,802 SF	33,485 SF	73%
Parking:	15,449 SF	15,449 SF	34%
Landscaping:	9,978 SF	9,978 SF	22%
On-site Storage:	12,477 SF	8,978 SF	72%
TOTAL AREA:	46,802 SF	33,433 SF	100%

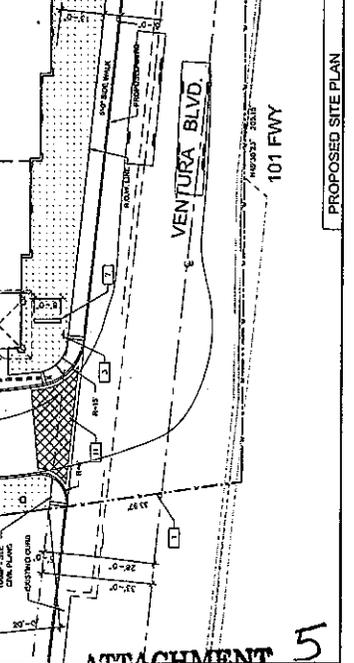
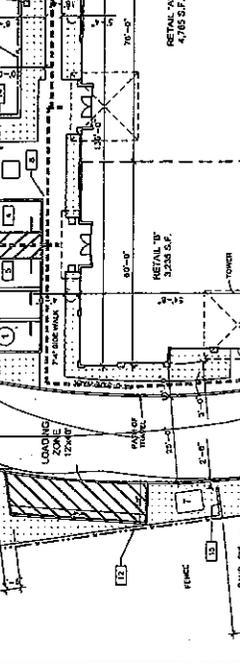
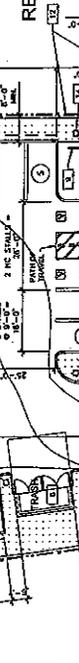
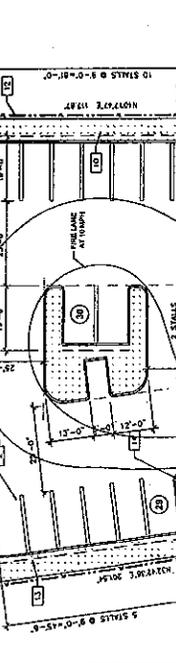
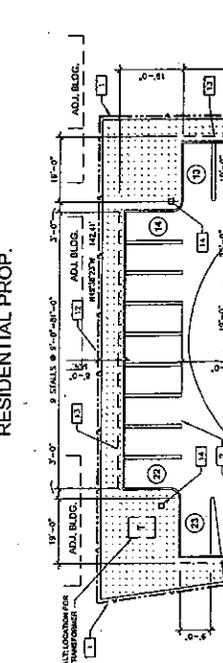
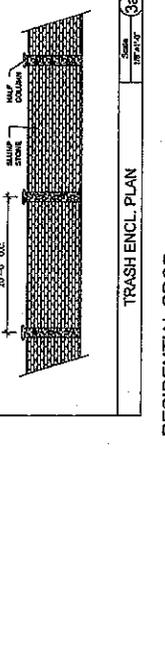
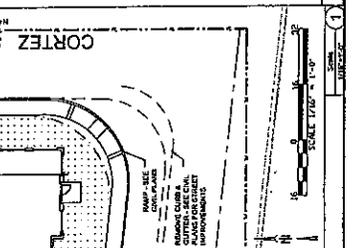
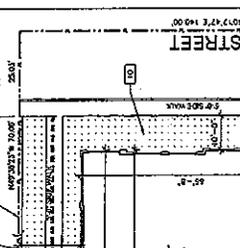
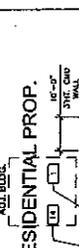
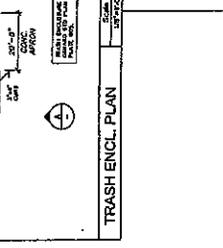
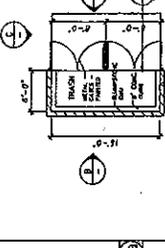
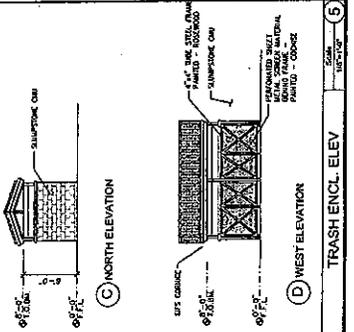
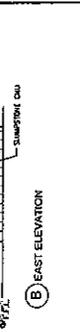
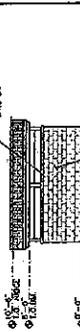
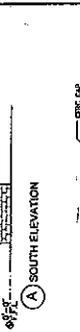
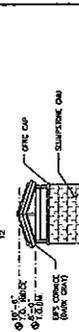
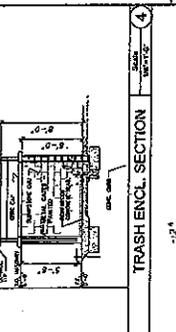
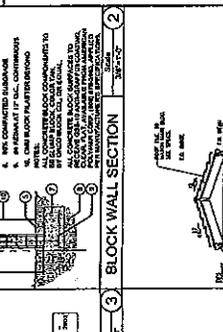
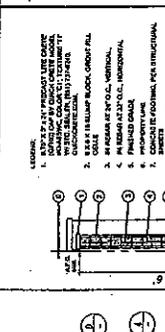
BUILDING AREAS:	4,765 SF
Garage:	3,235 SF
Rental B.:	1,530 SF
TOTAL AREA:	9,530 SF
ZONING:	32 (10,200)
Building:	28
Standard (Gr-1):	0
Accessible:	2
Motorcycle:	1
TOTAL:	32
Parking Provided:	41,000 - ONLY

SITE PLAN KEY NOTES

- PROPERTY LINE
- PARKING SPACING PER CITY STANDARDS
- ACCESSIBLE ENTRY STORAGE
- ACCESSIBLE PARKING STALL WITH STORAGE
- NO ACCESSIBLE PARKING STALL WITH STORAGE
- TRANSFORMER PAD, SLUMP STONE BLOCK WITH 10'-0" CONCRETE CURB
- PROPOSED BRUSHING MOUNTAIN SIGN (SEE SIGN PACKAGE)
- ACCESSIBLE PATH OF TRAVEL, 1.20 MAX. SLOPE, 25 MAX. CROSS SLOPE, SEE CIVIL DRAWINGS (*****)
- ENTIRE PARKING - BRAVANTE INTERNATIONAL, INC. TRUCKING BLOCK TO CONFORM TO COMMOD SECTION 14-03.1
- LANDSCAPE - SEE LANDSCAPE PLAN
- COLORED CONCRETE WITH CONCRETE FINISH BORDER - 5'Z
- LANDSCAPE PLAN
- 2'-0" LINE OF GRADING
- 4" HIGH BROWLINE CURB WALL @ PERMETER, SEE TYPICAL CURB/WALL/DETAIL
- POLE LIGHT FIXTURE TYPICAL, 10' ABOVE FINISH GRADE
- 4" HIGH BROWLINE CURB WALL @ PERMETER, SEE TYPICAL CURB/WALL/DETAIL

SHEET INDEX

SD-1.1	SITE PLAN
SD-1.2	LOOR PLAN
SD-1.3	CURB ELEVATIONS
SD-1.4	GRADING ELEVATIONS





**OXNARD CROSSROAD
VENTURA - CORTEZ
DEVELOPMENT PLAN**
481 - 491 VENTURA BLVD.
VENTURA COUNTY/OXNARD, CA
A DEVELOPER FOR
BRAVANTE FAMILY TRUST
c/o CENTRAL COAST INVESTORS
1355 Del Norte Road
Camarillo, CA

PLANNING RE-SUBMITAL 03-10-08

REVISIONS

NO. AND DATE	DESCRIPTION
3/21/08	ARCHITECTURAL/PLANNING SUBMITAL
5/22/08	OWNER REVIEW
5/27/08	PLANNING RE-SUBMITAL
5/27/08	PLANNING RE-SUBMITAL

**PROPOSED ELEVATIONS
BUILDING 1**

SHEET TITLE

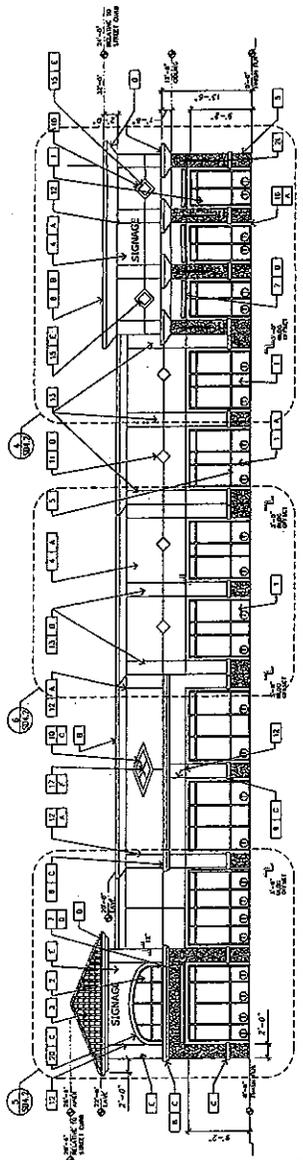
DATE: 10/02/2004
SCALE: AS NOTED
DRAWN BY: JAMES PARSONS
CHECKED BY: JAMES PARSONS

SD-4.1

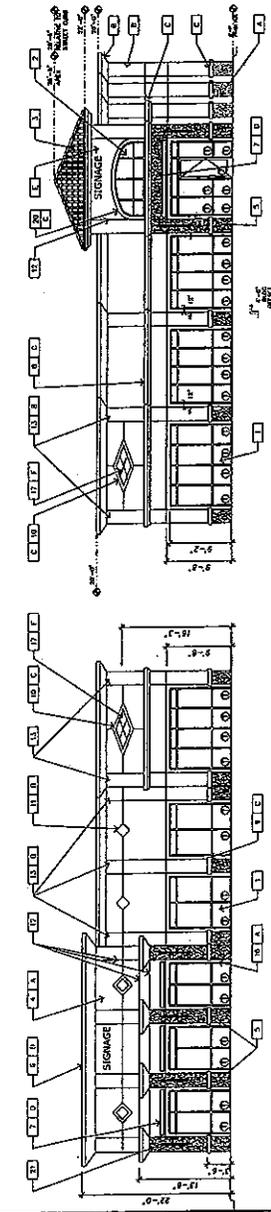
ELEVATION KEY NOTES

- 1 EXTERIOR GRADED SURFACING MATERIAL WITH 1/4" THICK SEMI-REPLICATING COATING - COLOR: BROWN (OPTIONAL), OR BAY - BARNWOOD STONE
- 2 CURTAIN WALLING - SAME AS 1
- 3 LIGHT BROWN CONCRETE ROOF TILE - GAZE ROOFING - MEDIUM PITCH
- LAMINA SLIP (SEE DETAIL)
- 4 COARSE PLASTER WITH MEDIUM SAND FINISH AND QUARTZITE
- 1/2" THICK (SEE DETAIL)
- 5 COARSE STONE MASONRY OR C. BARNWOOD STONE - SAME AS 1
- 6 (SP) EXTERIOR INSULATION FINISH SYSTEM (EIFS) WITH COARSE MESH METAL CORNER
- 7 EIFS PLASTER WITH 1/4" COEF WITH BULL ROBE FACE
- 8 EIFS PLASTER OVER-SHIELD
- 9 6" PLASTER CAP
- 10 4" NO. 1, 2 DEEP RIGID PLASTERBOARD FINISHES [E]
- 11 RIGID PLASTER BOARD (1/2" X 4' X 8')
- 12 REVEAL ONLY (1/4" X 1/4")
- 13 RIGID PLASTERBOARD 1/2" THICK
- 14 BRUSH STUCCO - ON WALLS
- 15 SPECIAL PLASTER TEXTURE
- 16 4" NO. PLASTER TRIM AROUND OPENINGS
- 17 BROWNISH CAMERA TILE ACCROSS 1"
- 18 WALL LIGHT AT 11'-0" AFF.
- 19 3/4" DOUBLE H-HOOKS REVEALS 6" FINISH
- 20 3/4" X 1/4" BASED PLASTER TRIM AROUND OPENING
- 21 RECONSTRUCTIVE METAL FIN (COLOR: BK 02H - BARNWOOD STONE) SEE DETAIL 5/1/1
- 22 FIELD COLOR: BROWN CHANGES SEE 7H - CORNER
- 23 CORNER: BARNWOOD VERTICAL ACCENTS
BROWN CHANGES SEE 7H - CORNER ONLY
- 24 TRIM COLOR: BROWN CHANGES SEE 7H - MARKED
- 25 MASONRY/STONE FINISHES: BROWN CHANGES, BK 02H - BARNWOOD STONE
- 26 ACCEPT COLOR: BROWN CHANGES SEE 7H - BARNWOOD
- 27 CAMERA STONE TILE
- 28 EXPANDED GLASS

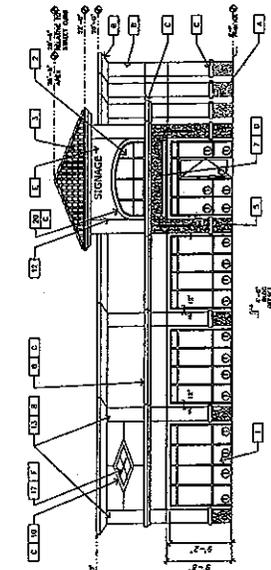
FINISHES



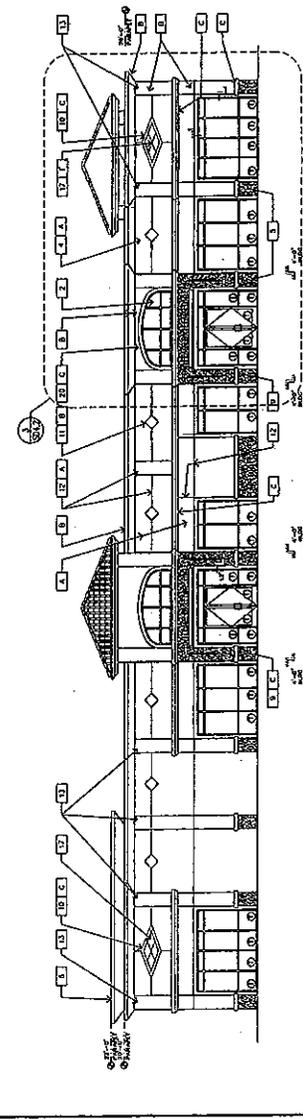
1 SOUTH ELEVATION



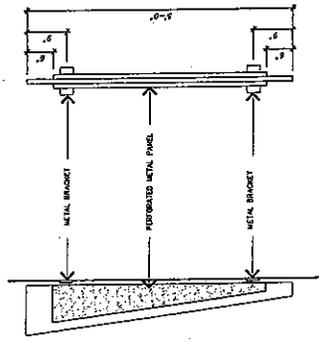
3 EAST ELEVATION



2 WEST ELEVATION



4 NORTH ELEVATION



5 WALL BRACKET

RESOLUTION NO. 2009-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING THAT THE CITY COUNCIL PROCEED WITH THE ANNEXATION OF THE TERRITORY DESIGNATED ANNEXATION NO. PZ 06-610-01 LOCATED AT 481-491 VENTURA BOULEVARD (APN 145-0-211-15, -17) AND RECOMMENDING ADOPTION OF ZONE CHANGE APPLICATION NO. PZ 06-560-01 PREZONING THE LAND COMPRISING OF SAID ANNEXATION TO C-2-PD (GENERAL COMMERCIAL) AND RECOMMENDING ADOPTION OF THE GENERAL PLAN AMENDMENT APPLICATION NO. PZ 09-620-01, AND AMENDING THE GENERAL PLAN MAPS. FILED BY JOHN PAREZO, CAL-AM PLANNING AND DESIGN, 5949 WOODLAND VIEW DRIVE, WOODLAND HILLS, CA 91367.

WHEREAS, the owners of certain uninhabited land in an unincorporated area contiguous to the boundaries of the City of Oxnard have petitioned the City Council for that area designated Annexation No. PZ 06-610-01 , to be annexed to the City of Oxnard, such petition stating in detail the reasons for requesting annexation and describing the property and attaching a map thereof; and

WHEREAS, the owners have requested pre-zoning of the property to C-2-PD, General Commercial, (PZ 06-560-01); and

WHEREAS, the project requires a general plan amendment for mapping purposes and is in conformance with the 2020 General Plan designation of Commercial General (PZ 09-620-01); and

WHEREAS, the Planning Commission of the City of Oxnard having held a public hearing, reviewed the petition and map, and having studied the land use of the area, finds that:

1. The location and topography of the proposed annexation is within the natural area of development of the City of Oxnard.
2. The proposed annexation conforms in extent and purpose to the General Plan of the City of Oxnard.
3. The proposal is consistent with the spheres of influence of the City of Oxnard and the City is able to provide the subject property with City services and infrastructure.
4. The proposed annexation includes annexation into the Calleguas Water District.
5. The proposed zoning and general plan amendment would become effective upon LAFCO approval of the annexation.

WHEREAS, Sections 15303(c) and 15319(b) of Title 14 of the California Code of Regulations exempt the project from the requirement for the preparation of environmental documents imposed by the California Environmental Quality Act; and

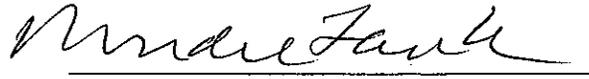
NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby recommends that the City Council proceed with Annexation No. PZ 06-610-01, that the pre-zoning for the land comprising said annexation be established as C-2-PD, General Commercial, and that the general plan be amended for mapping purposes as shown on "Exhibit A" attached hereto.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 7th day of May, 2009, by the following vote:

AYES: Commissioners: Sanchez, Okada, Medina, Mullin, Dean, Elliott, Frank

NOES: Commissioners: None

ABSENT: Commissioners: None



Deirdre Frank, Chair

ATTEST: 

Susan L. Martin, Secretary



Planning Division

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Hollee King Brunsky, AICP, Contract Planner

DATE: May, 7, 2009

SUBJECT: Planning and Zoning Permit No. PZ 06-610-01 (Annexation), PZ 06-560-01 (Pre-zone), PZ 09-620-01 (General Plan Amendment), and PZ 06-540-03 (Planned Development Permit) located at 481-491 Ventura Boulevard.

1) Recommendation: That the Planning Commission:

- a) Adopt a resolution recommending that the City Council proceed with the annexation of the territory designated Annexation No. PZ 06-610-01 and recommending adoption of zone change application No. PZ 06-560-01 pre-zoning the land comprising of said annexation to C-2-PD (General Commercial) and recommending adoption of the general plan amendment application No. PZ 09-620-01 amending the general plan maps.
- b) Approve Planning and Zoning Permit No. 06-540-03 for a Planned Development Permit subject to certain findings and conditions.

2) Project Description and Applicant: The subject request is to redevelop an existing residential site for commercial uses. The 1.05-acre site (gross) is located at the northwest corner of Ventura Boulevard and Cortez Street, and is addressed at 481-491 Ventura Boulevard (APNs 145-0-211-15, -17). Onsite are four houses, which are currently occupied on a month-to-month rental basis. A relocation plan is proposed as part of this project to assist the tenants in relocating. A planned development permit is proposed for development of the Oxnard Crossroads Center that is approximately 8,000 square feet of commercial space on 0.77 acres (net). The net acreage is a result of street dedication required for this project. The application includes an annexation to annex the subject property into the City of Oxnard, a pre-zoning of the site to C-2-PD, and a general plan amendment to update the general plan maps. Filed by John Parezo, Cal-Am Planning and Design, 5949 Woodland View Drive, Woodland Hills, CA 91367.

ATTACHMENT 8
PAGE 1 OF 9

3) Existing & Surrounding Land Uses: The subject property is developed with four residential structures. The site is currently within the unincorporated area of the County of Ventura.

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site (Proposed)	General Commercial-Planned Development (C-2-PD)	Commercial General (CG)	Existing: Residential Structures Proposed: Commercial Use
North	County of Ventura	County of Ventura	Residential
South	N/A	N/A	Ventura Blvd/US Highway 101 Freeway
East	County of Ventura	County of Ventura	Commercial/Industrial
West	General Commercial-Planned Development (C-2-PD)	Commercial General (CG)	Business Park

4) Background Information: The property has five structures on-site. There are currently four residences on the site. The fifth structure is a storage shed. There are no recent permits for the site or for the existing structures and the structures are considered to be in disrepair. The site is within the City's sphere of influence and the City has included this site as a commercial land use and designated the site as Commercial General in the 2020 General Plan.

5) Environmental Determination: In accordance with the California Environmental Quality Act Guidelines Sections 15303(c) and 15319(b) of the CEQA Guidelines for the construction of small commercial buildings and annexation of small parcels, the project is considered to be exempt from CEQA review. The project is an 8,000 square foot commercial structure, and is therefore under the 10,000 maximum allowed square footage for commercial structures under CEQA Guidelines Section 15303(c). The project complies with CEQA Guidelines Section 15319(b) as the annexation would be annexing a small parcel that will be used for facilities exempted by CEQA Guidelines Section 15303. The subject property contains four residential structures and as part of the project description, the applicant proposes a relocation plan for the existing tenants. The relocation was reviewed by the City of Oxnard Housing Division for consistency with City housing policies. The housing division found that the proposed relocation plan was consistent with previous approved relocation plans and conforms with the City's housing policies. The proposed use complies with the *Commercial General* 2020 General Plan and is consistent with the proposed *General Commercial Planned Development (C-2-PD)* zoning designation as well as all applicable development standards. The property was analyzed in the City's 2020 General Plan and the 2020 General Plan EIR for potential commercial uses. The subject property has no value for habitat of endangered, rare, or threatened species. By utilizing the City of Oxnard's adopted Threshold Guidelines (1995), staff has determined that

the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. Additionally, as part of the annexation, the site would be annexed into the Calleguas Water District for water service and the site would be served by all required utilities and all public services and infrastructure would be served by the City of Oxnard after annexation of the property. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment and recommends that Planning Commission accept the Notice of Exemption (see Attachment C).

6) Analysis:

a) General Discussion: The subject property consists of two legal lots. As part of the conditions of approval, the City will require the lots to be merged into one lot (Condition #39). This would be an administrative procedure to be completed once the project is approved and annexed into the City and prior to the issuance of building permits. The property boundaries encompass portions of Ventura Boulevard and Cortez Street. The City is requiring that the developer grant additional right-of-way of the property to be in conformance with design standards for Ventura Boulevard and Cortez Street. The property is part of the 2020 General Plan, and has a proposed designation of Commercial General. With the proposed designation and the prominence of the site, the Applicant has made an effort to coordinate the development of the subject property with the surrounding commercial properties. The shape and configuration of the subject property, including the designation of right-of-way, creates significant design constraints. The Applicant has addressed these problems through careful site planning and building orientation. Moreover, the applicant has designed the property with parking in the rear of the structure, with sidewalk, parking, and landscape improvements for the entire site.

b) General Plan Consistency:

POLICY	DISCUSSION
<p>Land Use Element Policy #1d(1)(a) <i>Urbanized unincorporated areas within the Sphere of Influence that already receive urban services and/or can readily be provided with urban services will be annexed when possible. These areas will be pre-zoned.(page IV-19)</i></p>	<p>The project is proposed to be pre-zoned C-2-PD, <i>Commercial General Planned Development</i>. The project is consistent with the City's general plan and will be served by the City's public services and infrastructure after annexation. Therefore, the project is consistent with this policy.</p>
<p>Land Use Element Policy #2 Other Infill Development (page V-23) states that 'it is the City policy to encourage development of medium sized vacant and underutilized parcels within existing neighborhoods prior to the extensive development of larger vacant areas.'</p>	<p>The project represents the revitalization of an existing underutilized site and corresponds to City's redevelopment policies. The site is within the unincorporated area of the County, but is part of the City's <i>2020 General Plan</i> and is proposed for commercial uses. The site has four residences on the site that would be considered non-conforming as to the proposed land use designation. As part of the project, the developer has proposed a relocation plan for the current tenants. Therefore, the project conforms to this policy.</p>
<p>Land Use Element FAR for Commercial Land Uses (page V-54): 'The primary measure for regulating the intensity of development of nonresidential uses is the floor area ratio (FAR) shown in Table V-10 for each category of nonresidential use. The FAR is defined as the ratio of gross leasable floor area of structures on a particular parcel to the total gross land of the parcel on which the structures are located. Table V-10 recommends a FAR of .30:1 for the <i>Commercial General</i> designation.'</p>	<p>According to the <i>2020 General Plan</i>, the leasable floor area of a commercial project on a <i>Commercial General</i> designated parcel would equal 30 percent of the total gross land area of that parcel. In other words, one could expect that a commercial project on a 1.05 acre parcel designated <i>Commercial General</i> could have up to 13,721 square feet of leasable floor area. At 8,000 square feet, the FAR of the subject project is only 17 percent of the gross parcel. Therefore, if the project were approved, the project would be less intense than the <i>2020 General Plan</i> anticipates for a parcel of similar size designated for <i>Commercial General</i> uses. Taking the site's constraints and the City's development standards, the project could not be designed to be any larger without requiring many variations to the City Code. Therefore, the project is consistent with this policy.</p>
<p>Circulation Element Policy # 7 (page VI-25) states: "Streets shall be constructed to their ultimate width and network gaps shall be closed whenever possible".</p>	<p>If the project is approved, the applicant will dedicate approximately 12,632 square feet of property to the City along the southern and eastern property lines so that the City can require street improvements for Ventura Boulevard and Cortez Street (Conditions 143-148).</p>

<p>Circulation Element Policy # 17 (page VI-26) states: "Proposed developments shall be required to include transit facilities, such as bus benches, shelters, pads or turnouts, where appropriate, in their improvement plans."</p>	<p>The nearest bus stop to the site is approximately 300 feet from the site. The plan include sidewalk improvements, including ADA approved ramps that would allow better pedestrian access and for walking to adjacent bus stops.</p>
<p>Public Facilities Element Goal: Public facilities and services [shall be] adequate to serve existing and future development within the City's Urban Service Area.</p>	<p>The proposed project site is proposed to be annexed to the City of Oxnard. Development Services staff has determined that, upon annexation, the City would be able to adequately serve the site for water, sewer, police, fire, trash, and other related utilities and services.</p>
<p>Public Facilities Element Water System Policy #17 (page VII-20) states that "The City shall promote water conservation in landscaping for City, residential, commercial, and industrial facilities and require that such developments incorporate low water demand and drought tolerant plants into landscaping plans."</p>	<p>The project was designed with draught tolerant plants in the landscape plans and water conserving irrigation techniques. The City Landscape Architect reviewed the project as part of the Development Advisory Committee and has provided conditions of approval that promote water conservation.</p>

c) Conformance with Zoning Development Standards: The proposed development is located in the General Commercial Planned Development (C-2-PD) zone district. In accordance with the City Code, the proposed commercial building may be permitted with an approved planned development permit. Applicable development standards of the C-2-PD zone have been compared with the proposed project, as follows:

Zoning Standards			
DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Height (Sec. 16-137)	Two-stories or 35 feet	One-story at 28.5 feet	YES
Front yard (Sec. 16-139) Vineyard Avenue	10 feet	13 feet	YES
Side yard (Sec. 16-140)	Where a lot zoned C2 abuts another lot so zoned, no setback is required.	The adjacent lot to the west is zoned C-2. The loading space is proposed in the side yard area.	YES
Rear yard	For buildings over 16 feet, a	18.4 feet (at nearest point)	YES

Zoning Standards			
DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
(Sec. 16-141)	15-foot setback.		
Off-street parking (Sec. 16-622)	General retail = (1 stall/300 sq. ft) 8,000 sq. ft./300 sq. ft. = 27 parking stalls	31 parking stalls	YES
Bicycle parking (Sec. 16-623)	One space per 33 automobile parking stalls or 27 parking spaces/33 = 1 bicycle rack	1 bicycle rack in the rear of the building.	YES
Motorcycle parking (Sec. 16-624)	Uses with more than 25 and less than 100 parking stalls shall provide one space designated for motorcycles	1 motorcycle space	YES
Parking lot landscape strip adjacent to public street [Sec. 16-641(A)]	A ten-foot wide landscape strip shall be provided along the property lines parallel to any public street when the parking or circulation area abuts such street.	No parking area abuts a public street	YES
Parking lot landscape fingers [Sec. 16-641(B)]	Landscape fingers required every 10 spaces.	Design of parking lot provides for end-planters and meets requirement	YES
Peripheral parking lot landscaping [Sec. 16-641(C)]	<ol style="list-style-type: none"> 1. Five-foot wide landscape strip abutting property line 2. One tree for each 40 linear feet around parking lot area 3. 3 foot high berm or hedge to screen front of cars from street 4. Automatic irrigation 	<ol style="list-style-type: none"> 1. Ten-foot wide landscape strip abutting property line 2. One tree for each 40 linear feet around parking lot area 3. No parking along street 4. Automatic irrigation 	<ol style="list-style-type: none"> 1. YES 2. YES 3. YES 4. YES
Loading [Sec. 16-644]	One loading space of 12 feet wide and 40 feet long	One loading space of 12 feet wide and 40 feet long	YES

Zoning Standards			
DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Trash enclosures	In accordance with City Code, number and size to be determined by Solid Waste Division. Enclosures should be integrated into the project's design.	Trash enclosures have been designed in accordance with City Code and are designed to blend into the architectural theme of the project.	YES
Rooftop equipment	May not protrude above height of parapet.	All equipment is screened from view and setback from the edge of the parapets.	YES

- d) **Site Design:** The subject L-shaped site is approximately 205 feet wide by approximately 235 feet deep at the longest length. The developer is granting the City right-of-way for Ventura Boulevard and Cortez Street, and for sidewalk and utility improvements. The structure is situated next to the street at the corner of Ventura Boulevard and Cortez Street in the bottom of the L-shape, and the parking is located behind the structure. The existing structures on-site are to be demolished and the existing wooden fence is being replaced with a 6-foot concrete masonry wall.
- e) **Circulation and Parking:** A new driveway will be constructed to access the parking that is in the rear of the lot. The retail space can be accessed from the parking area, and pedestrian traffic would be able to enter the retail space from the sidewalk. There is adequate parking on the site for the retail use and the one loading space on the site is located to the west of the structure next to the adjacent commercial lot.
- f) **Building Design:** The proposed building is one story structure and will have an overall height of approximately 28.5 feet at the highest point. Most of the structure is 22 feet in height, and the architectural towers are 28.5 feet in height. The structure is anticipated to be used for retail uses. The building is modern in style with large glass storefronts along all sides of the structure. Stone overlay and other architectural features such as stone tile are designed for the structure to add interest and break up the building's massing. Decorative columns are part of the design to add interest and depth to the building's facade. Several natural pastel and earth tone colors are proposed to be applied in different areas of the building.
- g) **Signs:** The project does not require a Master Sign Program for the site. Proposed signs will be approved pursuant to City Code Section 16-608 and will be approved prior to tenancy.
- h) **Landscaping and Open Space:** A landscape plan is provided as part of the project plans. An arborist report and a tree survey were provided to assess the project's impact on the existing ornamental trees. Every tree for the site is proposed to be removed from

the site. According to the arborist report and verified by the City's Landscape Architect, due to the type and condition of the trees that would be removed they do not merit special protection. However, the City's standard practice is to require that the economic value of the trees that are lost must be reinvested in new trees for the property. The submitted arborist's report states that the value of the trees onsite would be \$1,448. The landscape plan has been reviewed by the City Landscape Architect and complies with the City's landscape requirements. The City Landscape Architect has provided conditions for the project that are in the attached resolution.

- i) **Relocation Plan:** As part of the project description for the project, the applicant has proposed a relocation plan for the tenants residing on the property. There are four residences on the property and currently they are month-to-month rentals. The applicant has proposed to subsidize their relocation by paying the difference in payments from their current rent to the new rent at another location for a total of 12 months. The developer will pay a lump sum payment in the amount of the difference X 12 months at the time the tenants move from the structure. For instance, if the tenant finds a like rental that is \$300 more than the rent they are paying now, the developer will pay the tenant a total of \$3,600 to move. As part of the conditions of approval the tenants shall have one month's notice to vacate the property. The relocation plan has been reviewed and approved by Ernie Whitaker of the City's Housing Division, who determined it is in conformance with the City's housing policies.
- j) **Annexation:** Annexation proceedings through LAFCO will be required for the project site. The requests include annexation into the City of Oxnard and a request for annexation to the Calleguas Municipal Water District. The site is proposed to be served by the City of Oxnard for public services and infrastructure. The unincorporated parcel is surrounded by the City of Oxnard on the south and western boundaries of the property, is within the City's sphere of influence, and was incorporated into the analysis of the 2020 General Plan. The property to the east and north are within the unincorporated area of the County, but the property to the east is within the City's sphere of influence. This is an area that has been planned for and anticipated for commercial development for many years and is considered an in-fill site.

7) **Development Advisory Committee:** The Development Advisory Committee (DAC) reviewed this project on October 25, 2006 and then again on January 30, 2008. Conditions of Approval from the DAC members are included in the attached resolution.

8) **Community Workshop:** On April 9, 2009, the applicant mailed notices of a Community Workshop to all property owners within the El Rio Neighborhood. The City also posted such notice on the project site with a brief description of the project and contact information. The Community Workshop was conducted on April 20, 2009. There were no public comments received at the Community Workshop.

9) Appeal Procedure: In accordance with Section 16-545 of the City Code, the Planning Commission's action may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period.

Attachments:

- A. Maps (Vicinity, General Plan, Zoning)
- B. Reduced Project Plans
- C. Notice of Exemption
- D. Resolution PZ 06-610-01 (Annexation with Pre-zone and GPA)
- E. Resolution PZ 06-540-03 (PD)

Prepared by:

HKB
Approved by:

SM