IMPROVEMENT PLANS FOR FINAL PARCEL MAP PM 77-23 Res. 5323 Approved

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(77-451) Improvement Plans for Final Parcel Map 77-23, for revers: to acreage purposes, for that approximate .28 acre parcel located the west side of Hayes Avenue approximately 100 feet south of Coop Road, previously shown as Lot Nos. 54, 55 and 56 of the Ramona Gai dens Subdivision. Filed by Tila Estrada, 1850 Lookout Drive, Ox-nard, California, engineered by Landberg Surveys.

Mr. Hunter made the staff presentation of SAC-recommended conditions, dated June 10, 1977, for the approval of the improvement plans for PM 77-23.

Commissioner Duff asked what the zoning was on the property, and there is a problem with the amount of commercial zoning in this area in regard to the recommended amount in the General Plan.

Mr. Hosford stated that this property is zoned C-2 and there is a problem with overzoning of commercial properties in this area. He pointed out the commercial areas along both Hayes Street and Coope Street, and stated that either one or the other of these streets

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should be rezoned. There is no question but that this is a real problem area, and with the General Plan under revision, the City cannot really decide which five acres should be zoned commercial for this neighborhood. The Commission has discussed rezoning this area twice in the past, but due to the turnout of property owners objecting to such rezoning, the Commission withdrew its resolution of intention both times.

Commissioner Flores detailed the history of the zoning on these parcels and the problems the City has had trying to rezone them.

Mrs. Tila Estrada, the applicant, stated that she had no problems with the conditions recommended by staff.

Commissioner Stoll asked if there is a large difference between the commercial taxes and residential taxes in this neighborhood.

Mr. Hosford stated that he did not have the figures, but staff could make a study and bring it back to the Commission if the Commission wants this done. He added that the Commercial section of the General Plan has been approved by the GPSC, and staff could analyze the commercial area in this neighborhood.

Commissioner Stoll felt there should be some policy arrived at (at the City Council level) which the Commission could follow until the General Plan has been approved, since there have been several applications in the past few weeks that have had problems with over-zoning of commercial property. He hoped the City Council will adopt such a policy so the Commission can be consistent in its actions when this problem comes up.

Mr. Hosford pointed out two complicating factors with this application that makes it difficult for both staff and the Commission: the fact that this is a reversion to acreage map, and were the applicant not reverting to acreage, she could build what she wants to on the lot; and the fact that even after the General Plan is adopted, the Colonia area is going to be a very complicated area to solve the zoning problems.

Discussion followed on the boundaries of the neighborhood and the density, along with the possibility that there is a need for more than five acres of commercial property in this neighborhood.

Mr. Hosford stated that, if the Commission really has no problems with an hotel use on this property, they could find that the zoning is in conformance with the General Plan. On the other hand, if they feel this area on Hayes Street should not be used for commercial uses, perhaps this item should be continued until staff can make a study and show alternatives for this area.

Commissioner Maron pointed out that most of the commercial properties in this area have not been developed in thirty years, and she felt the City has to look at this area differently from other areas.

After further discussion, Commissioner Maron offered Resolution 5323 for approval of the improvement plans for Final Parcel Map 77-23, subject to the conditions recommended by staff, finding that this map is in conformance with the General Plan and meets all procedural and substantive requirements of the Subdivision Map Act. Commissioner Flores seconded; resolution carried, with Commissioner John voting no.

Commissioner Stoll qualified his aye vote, stating that he felt there are extenuating circumstances in this area to justify the conformity finding, but he is not very happy about the situation.

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Commissioner John qualified his no vote, stating that he had prob lems with the conformity finding. He realized it will be several months before the General Plan is revised, but he wondered if it might not be advisable to hold some of these matters until the re vision is completed, and act on them then in regard to conformity

Commissioner Flores questioned why the staff suggested to the app cant earlier that she build on a commercial lot on Hayes Street, and now brings up the conformity problem when she has done so.

Mr. Hunter explained that Ms. Estrada would not require this rev sion to acreage map if she oriented her building from east to wes rather than north to south. Because she chooses to construct the building from east to west, the building will cross a lot line, which requires the reversion to acreage map.

Commissioner Stoll reiterated that the Commission is having to spend a great deal of time of items of this type because they do not have any policy or formula to guide them in making decisions. He offered a motion to direct staff to confer with the City Atto ney's office as soon as possible and at least give the Commission a brief report on this matter at their next study session so that the Commission can begin to take steps to send a request to the City Council for a policy or formula to proceed on. Commissione Duff seconded the motion; motion carried unanimously.

Ms. Estrada pointed out that she has previously explained to the Commission that the problem with the lots in this area is that th are too small to do anything with, and two or three lots are need for almost any project.