



Meeting Date: 7 / 27 / 10

<b>ACTION</b>	<b>TYPE OF ITEM</b>
<input type="checkbox"/> Approved Recommendation	<input checked="" type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s). _____	<input type="checkbox"/> Report
<input type="checkbox"/> Res. No(s). _____	<input type="checkbox"/> Public Hearing (Info/consent)
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Prepared By: Stephanie Diaz, Contract Planner *SD* Agenda Item No. I-4

Reviewed By: City Manager *MMK* City Attorney *SMF* Finance *JC* Other (Specify) \_\_\_\_\_

**DATE:** July 20, 2010

**TO:** City Council

**FROM:** Susan L. Martin, AICP, Planning Manager *SMate*  
Development Services Department

**SUBJECT:** Parcel Map No. 08-300-08 to Create Two Parcels from One Parcel Located at 457 West Gonzales Road. Filed by Cabrillo Economic Development Corporation.

**RECOMMENDATION**

That City Council adopt a resolution approving Planning and Zoning Permit No. 08-300-08 (Parcel Map), for property located at 457 West Gonzales Road.

**DISCUSSION**

On June 4, 2009, the Planning Commission held a public hearing on an application for an affordable housing project that includes a 24-unit development for very low income special needs households and an 18-unit development for low and very low income farmworker households. The existing parcel located at 457 West Gonzales Road (APN 139-0-250-035) is proposed to be divided into two parcels; one for each development. The Planning Commission adopted Resolution No.2009-23 recommending to the City Council approval of Tentative Map 08-300-08. On June 23, 2009 the City Council adopted Resolution No. 13,724 approving Tentative Map 08-300-08.

Staff has reviewed the Parcel Map and the related Parcel Map Improvement Agreement and found them to be in compliance with the State Subdivision Map Act and Oxnard City Code requirements. The Parcel Map also conforms to the General Plan in that a Density Bonus Permit was approved to allow seven units more than permitted by the R-3 zone.

The Parcel Map is exempt as ministerial under the California Environmental Quality Act.

Parcel Map for 457 West Gonzales Road PZ 08-300-08  
July 20, 2010  
Page 2

## **FINANCIAL IMPACT**

The City Council previously approved funds on February 23, 2010 from the City's In Lieu Fee program to assist in project development.

SD/sd

Attachment #1 - City Council Resolution  
#2 - Parcel Map  
#3 - Verification of Status

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING PARCEL MAP NO. 08-300-08 FOR PROPERTY LOCATED AT 457 WEST GONZALES ROAD (APN 139-0-250-035) WITHIN THE ORCHARD AND CARRIAGE SQUARE NEIGHBORHOODS SUBJECT TO CERTAIN CONDITIONS. FILED BY CABRILLO ECONOMIC DEVELOPMENT CORPORATION, 702 COUNTY SQUARE DRIVE, VENTURA, CA 93003.

WHEREAS, Tentative Parcel Map No.08-300-08 for property located at 457 West Gonzales Road, filed by Cabrillo Economic Development Corporation, was recommended for approval by Planning Commission Resolution No. 2009-23 and approved by City Council Resolution No.13,724, subject to certain conditions; and

WHEREAS, the Parcel Map for such subdivision has been submitted, together with the Parcel Map Improvement Agreement proposed to be entered into in connection with the subdivision; and

WHEREAS, the Parcel Map is exempt as ministerial under the California Environmental Quality Act, according to City Council Resolution No. 10,851.

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

1. Parcel Map No. 08-300-08 is approved, subject to the conditions set forth in Planning Commission Resolution No.2009-23 and City Council Resolution No. 13,724 for the Tentative Parcel Map, incorporated herein by reference.
2. The City Council finds that parcel map is consistent with the General Plan as adopted, and is in substantial compliance with the previously approved tentative parcel map.
3. The Parcel Map Improvement Agreement is approved and the Mayor is authorized to execute such Agreement.
4. All offers of dedication shown on such map are accepted subject to improvement.

PASSED AND ADOPTED this 27<sup>th</sup> day of July, 2010, by the following vote:

AYES:

NOES:

ABSENT:

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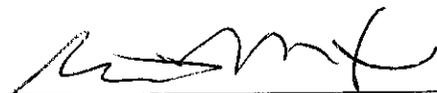
Dr. Thomas E. Holden  
Mayor

ATTEST:

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Daniel Martinez, City Clerk

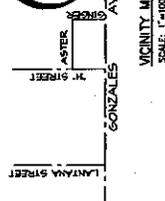
APPROVED AS TO FORM:



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Alan Holmberg, City Attorney

PROJECT SITE

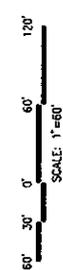
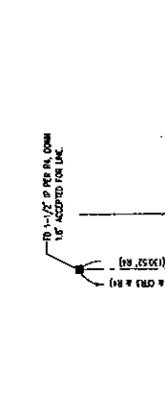


BASIS OF BEARINGS

THE ABOVE BEARINGS ARE BASED ON THE CONTINENTAL MERIDIAN. THE BEARINGS ARE MEASURED FROM THE TRUE MERIDIAN. THE BEARINGS ARE MEASURED FROM THE TRUE MERIDIAN.

RECORD REFERENCES

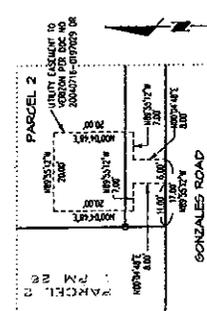
- R1 S PM 37
- R2 J4 PG 4
- R3 1 PM 26
- R4 88 PG 34
- R5 CDT FR BK 11-43 PG 197
- R6 CDT FR BK 11-43 PG 219
- R7 CDT FR BK 11-43 PG 48
- R8 CDT FR BK 11-43 PG 237
- R9 2330 DR 39
- R10 112 PG 18



**PARCEL MAP NO. 08-300-08**  
IN THE CITY OF OXNARD  
COUNTY OF VENTURA, CALIFORNIA

ALL OF PARCEL B, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON A PARCEL MAP RECORDED IN BOOK 21 AT PAGE 16 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

JUNE, 2004



ABBREVIATIONS

- CD CALCULATED FROM CITY OF OXNARD FIELD BOOK
- FD FOUND
- PTC FROM TRUE CORNER
- PROV FROM P.C.
- LAT LEAD & TACK
- M MEASURED
- OR OFFICIAL RECORDS
- P PROPORTIONED
- SWF SEARCHED FOR BUT FOUND
- VC VENTURA COUNTY

MONUMENT LEGEND/NOTES

- TO MONUMENT AS RECORDED HEREON
- TO 1-1/2" P PER R. DOWNS IF TAKEN FROM CORNER
- MONUMENT WILL, UNLESS OTHERWISE NOTED, SET 1-1/2" P W/NG 'S 5457', UNLESS OTHERWISE NOTED
- ⊙ SET 3/4" P TACED 'S 5457'



Development Services  
305 West Third Street • Oxnard, CA 93030 • (805) 385-8208 • Fax (805) 385-7854

**VERIFICATION OF STATUS:  
FINAL MAPS AND IMPROVEMENT PLANS**

TRACT/PARCEL MAP: P2 08-300-8  
PROJECT LOCATION: 457 GONZALES ROAD  
EAST OF "H" ST.

- Requires Subdivision Agreement.
- The Development Services Program does not require improvement plans for this development.
- This program has reviewed the improvement plans and found them acceptable. Based on our review, we believe these plans comply with the resolution of the Planning Commission and the City Council approving the tentative map for this development.
- This program has reviewed the Final Map and Title Sheet and found them acceptable. Based on our review, we believe the map complies with the resolution of the Planning Commission and the City Council approving the tentative map for this development and also with the Subdivision Map Act of the State of California.
- The Final Map has been signed.

DATE: 7-12-10

Robert T. Hearne  
Development Services Program