

**CITY OF OXNARD
PLANNING COMMISSION
AGENDA**

SPECIAL MEETING

Performing Arts & Convention Center (Oxnard Room), 800 Hobson Way, Oxnard

June 21, 2007

07:00 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. PLANNING COMMISSION BUSINESS

- E. ADJOURNMENT REGULAR MEETING Council Chambers, 305 West Third Street
Thursday, June 21, 2007, 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 - June 7, 2007

E. CONTINUED PUBLIC HEARINGS

F. NEW PUBLIC HEARINGS

1. PLANNING AND ZONING PERMIT NO. 06-500-10 (Special Use Permit), 07-510-1 (Special Use Permit), and 06-300-6 (Tentative Parcel Map), a request to develop a vacant 3.77 acre site with a 129-room, extended stay hotel, including parking and landscaping, a meeting room, a "lodge" serving light evening meals with alcoholic beverages and breakfast for guests; an outdoor swimming pool; and an outdoor barbeque area, located at 1950 Solar Drive, north of Gonzales Road, west of Rice Avenue (APN: 231-0-052-035), within the Business & Research Park (BRP) zone. The project site is on the vacant portion of a 6.47-acre parcel occupied by the existing Hilton Garden Inn. The applicant also requests Administrative Relief to allow a decrease in the number of required parking spaces (from 270 to 143 spaces) in accordance with Section 16-651 (B) (4) of the Oxnard City Code, an increase in building height from 35 feet to 59 feet, and a decrease in one side yard setback (from 59 feet to 10 feet). The tentative parcel map would divide the property into two separate lots. There is no substantial evidence that the proposed project may have a significant effect on the environment, and a mitigated negative declaration will be adopted. Filed by T.M. Mian & Associates, 1106 N. Highway 360, Suite 400, Grand Prairie, TX 75050. PROJECT PLANNER: LINDA WINDSOR ACTION:

Document: View Report [PDF - 17.8 MB]

1. PLANNING AND ZONING PERMIT NO. 06-500-13(Special Use Permit) a request to construct a 4,728 square foot drive-through carwash and a second 2,584 square foot commercial building on a 1.30 acre property zoned C2 (General Commercial). The project is located on the northwest corner of the Channel Islands Blvd and Oxnard Blvd (Hwy 1) intersection [APN(s) 220-0-093-04 & 220-0-093-05] in the Gateway South Commercial Center. The proposed project is exempt from environmental review under Section 15332 of the CEQA Guidelines. Filed by Sunshine R.E. Holdings, LLC, 6701 Lennox Avenue, Van Nuys, CA 91401. PROJECT PLANNER: WINSTON WRIGHT ACTION:

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F. NEW PUBLIC HEARINGS

2. PLANNING AND ZONING PERMIT NO. 05-620-07 (General Plan Amendment), 05-540-05 (Zone Change), 05-540-05 (Special Use Permit for Planned Residential Group), and 05-300-29 (Tentative Map and Alley Vacation), a request to construct 190 residential units, consisting of 134 townhomes and 56 detached single-family residences and 17,821 square feet of commercial use on 13.9 acres located at 1250 Oxnard Boulevard near the Five-Points intersection in the Five-Points Northeast Neighborhood. The proposed residential density is 15.8 units per acre. A 1.77 acre public park would also be provided. A General Plan Amendment is requested to change the land use designation from Commercial General to Medium Density Residential and Park. A Zone Change is requested to change the zone district from Commercial Manufacturing Planned Development (C-M PD) to Medium Density Residential Planned Development (R-3 PD) and Community Reserve (CR), a Zone Change for the Oxnard Boulevard frontage is requested from Light Manufacturing (M-1) to General Commercial Planned Development (C-2 PD) to allow mixed use. A Tentative Subdivision Map is requested for residential condominium purposes, one park parcel, and one parcel for commercial/residential mixed use. A vacation of the City's alley on the south side of the property is also requested. Modifications are requested to zone code standards including building heights, building setbacks, yard areas, building separations, storage areas and commercial parking. The site is in the redevelopment area and an Owner Participation Agreement will be needed for the development. The project involves Assessors Parcel Nos 204-0-020-05, 08, 09, 10, 11, 14, 15, 26, 27, and 28. There is no substantial evidence that the proposed project may have a significant effect on the environment and a mitigated negative declaration will be considered for adoption. Filed by Olson Company, 1701 N. Lombard, Suite 100, Oxnard, CA 93030. PROJECT PLANNER: ASHLEY GOLDEN ACTION:

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Document: View Report [PDF - 15.9 MB]

3. REVIEW OF DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR PLANNING & ZONING PERMIT NOS. 03-640-1 (Specific Plan Amendment), 03-560-1 (Rezoning), 03-620-3 (General Plan Amendment), and 05-670-3 (Development Agreement) for the North Ormond Beach/SouthShore project, and PERMIT NOS. 03-640-02 (Specific Plan Amendment), 03-560-02 (Rezoning), 03-620-08 (General Plan Amendment), and 05-670-

04 (Development Agreement) for the South Ormond Beach project. The North Ormond Beach/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 1,283 residential dwelling units of varying types and densities; an elementary school; a high school; a community park; neighborhood parks; an 18-acre lake; a mixed-use commercial marketplace; light industrial uses; and open spaces and trails. The South Ormond Beach project is generally located on the south side of Hueneme Road, east of Edison Drive, west of Arnold Road, and north of coastal dunes and beach areas. This area (approximately 595 acres) proposes a 375-acre business park, including a business/research campus, light industrial facilities and harbor-related uses. The remaining 220 acres would continue in agricultural use and would not be annexed to the City as part of this project. This property may be sold to the California Coastal Conservancy or partner organization for use as part of the larger Ormond Beach wetland restoration project. The California Coastal Conservancy is coordinating the restoration and maintenance planning of this area. All existing agricultural uses will continue in this area until the restoration process begins. Based upon the DEIR, significant and unavoidable impacts include: Water Resources, Air Quality, Agricultural Resources, Noise (North Ormond Beach/SouthShore project only) and Visual/Aesthetic Resources. The public comment period for the DEIR began on May 21, 2007 and originally ended at 5:00 p.m. on July 5, 2007, but has been extended to end at 5:00 p.m. on July 20, 2007. The DEIR is available on the City's website, and at the City's Planning Division office (305 West Third Street, second floor-west wing) in Oxnard. North Ormond Beach/SouthShore application filed by Hearthside Homes, 6 Executive Circle, Suite 250, Irvine, CA 92614. South Ormond Beach application filed by Marathon Land, et. al., PO Box 579, Port Hueneme, CA 93044-0579. PROJECT PLANNER: KATHLEEN MALLORY ACTION:

Document: View Report [PDF - 3.11 MB]

G. PLANNING COMMISSION BUSINESS

H. PLANNING MANAGER COMMENTS

I. ADJOURNMENT FUTURE MEETINGS
