



Meeting Date 12/07/10

ACTION	TYPE OF ITEM
<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: Linda Windsor *LW* Agenda Item No. _____

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

DATE: November 24, 2010

TO: City Council

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

SUBJECT: Planning & Zoning Permit No. 05-300-6 (Parcel Map for Carriage Square Shopping Center), at the northwest corner of Gonzales Road and Oxnard Boulevard. Filed by Upside Oxnard, LLC.

RECOMMENDATION

That City Council adopt a resolution approving Planning and Zoning Permit No. 05-300-6 (Parcel Map) dividing three parcels into six lots for development of the Carriage Square Shopping Center, located at the northwest corner of Gonzales Road and Oxnard Boulevard.

DISCUSSION

On July 6, 2006, the Planning Commission adopted Resolution Nos. 2006-42, recommending to the City Council approval of a tentative parcel map (PZ No. 05-300-6) associated with redevelopment of the Carriage Square shopping center. On November 14, 2006, the City Council approved Resolution No. 13,178 approving the tentative parcel map. The Tentative Parcel Map divides the existing three lots into six lots.

This parcel map includes dedicating property along Gonzales Road and Oxnard Boulevard to meet the 2020 General Plan roadway widths, as well as vacating a portion of the right-of-way along Citrus Grove Lane to enable construction of traffic calming improvements that are part of the redevelopment of the Carriage Square shopping center. As part of the City Council's action, the Council is requested to authorize the City Clerk to sign the statement on the title page of the parcel map which authorizes this right-of-way vacation.

The Development Services Department has issued a Verification of Status form indicating that the Parcel Map, as currently prepared, will be in compliance with the State Subdivision Map Act and Oxnard City Code requirements, and will conform to the previously approved tentative parcel map.

PZ No. 05-300-6/Parcel Map (Carriage Square)
November 30, 2010
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The Parcel Map is also consistent with the 2020 General Plan and PZ No. 05-500-2, the approved special use permit for redevelopment of the shopping center.

FINANCIAL IMPACT

None.

Attachment #1 - Resolution Approving Parcel Map (PZ No. 05-300-6)
#2 - Location Map, Vicinity Map
#3 - Reduced Parcel Map No. 05-300-6
#4 - Verification of Status Form

G:\PLNG\Linda\2010 Projects\Maps\Carriage Sq 06-300-5\06-300-6 ai.doc

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING PARCEL MAP NO. 05-300-6, FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF GONZALES ROAD AND OXNARD BOULEVARD (APNs: 139-0-250-175, 139-0-250-095, and 139-0-250-125), WITHIN THE ORCHARD NEIGHBORHOOD, SUBJECT TO CERTAIN CONDITIONS. FILED BY OXNARD UPSIDE, LLC, 23875 VENTURA BLVD. SUITE 101, CALABASAS, CA 91302.

WHEREAS, Tentative Parcel Map No. 05-300-6 for property located at the northwest corner of Gonzales Road and Oxnard Boulevard, filed by Oxnard Upside, was recommended for approval by Planning Commission Resolution No. 2006-42, and approved by city Council Resolution No. 13,178, subject to certain conditions; and

WHEREAS, the Parcel Map for such subdivision has been submitted, together with the Subdivision 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. 05-300-6 is approved, subject to the conditions set forth in Planning Commission Resolution No. 2006-42 and City Council Resolution No. 13,178 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 Subdivision 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.
5. The City Council authorizes the City Clerk to sign the Abandonment Certificate on the Parcel Map for the abandonment of public right-of-way.

PASSED AND ADOPTED this 7th day of December 2010, by the following vote:

AYES:

NOES:

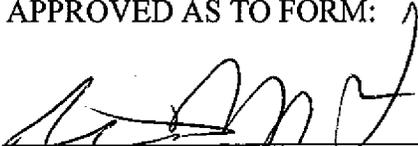
ABSENT:

Dr. Thomas E. Holden
Mayor

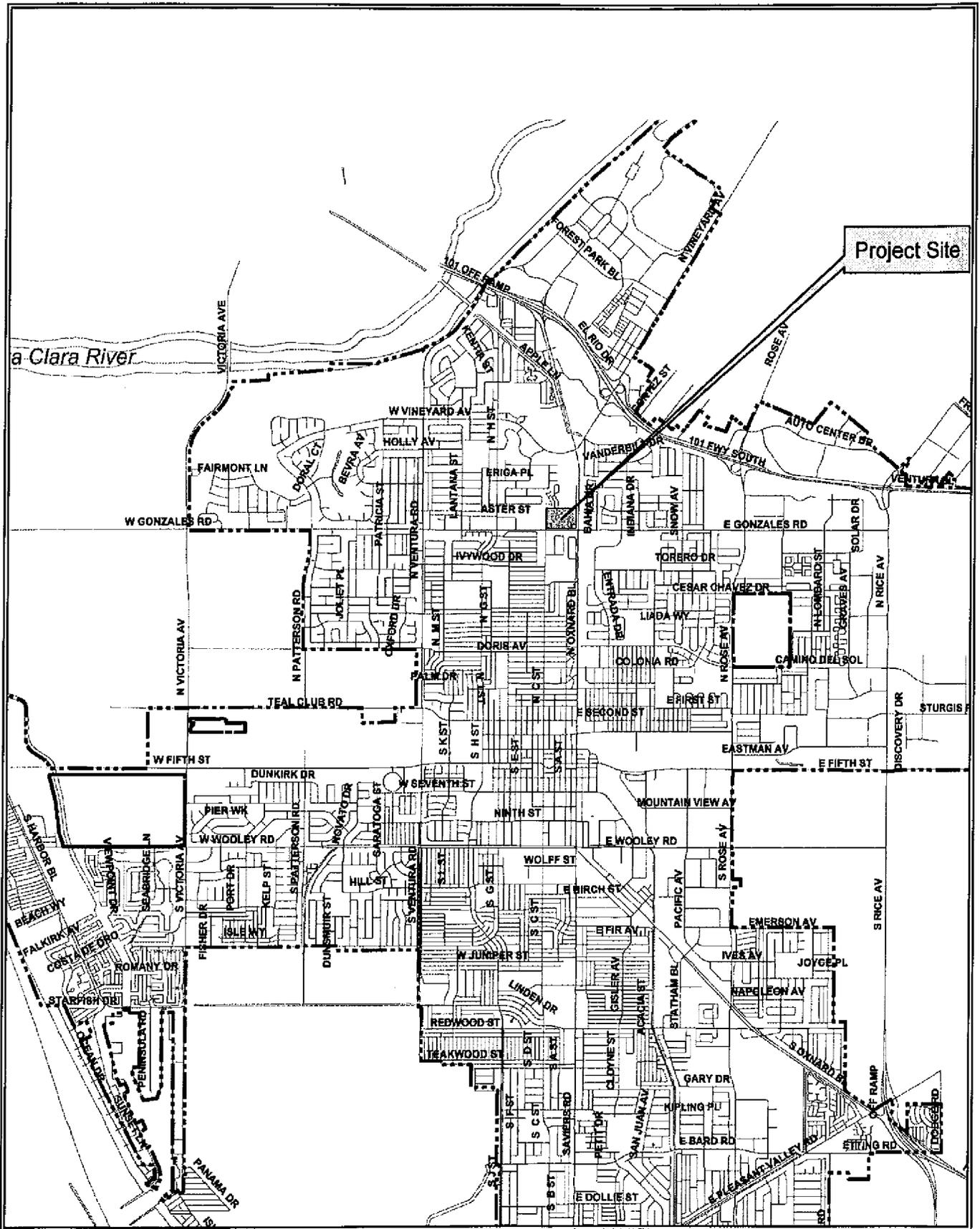
ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Alan Holmberg, City Attorney



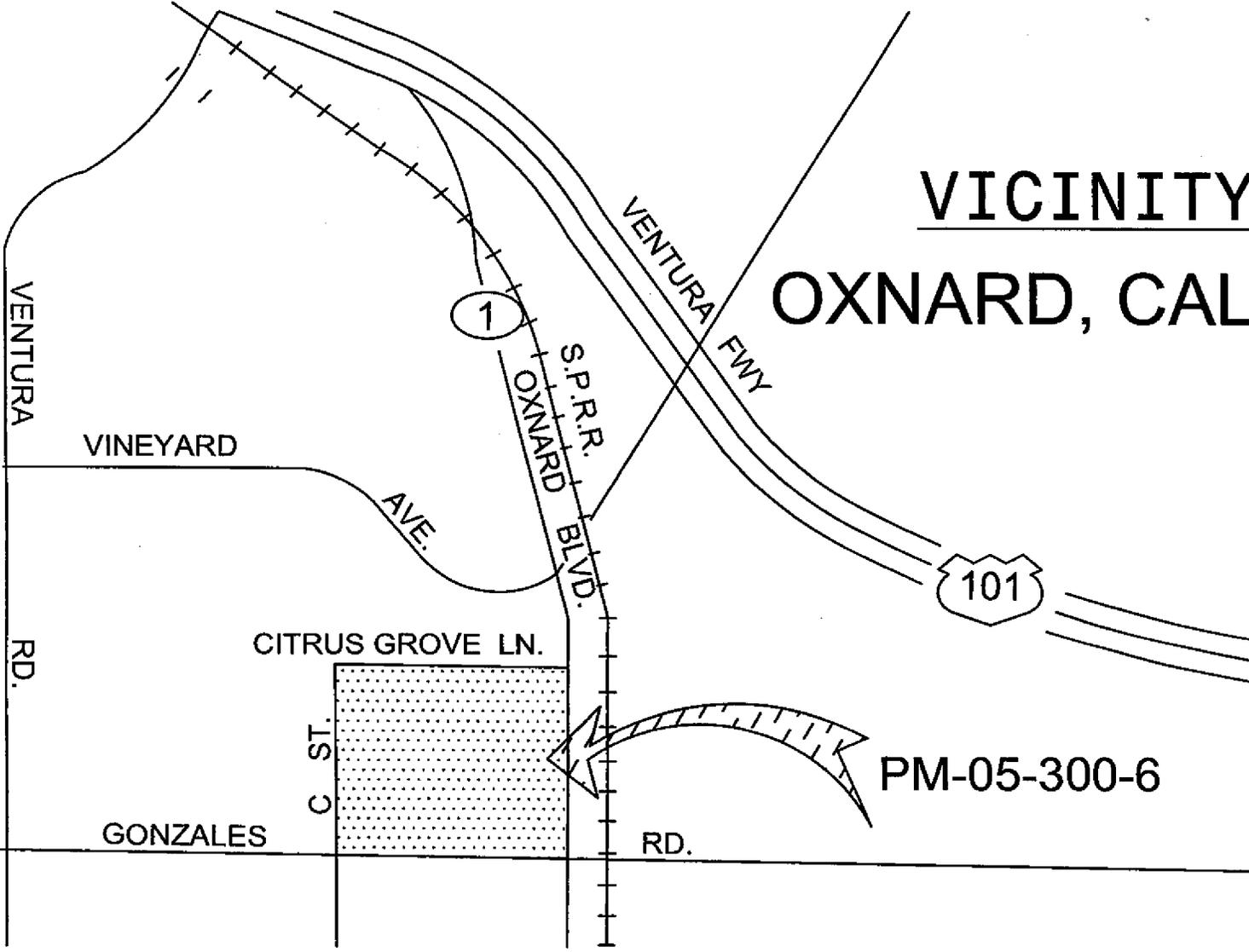
LOCATION MAP

PZ 05-300-6

ATTACHMENT 2
PAGE 1 OF 2

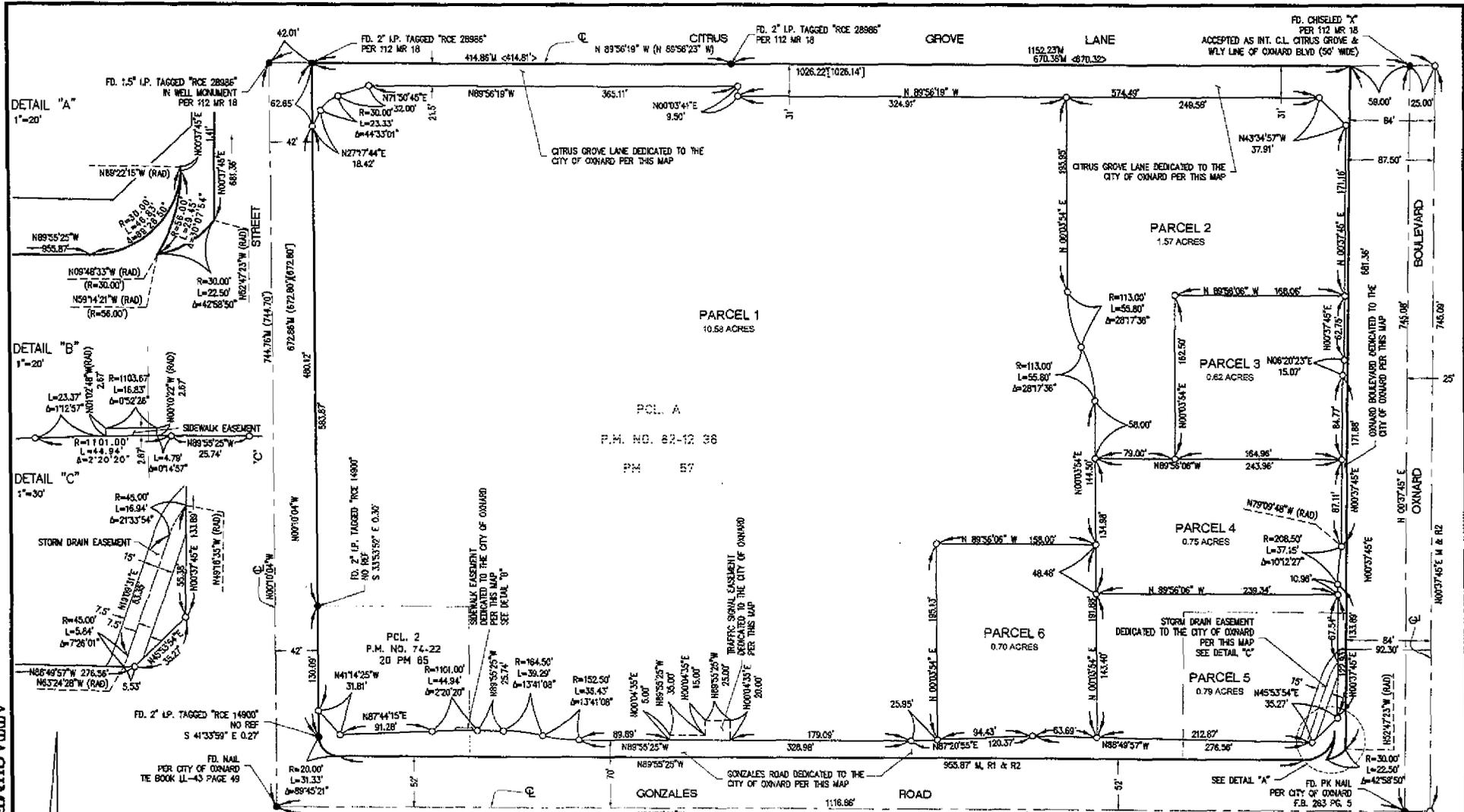
APPLICANT: OXNARD UPSIDE, LLC

VICINITY MAP OXNARD, CALIFORNIA

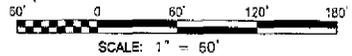


NOT TO SCALE

PM-05-300-6



SURVEYOR'S NOTES:
 BASIS OF BEARINGS: THE BASIS OF BEARINGS IS THE CENTERLINE OF "C" STREET TAKEN AS NORTH 00°10'04" WEST PER 38 PM 56, INCLUSIVE, RECORDS OF VENTURA COUNTY, CALIFORNIA.
 1) ○ SET 1" I.P. AND TAG "ICE 1400", FLUSH.
 2) ● FOUND MONUMENT AS NOTED.
 3) (RAD) INDICATES RADIAL BEARING.
 4) (R1) RECORD DATA PER 34 PS 8.
 5) (R2) RECORD DATA PER 38 PM 56.
 6) (R3) RECORD DATA PER 48 PM 81.
 7) (R4) RECORD DATA PER 112 MR 18.
 7) H MEASURED.



PARCEL MAP NO. 05-300-6
IN THE CITY OF OXNARD,
COUNTY OF VENTURA, STATE OF CALIFORNIA
 BEING A MERGER AND RESUBDIVISION OF PARCELS 2 AND 3 OF PARCEL MAP NO. 74-22, AS SHOWN ON A MAP FILED IN BOOK 20 PAGE 65 OF PARCEL MAPS, TOGETHER WITH PARCEL "A" OF PARCEL MAP NO. 82-12 AS SHOWN ON A MAP FILED IN BOOK 38, PAGES 56 AND 57 OF PARCEL MAPS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



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

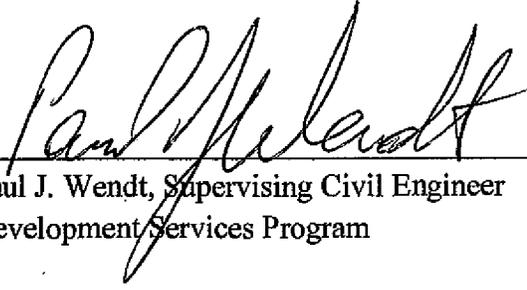
Parcel Map 05-300-006

Project Location:

Northwest Corner of Oxnard Boulevard and Gonzales Road

- Map requires subdivision improvement 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: 11.29.10



Paul J. Wendt, Supervising Civil Engineer
Development Services Program