

**CITY OF OXNARD
PLANNING COMMISSION
AGENDA**

SPECIAL MEETING

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

September 20, 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, September 20, 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 - September 6, 2007

2. Resolution denying a Special Use Permit (PZ 06-500-17) for demolition of an existing fuel service station and related infrastructure and construct a new single story 7,218 square foot commercial building with related necessary improvements. The site is zoned C2-PD and is located at 2330 Saviers Road, within the Cal Gisler Neighborhood. In accordance with Section 15303 of the CEQA Guidelines, the proposed project is exempt from environmental. Filed by S & R Auto Service Center, Inc., 2330 Saviers Rd., Oxnard, CA 93033. PROJECT PLANNER: JUAN MARTINEZ ACTION:

2. PLANNING AND ZONING PERMIT NO. 05-300-24 (Tentative Map) to merge and re-subdivide into three parcels an irregular shaped 4.9 acre site comprised of various lots, including the vacation of public right of way. The project site is located in District E of the RiverPark Specific Plan and is bounded by Myrtle Street, Vineyard and the 101 Freeway. Approval of the subdivision will include off-site improvements which consist of the widening of Myrtle Street, improvements to the Vineyard/Myrtle intersection, and improvements along Vineyard Avenue. In accordance with Section No. 15315 (Class 15) of the CEQA Guidelines, the proposed project is exempt from environmental review. Filed by Tony Talamante, RiverPark Legacy, LLC, 30699 Russel Ranch Road, Suite 290, Westlake Village, CA 91362. PROJECT PLANNER: JUAN MARTINEZ ACTION:

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E. CONTINUED PUBLIC HEARINGS

F. NEW PUBLIC HEARINGS

1. PLANNING AND ZONING PERMIT NO. PZ 06-570-06 (Zone Change); PZ 05-500-27 (Special Use Permit); and PZ 05-300-30 (Tentative Parcel Map). The proposed project involves an application for a zone change on Parcel 3 from Business and Research Park (BRP) to Light Manufacturing, Planned Development (M-1-PD); a tentative parcel map, and special use permit for the proposed construction of a self storage facility with caretaker's residence and industrial condominiums. A Mitigated Negative Declaration (MND-07-05) has been prepared for the project. The entire project site is approximately 9.67 acres located at the southeast corner of Teal Club Road and Victoria Avenue and is located entirely within the City of Oxnard city limits. The parcel to be subdivided is Assessor's Parcel Number

183-0-090-575. Filed by D2 Development, 5023 North Parkway Calabasas, Suite 200, Calabasas, CA 91302. PROJECT PLANNER: KATHLEEN MALLORY ACTION:

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2. PLANNING AND ZONING PERMIT NO. 07-630-02 , a text amendment to the Rose-Santa Clara Corridor Specific Plan (RSC Plan) that would allow auto sales and service uses, currently allowed in Section 4.2.1, on an adjacent 15-acre site within the business park use area (Section 4.2.2) with the same development standards as found in the auto sales and service section. A Mitigated Negative Declaration (MND-07-08) has been prepared for the project. The 15-acre project site includes two parcels, 1801 Auto Center Drive and 2901 Paseo Mercado, and a southerly portion of a third parcel, 3001 Paseo Mercado. Filed by Michael Wallace, Wallace Properties, P.O. Box 5026, Oxnard, CA, 93031. PROJECT PLANNER: CHRIS WILLIAMSON ACTION:

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3. PLANNING AND ZONING PERMIT NO. 07-630-03 (Specific Plan Amendment) an amendment to the Rose-Santa Clara Corridor Specific Plan amending: 1) Exhibit 6 within the specific plan to create Land Use Area 4A consisting of 8.43 acres located east of Land Use Area 4; 2) allow Truck and Heavy Equipment Sales and Services (Land Use Area 4A) to be permitted signage in accordance with Section 6.7.4.B of the Specific Plan; 3) addition of Truck and Heavy Equipment Sales and Services (Area 4A) to Section 4.2.4 of the Specific Plan; and 4) to create Temporary Sign Regulations for Auto Dealerships within the Specific Plan area. The specific plan area is located north of U.S. 101, west of Rice Avenue, east of Rose Avenue, and south of the City limits. The proposed project has been deemed to be exempt from the California Environmental Quality Act (CEQA) based upon Section 15061 of Title 14 of the California Code of Regulations that specifies that a project is not subject to environmental review when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Filed by the City of Oxnard. PROJECT PLANNER: KATHLEEN MALLORY ACTION:

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G. STUDY SESSION ON THE GREAT PROGRAM

H. PLANNING COMMISSION BUSINESS

I. PLANNING MANAGER COMMENTS

J. ADJOURNMENT FUTURE MEETINGS
