

CITY OF OXNARD

PLANNING COMMISSION

AGENDA

REGULAR MEETING

Council Chambers, 305 West Third Street, Oxnard, CA 93030

Thursday, December 7, 2017, 07:00 P.M.

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES

C. PUBLIC COMMENTS - On Items Not On The Agenda At this time, a person may address the Planning Commission on matters within the jurisdiction of the Planning Commission, including information/consent items and any item not appearing on the agenda. The Chair shall limit public comments to three (3) minutes. The Planning Commission cannot take action on any item presented during public comments that is not on the agenda and such item may only be referred to the Commission Secretary. Persons wishing to speak on public hearing items should do so at the time of the public hearing.

D. READING OF AGENDA

E. CONSENT AGENDA

1. APPROVAL OF MINUTES “ October 5, 2017

2. APPROVAL OF MINUTES “ October 18, 2017

F. PUBLIC HEARING

1. PLANNING AND ZONING PERMIT PZ NOS. 17-620-04 (General Plan Amendment), PZ 16-630-01 (Rose Santa Clara Corridor Specific Plan Amendment - RSCCSP), and PZ 17-500-15 (Special Use Permit): Costco Wholesale, located at 2001 Ventura Blvd., proposes a General Plan Amendment (GPA), Rose Santa Clara Corridor Specific Plan (RSCCSP) Amendment (SPA) and Special Use Permit (SUP) for the removal, relocation, and expansion of an existing membership-only 16-pump fueling facility (aka “fueling facility”). The fueling facility will be relocated from its current location on the 16.6 acre property off of Ventura Blvd. to a 1.6 acre vacant lot (Assessor’s Parcel Number 144-0-150-095) which is adjacent and to the east of Costco, near Auto Center Drive opposite, south of Los Olivos. The new 1.6

acre facility (known as Site No. 1) would have 24 pumps, three 30,000-gallon gasoline underground storage tanks (USTs), one 20,000-gallon diesel UST, one 3,500-gallon split fuel additive UST, a controller enclosure, vapor recovery unit, and associated improvements including parking, landscaping and directional ground painting. The 16 pumps, USTs, and related equipment, currently located on 16.6 acre Site No. 2, will be demolished and the former fueling facility will be redesigned to accommodate additional Costco parking and landscaping. A traffic signal will be installed at the intersection of Auto Center Drive/Los Olivos with associated changes to the existing median and traffic lanes (known as Site No. 3). The proposed 2030 General Plan and RSCCSP amendments are required to change the land use designation of the vacant 1.6 acre parcel from Light Industrial (ILT) to Commercial Regional (CR) in the 2030 General Plan; and from Planning Area 4 (Commercial/Manufacturing) to Planning Area 3 (Retail Commercial) in the RSCCSP which will permit the operation of a fueling facility with approval of a Special Use Permit. Filed by designated agent Lloyd Wells on behalf of Wells and Ceco, A California LLC, 17083 Old Coach Road, Poway, CA, 92064. Project Planner: Kathleen Mallory ACTION:
PZ 17-620-04 Staff Report

2. **PLANNING AND ZONING PERMIT PZ NO. 16-500-07 (Special Use Permit).** A request for approval of a Special Use Permit (SUP) for the operation of an outdoor lumber yard on a 4.68 acre vacant parcel located at 801-841 Albany Drive (APN 220-0-220-095). Dixieline Lumber and Home Centers distribution facility (Dixieline) will construct associated on site improvements to support operation of the outdoor lumber storage facility. Dixieline will also operate within 38,880 square feet of the existing 103,680 square foot building located at 2325 Statham Boulevard (APNs 220-0-010-22 and 23). Dixieline proposes the construction and installation of a new railroad spur to connect to the existing Ventura County Railroad system that serves and provides freight service connections between the Naval Base Ventura County, Port Hueneme and the Southern Pacific railroad along Fifth Street. There is no substantial evidence that the proposed project will have a significant effect on the environment, and a mitigated negative declaration (MND #2017-02) will be adopted. Filed by Ray L. Musser, Architect on behalf of Dixieline Lumber and Home Center and Raznick Family Ventura, Property Ownership, 196 Camino Ruiz, Camarillo, California 93012. Project Planner: Juan Martinez ACTION:
PZ 16-500-07 Staff Report

- G. **STUDY SESSION/REPORTS**
- H. **PLANNING COMMISSION BUSINESS**
- I. **PLANNING MANAGER COMMENTS**

1. Adoption of Planning Commission 2018 Meeting Calendar

**J. ADJOURNMENT FUTURE MEETINGS Thursday, December 21, 2017, 7:00 p.m.,
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In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a meeting, you should contact the office of the City Clerk at (805) 385-7803. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Written materials relating to an item on this agenda that are distributed to the Planning Commission within 72 hours before the item is to be considered at its regularly scheduled meeting will be made available for public inspection at 214 South C Street, during customary business hours.
