

CITY OF OXNARD

PLANNING COMMISSION

AGENDA

ADJOURNED REGULAR MEETING

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

Wednesday, April 6, 2011, 01:30 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

- 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 17, 2011

- 2. Adoption of a resolution denying an Alcohol Special Use Permit (PZ 10-510-14) to add distilled spirit sales for off-site consumption to an existing 1,682 square foot convenience store currently permitted to sell beer and wine at 1420 West Channel Islands Boulevard, known as Channel Islands Dairy. Filed by designated agent Migbel AlRabadi, on behalf of the property owner Hooshang Hakakzadeh, 18330 Sherman Way, Reseda, CA 91335. PROJECT PLANNER: JUSTIN BERANICH ACTION:**

- 3. Adoption of a resolution denying an Alcohol Special Use Permit (PZ 10-510-9) to allow a Type 20 Alcoholic Beverage Control license for beer and wine sales at an existing 14,410 square-foot Walgreens drugstore, located at 481 S. Ventura Road. Filed by attorney Jennifer Chavez, agent for Walgreens Co., 600 W. Broadway, Suite 2600, San Diego CA 92101. PROJECT PLANNER: BRIAN FOOTE ACTION:**

4. **Adoption of a resolution denying an Alcohol Special Use Permit (PZ 10-510-6) to allow a Type 20 Alcoholic Beverage Control license for beer and wine sales at an existing 15,146 square-foot Walgreens drugstore, located at 2303 N. Vineyard Avenue. Filed by attorney Jennifer Chavez, agent for Walgreens Co., 600 W. Broadway, Suite 2600, San Diego CA 92101. PROJECT PLANNER: BRIAN FOOTE ACTION:**
5. **Adoption of a resolution denying an Alcohol Special Use Permit (PZ 10-510-7) to allow a Type 20 Alcoholic Beverage Control license for beer and wine sales at an existing 14,426 square-foot Walgreens drugstore, located at 2851 S. Rose Avenue. Filed by attorney Jennifer Chavez, agent for Walgreens Co., 600 W. Broadway, Suite 2600, San Diego CA 92101. PROJECT PLANNER: BRIAN FOOTE ACTION:**

E. CONTINUED PUBLIC HEARINGS

1. **PLANNING AND ZONING PERMIT NO. 03-640-1 (Specific Plan), 03-560-1 (Prezoning), 03-620-3 (General Plan Amendment), 07-300-16 (Tentative Tract Map No. 5427); and 05-670-3 (Development Agreement) for the SouthShore project. The SouthShore project is generally located on the north side of Hueneme Road, east of Edison Drive, west of Olds Road, and south of the Tierra Vista and Villa Capri Neighborhoods. This area (approximately 322 acres) proposes a mix of uses including up to 1,545 residential dwelling units of varying types and densities; a 9.6 acre elementary school; a 28.5 acre community park; 15.5 acres of neighborhood parks and greenbelts; a 34 acre lake and open space areas; a 4.2 acre mixed-use commercial marketplace; and approximately 37.2 acres of light industrial uses. A general plan amendment is proposed to change the 2020 Land Use Map for the specific plan area from low-medium density residential, general commercial, parks, and open space buffer to specific plan. The tentative tract map will allow for phased development within the project area over the next 30 years. The City Council certified the Final Environmental Impact Report for the SouthShore project on March 23, 2010 (FEIR No. 05-03). SouthShore application filed by Hearthside Homes/Ito Farms, 6 Executive Circle, Suite 250, Irvine, CA 92614. PROJECT PLANNER: KATHLEEN MALLORY ACTION:**

F. NEW PUBLIC HEARINGS

1. **PLANNING AND ZONING PERMIT NO. 10-300-06 (Tentative Parcel Map), a request to subdivide an approximately 22-acre site. The parcel map will divide the parcel into four separate parcels. The subject property is largely developed and located at 2000/2001 Lockwood Street. A portion of it was previously occupied by Cars 101. No development is proposed as part of this request. Future development will be considered at a later time, in accordance with the City Code. The project is exempt from environmental review pursuant to Section 15315 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Mike Penrod, McGaelic**

Group c/o Parkstone Companies, 860 Hampshire Road, Suite U, Westlake, CA 91361. PROJECT PLANNER: JUAN MARTINEZ ACTION:

- 2. PLANNING AND ZONING PERMIT NO. 09-500-06 (Special Use Permit), a request for approval of a Special Use Permit to construct a one-story 8,645 square foot church facility, parking, landscaping, and related site improvements on a vacant 34,848 square-foot property. The applicant is requesting administrative relief from parking requirements in accordance with City Code Â§16-651(4), in order to provide 32 on-site parking spaces instead of the Code required 34 spaces. The project site is located at 1200 Pacific Avenue, at the southeast corner of Pacific Avenue and Titan Place. The project is exempt from environmental review pursuant to Section 15332 of the CEQA Guidelines, for in-fill development projects. Filed by Ramez Gerges, P.E., agent for Saint John the Baptist Coptic Church, 8 Baker Lane, Goleta, CA 93117. PROJECT PLANNER: BRIAN FOOTE ACTION:**

- 3. PLANNING AND ZONING PERMIT NO. 11-510-02 (Major Modification to Special Use Permit), A request to modify conditions of approval to allow public dances and live entertainment at Puerto Nuevo Restaurant, located at 3600 Saviers Road. The restaurant currently comprises 3,200sq.ft. and has a 90 person occupancy. No physical changes to the existing facility are proposed with this request. The existing hours of operation are from 8:00 a.m. to 9:00 p.m. Wednesday through Friday, Sunday and Monday, and from 8:00 a.m. to 12:00 a.m. on Saturday. The proposed hours of operation are from 8:00a.m. to 12:00a.m. Monday and Thursday, and 8:00a.m. to 1:00a.m. Wednesday, Friday, Saturday and Sunday, and closed on Tuesday. The proposed project is exempt from environmental review under Section 15301 of the CEQA Guidelines. Filed by designated agent Tamara Culter, on behalf of the property owner, Rami Griswald, 3600 Saviers Road, Oxnard CA 93033. PROJECT PLANNER: JUSTIN BERANICH ACTION:**

G. PLANNING COMMISSION BUSINESS

H. PLANNING MANAGER COMMENTS

- I. ADJOURNMENT FUTURE MEETINGS Thursday, April 21, 2011, 7:00 p.m., City Council Chambers Thursday, May 5, 2011, 7:00 p.m., City Council Chambers**
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