



June 30, 1977

TO: City Council, City of Oxnard

FROM: Neighborhood Council, Southwest 7

SUBJECT: Request for rezoning the following properties:

1. Bamod property, Wooley Road between Deckside and Offshore Streets.
2. Griffin property, Victoria Ave Between Via Marina and Leeward Roads.
3. Commercial Property, Southeast corner Wooley Road and Victoria Ave.

On June 29, 1977 the Neighborhood Council, Southwest 7 held a general membership meeting at the Marina West School. The directive of City Council was explained to the members and a number of alternatives were discussed in detail. It was also explained that there are only two reasons why a property rezoning could be granted and they are that there has been a change of conditions and that the original zoning was a mistake. After the discussion ended the following was agreed to by a unanimous motion.

1. In regards to the Bamod property we still feel that because of adjacent land use relationship and and it would improve the public health, safety and general welfare that this property should be rezoned to single family residential, R-3-PD to R-1-PD. In addition under current ordinance this property is incorrectly zoned because it states that a R-3-PD zone should not abutt a R-1-PD zone and we feel that this zoning is a mistake and should be rezoned.

Additional to respond to Bamod request to hold any action in rezoning until the Planning Commission has heard their EIR, the argument is with the land zoning not with the Bamod, Wooley Road Project. So a postponement of your decision to rezone the property would be inconsistent with the request for rezoning. We have read the EIR for the Wooley Road Apartments and found that the report sustains our argument to have this property rezoned.

2. In answer to the request for rezoning of the Griffin Property. Neighborhood council members, Joe Ruscio and John Maher met, Friday June 24, 1977, with Mr. Bob Brown of the City Managers office and Mr. Tom Levin, attorney for the Griffin organization. After lengthly discussions that was not leading to a reasonable compromise Mr. Maher suggested that 72 dwelling units might be an acceptable answer providing the project would prepare a normal public Environmental Impact Report to allow the citizens of Neighborhood, Southwest 7 input to the planning process of this project. Mr. Levin stated this might be a good solution but would it would require Mr. Griffins' approval. Mr. Levin said he would be intouch with Mr. Ruscio by Monday, June 27, 1977 with Mr. Griffins' decision. Mr. Ruscio never received the call which left us back where we started in trying to reach a compromise.

Wednesday at our general membership meeting there four representatives of the Griffin organization there who were completely unexpected. Mr. Brenner of Griffin had no knowledge of our meeting with Mr. Levin their attorney. So we had to go back and restate all of our Friday discussion to bring him up to date. Again after we made all of our points Mr. Brenner said that he also agreed that this might be a workable solution providing he could get Mr. Griffins' approval. We of Neighborhood Council, Southwest 7 then voted unanimously on a motion to agree to 72 dwelling units providing a public EIR was written and heard before the Planning Commission. In the event that the Griffin organization does not want to submit to an EIR we then request that we want to stay to our original request that this property be rezoned from R-3-PD to R-2-PD. We feel that this request is justified because surrounding this R-3-PD zone are single family dwellings. It is our understanding that only R-2-PD can abutt single family zoning and should be corrected.

3. To answer our request for rezoning of the commercial property, Mr Mc Nish, who has plans to develop this property, gave a presentation to the neighborhood council of his project. We found that his project would be conducive to our neighborhood and would help reduce the density. We then passed by a motion to ask the City Council to withdraw our request to rezone this property and leave the present commercial zoning stand.

NEIGHBORHOOD COUNCIL, SOUTHWEST 7