



# CITY OF OXNARD

## MEMORANDUM

## BRIEFING REPORT

June 15, 1977

To: City Manager

From: Planning Director

**SUBJECT:** Private Study Regarding Airport Related Development

*cc: Dept Heads 6/16*  
If the recommendations  
of the Planning Staff  
are not acceptable -  
please advise.

*Paul Wulzen*

This is in answer to your memo dated June 8, 1977, relative to the proposed Oxnard Business Park which was referred to the Planning Department for a report by the City Council on June 7, 1977. Your memo indicates that staff review of this land use proposal should not have to await final completion of the General Plan revision prior to Planning Commission and/or City Council consideration.

The land use proposed by the Oxnard Business Park Study, prepared by the consortium of developers who were interested in development of property south of Fifth Street, is contrary to the adopted General Plan, which shows a residential land use for that area. The proposal for airport related land uses south of Fifth Street could only be approved by the amendment of the current General Plan after public hearings that are required by law.

On June 7, the City Council indicated their interest in having this concept of the business park presented to the General Plan Study Committee. The time frame to complete the General Plan is critical, and we have attempted to restrict the role of the GPSC to developing general policies for the future growth and development of the City, rather than to expose them to presentations from special interest groups or from specific property owners. The recommendations of the GPSC will be expressed in goals, objectives and standards, rather than precise land use proposals for specific pieces of property, in accordance with the revised charge to the GPSC approved by the City Council.

*OK*  
As you may be aware, the GPSC devoted a special meeting on June 8 to a discussion of the future role of the Oxnard Airport and an appropriate land use pattern for the airport environs. As a result of that meeting, the GPSC recommended that the present level of service of the Oxnard Airport be maintained; that airport related uses be implemented from Ventura Road to Victoria Avenue and from Fifth Street to Teal Club Road; and delineated a broader airport influence area bounded by "K" Street on the east, the ocean on the west, Seventh Street on the south, and Doris

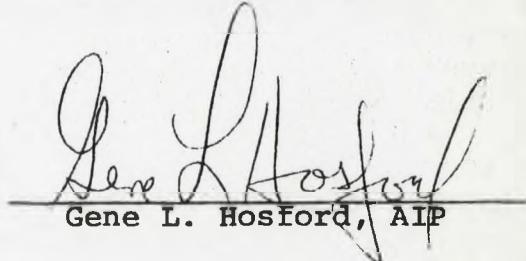
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Avenue on the north, excepting therefrom existing and approved residential developments east of Ventura Road, plus residential areas at Oxnard Shores and the Mira Loma Apartments. During the meeting of June 8, staff made a brief presentation of the Oxnard Business Park and projected a slide showing the proposed land use map.

Because of the exposure of the private study to the GPSC, and the fact that they have completed their recommendation concerning the future of the airport and land uses in the vicinity of the airport, it is recommended that the Oxnard Business Park concept be presented to the Planning Commission as an alternative to the current adopted land use configuration during the public hearings on the revised General Plan. No date has been set for the first public hearing, but because of anticipated delays in the General Plan revision process, due to summer vacation schedules, we expect the initial hearing to be held in the fall.

Should the City Council feel the business park must be adopted, now as an amendment to the General Plan, it would be necessary to utilize the second of three revisions that would be permitted in Calendar Year 1977. The Planning Department had planned to save the third revision of the General Plan in the event some oversight should create a hardship or in the event that some emergency should arise necessitating a special revision to the revised General Plan prior to January of 1978.

Inasmuch as the City staff and LAFCO staff are now in the midst of preparing the three to five year annexation program, it appears that an early annexation of the properties proposed for the Oxnard Business Park would not be possible, and that formal consideration of the private study in the fall would not cause delays for the developers and property owners involved.



Gene L. Hosford, AIP

GLH:afm

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