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Disclaimer: Minutes are considered unofficial until approved and executed at which time they will contain signatures

MINUTES

OXNARD PLANNING COMMISSION

REGULAR MEETING

APRIL 2, 2015

- 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 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 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 19, 2015
- F. CONTINUED PUBLIC HEARINGS
- G. NEW PUBLIC HEARINGS

1. PLANNING AND ZONING PERMIT PZ NO. 11-300-07 (Tentative Tract Map No. 5745) and Supplemental Environmental Impact Report (No. 2014-01) for the previously adopted Village Specific Plan project area. Tentative Tract Map for Tract No. 5745 is a request to subdivide The Village Specific Plan area in substantial conformance with the previously adopted specific plan by creating 17 numbered lots and 19 lettered lots for development, public improvements, and open space previously entitled by The Village Specific Plan. The 62-acre specific plan area is located in the western portion of Ventura County, near the northern edge of the City of Oxnard, and is bounded by the Ventura Freeway (Highway 101) to the north, Oxnard Boulevard to the east, the Union Pacific Railroad (UPRR) and El Rio Drain to the south, and North Ventura Road and the Santa Clara River to the west. Filed by Oakwood Communities, Inc., 64 Maxwell, Irvine, CA 92618. PROJECT PLANNER: Kathleen Mallory ACTION:

Document: PDF - 21.9 MB

2. PLANNING AND ZONING PERMIT 14-500-03 (Special Use Permit); PZ NO. 14-535-02 (Density Bonus); PZ NO. 14-300-04 (Tentative Tract Map), a request to subdivide two parcels and develop a 1.82-acre vacant thru-lot with five, three-story structures with a total of 40 attached two- and three-bedroom dwellings (32 market rate and 8 affordable [20% of the total dwellings]) and site improvements and amenities located along Saviers Road and Courtland Street (5557 and 5527 Saviers Road) with. The project includes a density bonus request for 7 dwelling units in addition to the 33 dwelling units allowed by City Code under the R-3 standards (a 21.2% density bonus). The proposal includes a request for two concessions (building separation, and interior yard space) in accordance with State density bonus law. The project is exempt from environmental review under Section 15332 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Henry Casillas of Aldersgate Investments, LLC. on behalf of Apchanco 18, LLC, 8213 White Oak Avenue, Rancho Cucamonga, California 91730 (the "Applicant"). PROJECT PLANNER: Jasch Janowicz ACTION:

Document: PDF - 17.4 MB

3. PZ NO. 14-550-02 (Major Modification to SUP No. 05-500-02), a request to construct and operate a new drive-through self-serve car wash in the northwest corner of the Lowe's Shopping Center on a 1.57 acre site located at 1971 N. Oxnard Boulevard adjacent to the existing O'Reilly Auto Parts store. The car wash project would involve the demolition and reconstruction of a portion of the parking lot used by O'Reilly Auto Parts, construction of a 4,675 square foot car wash building, 19 covered parking stalls for vacuum stations including 1 van accessible parking stall, 4 employees parking stalls including 1 van accessible stall, associated vehicle circulation improvements, and landscaping. The Project is exempt from

environmental review under Section 15303 (c) of the California Environmental Quality Act (CEQA) Guidelines. Filed by Robert Vermeltfoort of VAI Architects, Inc. on behalf of Upside Oxnard, LLC, 23875 Ventura Boulevard, Suite 101, Calabasas, California 91302 (the "Applicant"). PROJECT PLANNER: Jasch Janowicz ACTION:

Document: PDF - 7.34 MB

H. REPORTS; STUDY SESSION

I. PLANNING COMMISSION BUSINESS

J. PLANNING MANAGER COMMENTS

K. ADJOURNMENT FUTURE MEETINGS Thursday, April 16, 2015, 7:00 p.m., City Council Chambers Thursday, May 7, 2015, 7:00 p.m., City Council Chambers Page 2 April 2, 2015

Deirdre Frank, Chair

ATTEST:

Susan L. Martin, Secretary