

APPENDIX

RESOLUTION NO. 84-25

A RESOLUTION OF THE COUNCIL OF THE CITY
OF SAN BUENAVENTURA APPROVING AN AMENDMENT
TO THE COMPREHENSIVE PLAN OF THE CITY
OF SAN BUENAVENTURA - MP-64

BE IT RESOLVED by the Council of the City of San Buenaventura as follows:

SECTION 1: City Council Resolution No. 84-16 is hereby rescinded and replaced with the following.

SECTION 2: A City initiated application has been filed for an amendment to the Comprehensive Plan for that area known as the Moon Drive Study Area, further described as that area bounded on the west by Victoria Avenue, on the south by Third Street, on the east by Alameda Street, and on the north by the Montalvo Mound Area northerly of Eighth Street.

SECTION 3: All proceedings have been duly taken as required by law, the City Council finds that the requirements regarding a Comprehensive Plan Amendment which are contained in City Council Resolution No. 78-11 have been satisfied by reason of the following facts:

- A. That the amendment request is being made to clarify the policies regarding access/circulation plans and lot assembly patterns required prior to commercial redevelopment of the area.
- B. That the subject area will remain consistent in terms of land use designation with other properties in the vicinity.
- C. That this request will not be detrimental to surrounding land uses.

SECTION 4: City Council Resolution No. 77-172 is hereby rescinded and replaced with the following policy regarding the Moon Drive Study Area.

SECTION 5: The City Council also finds that the following lot assembly, access policy and redevelopment standards are needed for each subarea of the Moon Drive Study Area that is designated as appropriate for "PC" (Planned Commercial) land uses. The recommended lot assembly and access standards shall be depicted on an exhibit map and adopted by Planning Commission resolution.

LOT ASSEMBLY AND ACCESS POLICY GUIDELINES

A. Area North of Eighth Street.

- Minimum assembly pattern of three lots shall be required.
- Single driveway access from Eighth Street to each development shall be allowed.
- No vehicular access from Victoria Avenue shall be permitted to any development except for a right-turn exit only from the development onto Victoria Avenue.

B. Area North of Moon Drive to Eighth Street.

1. Lots Fronting on Victoria Avenue

- Minimum assembly pattern of two lots shall be required.
- No vehicular access from Victoria Avenue shall be permitted.
- Single driveway access from Moon Drive and Eighth Street shall be permitted.

2. Lots Fronting on Alameda Street

- Minimum assembly pattern of three lots shall be required.
- No vehicular access from Alameda Street shall be permitted.

C. Area North of Third Street to Moon Drive.

1. Lots Fronting on Victoria Avenue/Moon Drive

- Minimum assembly pattern of three lots shall be required.
- Moon Drive shall be widened from Victoria Avenue to the rear of the three lots fronting Victoria Avenue as a part of any development which occurs on that lot combination. All widening shall be done per the specifications of the City Engineer.
- Vehicular access from Victoria Avenue shall be limited to one two-way driveway located between Walker Street and Moon Drive and not to be located closer than 150 feet from either intersection.

- Internal access to be provided at the rear of the commercial properties shall be through the use of a minimum 25-foot wide, two-way mutual access driveway. Any such driveway shall be installed at the rear of the portion of the property. A public alleyway shall not be allowed.

2. Lots Fronting on Alameda Street

- Minimum assembly pattern of two lots shall be required.
- Single driveway access to each development shall be permitted.

3. Lots Fronting on Ventura Boulevard

- Two driveway accessways shall be provided for those lots fronting on Ventura Boulevard. These driveways will link access from Ventura Boulevard to the internal driveways located at the rear of the properties.

INTENT AND GOALS

While the lot assembly and internal access plans are intended to be flexible, the plans recommended have been based upon existing land uses, patterns of ownership, and anticipated traffic and circulation patterns on Victoria Avenue. These plans are intended to preclude individual lot commercial developments and accesses to Victoria Avenue, land locked or residual parcels that might occur without lot assembly, and having to contend with differing lot assembly and access schemes on a case-by-case basis.

REDEVELOPMENT STANDARDS

It is the City Council's intent that the redevelopment strategies for this area allow for a variety of general retail or office uses in areas proposed for commercial uses rather than transient or auto oriented uses, such as repair or storage facilities or fast-food restaurants, bars or cocktail lounges. In order to more fully meet the objectives of these strategies, to complement existing and future commercial and residential uses, and to minimize potentially unsightly and noisy conditions, it is the intent of these strategies that all new commercial uses be compatible in character and scale with surrounding commercial and residential uses.

All properties to be redeveloped shall be annexed to the City. Zoning of all parcels for redevelopment shall be C-P-D (Commercial Planned Development) with a maximum height of two stories and shall otherwise conform to the City's C-P-D zoning standards. Lot assembly

and access points shall be determined according to the adopted strategies for each subarea and all shared driveway accesses for internal roads shall have a minimum width of 25 feet.

Where commercial property lines abut residential property lines, all parking areas shall be screened from the view of adjacent residential uses by either dense landscaping or a solid masonry or block wall.

SECTION 6: The City Council hereby approves an amendment to the Comprehensive Plan to clarify the lot assembly, access/circulation and redevelopment standards for the Moon Drive Study Area.

PASSED AND ADOPTED this 12th day of March, 1984.



City Clerk

STATE OF CALIFORNIA)
COUNTY OF VENTURA) SS
CITY OF SAN BUENAVENTURA)

I, BARBARA J. KAM, City Clerk of the City of San Buenaventura, do hereby certify that the above and foregoing Resolution was duly passed and adopted by the City Council of said City at a regular meeting held on the 12th day of March, 1984, by the following vote:

- AYES: Councilmembers Sullard, Burns, Chaudier,
 McWherter, and Orrock
- NOES: None
- ABSENT: Councilmembers Monahan and Longo.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 13th day of March, 1984.



City Clerk

CASE NO. MP-64
EXHIBIT "A"

LEGEND

-  LOT ASSEMBLY BOUNDARY
-  ACCESS
-  LOT ASSEMBLY BOUNDARY & ACCESS
-  COMMERCIAL USES
-  MAINTAIN EXISTING SINGLE-FAMILY RESIDENTIAL DWELLINGS
-  TRAFFIC SIGNAL

