

CITY OF OXNARD

PLANNING COMMISSION

AGENDA

REGULAR MEETING

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

Thursday, March 19, 2009, 7:00 P.M.

- A. **ROLL CALL**
- B. **PUBLIC COMMENTS** 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 Commission Secretary. Persons wishing to speak on public hearing items should do so at the time of the public hearing.
- C. **AGENDA REVIEW MEETING**
- D. **ADJOURNMENT REGULAR MEETING** Council Chambers, 305 West Third Street
Thursday, March 19, 2009, 7:00 p.m.
- A. **ROLL CALL**
- B. **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 Commission Secretary. Persons wishing to speak on public hearing items should do so at the time of the public hearing.
- C. **READING OF AGENDA**
- D. **CONSENT AGENDA** Items listed under the Consent Agenda may be enacted by one motion and one vote. If discussion is desired, an item may be removed from the Consent Agenda and will be considered individually.
- 1. **APPROVAL OF MINUTES - March 5, 2009**

E. CONTINUED PUBLIC HEARINGS

1. **PLANNING AND ZONING PERMIT NO. 08-500-11 (Special Use Permit), a request to remodel and occupy for a church use 64,000 square feet of an existing 104,700 square foot building (previously Home Depot). The building is situated on an 11.57 acre parcel located at 2600 North Vineyard Avenue. The proposal includes facade improvements, re-use of a fenced "Garden Center" and landscape upgrades throughout the site. The proposed project is exempt from environmental review under Section 15301 of the CEQA Guidelines for Existing Facilities. Filed by Chuck Swankosky, New Life Community Church, 1960 North C Street, Oxnard, CA 93036. PROJECT PLANNER: JUAN MARTINEZ ACTION:**
[View Staff Report \[PDF - 1.97 MB\]](#)

F. NEW PUBLIC HEARINGS

2. **Adoption of a resolution denying a Coastal Plan Amendment (PZ 09-410-01), a Specific Plan Amendment (PZ 09-630-01) and a Zone Text Amendment (PZ 09-580-1) to allow school use within the Mandalay Bay Specific Plan and Coastal Planned Community zone (specifically at 4100 Tradewinds Drive). The proposed amendments were previously reviewed for environmental impacts. Filed by George Yin (agent for Oxnard School District), Garcia Calderon Ruiz LLP, 500 South Grand Street, Los Angeles, CA, 90071. PROJECT PLANNER: CHRIS WILLIAMSON ACTION:**
[View Resolution \[PDF - 51 KB\]](#)
1. **PLANNING AND ZONING PERMIT NO. 09-630-02 (Specific Plan Amendment), a request to modify regulations within the RiverPark Specific Plan to allow one freeway oriented sign at The Collection Shopping Center. The sign would be a maximum height of 60 feet tall and situated on the southern edge of the shopping center, on the north side of the 101 Freeway, between North Oxnard Boulevard and RiverPark Boulevard. The site is within District D of the RiverPark Specific Plan Area and also within the Historic Revitalization and Enhancement of Oxnard (HERO) redevelopment area. Staff has determined that the proposed specific plan amendment will not create additional impacts on the environment beyond those identified in certified Environmental Impact Report (EIR) No. 00-03 for the RiverPark Specific Plan area and will prepare an addendum to the EIR documenting such findings. Filed by RiverPark Collection, LLC, 30699 Russell Ranch Road, Suite 290, Westlake Village, CA 91362. PROJECT PLANNER: LINDA WINDSOR ACTION:**
[View Staff Report \[PDF - 809 KB\]](#)

2. **PLANNING AND ZONING PERMIT NO. 09-580-04 (Zoning Text Amendment)**
Repealing Section 16-135(A)(23) to remove mini-warehouse as a permitted use in the C-2 (General Commercial) Zone district. A mini-warehouse is a structure designed with individual compartments that are rented for more than 48 hours to store items. Such uses will remain conditionally permitted in industrial zone districts with approval of a special use permit. This amendment will provide consistency with previously adopted guidelines for mini-warehouses in the City. The proposal is exempt from environmental review under Section 15061(b)(3) of the CEQA Guidelines. Filed by the Planning Division, City of Oxnard, 214 South C Street, Oxnard, CA 93030. PROJECT PLANNER: STEPHANIE DIAZ ACTION:
[View Staff Report \[PDF - 233KB\]](#)

 3. **PLANNING AND ZONING PERMIT NO. 08-500-05 Special Use Permit to allow residential use in the CBD (Central Business District) Zone for the renovation of four vacant duplex apartment buildings located at 217 E. Sixth Street (APN 201-213-110). One building would be re-oriented on-site. Eight garage parking spaces and eight open visitor parking spaces are proposed to be added on the property. The proposed project is exempt from environmental review under Section 15301 of the CEQA Guidelines for Existing Facilities. Filed on behalf of Shlomo Amar by Coastal Architects, 505 South A Street Oxnard, CA, 93030. PROJECT PLANNER: STEPHANIE DIAZ ACTION:**
[View Staff Report \[PDF - 1.50 MB\]](#)

 - G. **PLANNING COMMISSION BUSINESS**

 - H. **PLANNING MANAGER COMMENTS**

 - I. **ADJOURNMENT FUTURE MEETINGS Thursday, April 2, 2009, 7:00 p.m., City Council Chambers Thursday, April 16, 2009, 7:00 p.m., City Council Chambers**
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