

**CITY OF OXNARD
PLANNING COMMISSION
AGENDA**

SPECIAL MEETING

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

March 20, 2008

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, March 20, 2008, 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 - February 21, 2008 and March 6, 2008
2. PLANNING AND ZONING PERMIT NO. 07-300-20 (Tentative Subdivision Map for Tract No. 5781), to subdivide a 6.58 acre site into two lots; one lot (6.15 acres) for condominium airspace of 154 attached affordable residential units and a second lot (.43 acre) for public park space. The site is comprised entirely of Lot 18 of Tract 5352-1 (APN:132-0-110-24) and it is at the southwest portion of Planning District F within the RiverPark Specific Plan. It is bounded on the north by American River Court, on the west and south by River Park Drive, and on the east by Lot 19 of Tract 5352-1. The proposed plans for the residential development are reviewed separately by the Development Services Director and are not a part of this request. Potential environmental impacts for the proposed development have been analyzed as part of EIR No. 00-03, certified for the RiverPark Specific Plan in July of 2002. Filed by Tony Talamante, RiverPark Legacy, LLC 30699 Russell Ranch Road, Suite 290, Westlake Village, CA 91361. PROJECT PLANNER: JUAN MARTINEZ ACTION:

Document: View Staff Report [PDF 13.8 MB]

3. PLANNING AND ZONING PERMIT NO. 08-580-02 (Zone Text Amendment); An amendment to the City Code, adding Section 16-36 concerning parking and landscaping on property in the R-1, Single Family Zone District. The proposed section would be applicable to all R-1 property City-wide. Filed by the City of Oxnard, 300 West Third Street, Oxnard, CA 93030. PROJECT PLANNER: JAMES RUPP ACTION:

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E. CONTINUED PUBLIC HEARINGS

2. PLANNING AND ZONING PERMIT NO. 07-300-20 (Tentative Subdivision Map for Tract No. 5781), to subdivide a 6.58 acre site into two lots; one lot (6.15 acres) for condominium airspace of 154 attached affordable residential units and a second lot (.43 acre) for public park space. The site is comprised entirely of Lot 18 of Tract 5352-1 (APN:132-0-110-24) and it is at the southwest portion of Planning District F within the RiverPark Specific Plan. It is bounded on the north by American River Court, on the west and south by River Park Drive, and on the east by Lot 19 of Tract 5352-1. The proposed plans for the residential development are reviewed separately by the Development Services Director and are not a part of this request. Potential environmental impacts for the proposed

development have been analyzed as part of EIR No. 00-03, certified for the RiverPark Specific Plan in July of 2002. Filed by Tony Talamante, RiverPark Legacy, LLC 30699 Russell Ranch Road, Suite 290, Westlake Village, CA 91361. PROJECT PLANNER: JUAN MARTINEZ ACTION:

Document: View Staff Report [PDF 13.8 MB]

1. PLANNING AND ZONING PERMIT NO. 07-500-7 (Special Use Permit), a request to demolish an existing 16,610 square foot retail building (currently occupied by the Salvation Army Thrift Store) and build a 14,410 square foot Walgreens pharmacy with prescription drive-through window, located at 481 South Ventura Road, within the Trolley Plaza Shopping Center (APNs: 183-133-030 and 183-133-031). The property is zoned General Commercial Planned Development (C2PD) and is within the HERO Redevelopment area. The proposed project is exempt from environmental review under Section 13502 of the CEQA Guidelines. Filed by Paul Poirier, Poirier + David Architects, 156 W Alamar, Suite C, Santa Barbara, CA 93105. PROJECT PLANNER: LINDA WINDSOR ACTION:

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F. NEW PUBLIC HEARINGS

1. PLANNING AND ZONING PERMIT NOS. 07-500-16 (Special Use Permit) and 07-590-2 (Zone Variance), a request to construct a two-story, two-unit residence on a 5,171 square foot lot, and reduce the required side yard set back for a portion of the project from 5 feet to 4 feet 1 inch, located at 315 Cooper Road (APN: 201-0-053-170) in the General Commercial (C-2) zone, within La Colonia Neighborhood. The proposed project is exempt from environmental review under Section 15303 of the CEQA Guidelines. - Filed by Habitat for Humanity, 167 Lambert Street, Oxnard CA 93036. PROJECT PLANNER: LINDA WINDSOR ACTION:

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2. PLANNING AND ZONING PERMIT NO. 07-510-11 (Special Use Permit), a request to allow beer and wine sales (ABC License Type 41), for on-site consumption within a proposed 2,500 square foot restaurant (Anaba Sushi), located at the southwest corner of Wooley Road and Victoria Avenue, at 3942 Tradewinds Drive, in the Seabridge Shopping Center, (APN: 188-0-250-07). The project is exempt from environmental review under Section 15301 of the CEQA Guidelines. Filed by Elizabeth Callahan, EDCO, 400 Esplanade Dr., Suite 301, Oxnard, CA 93036, on behalf of business owner Minsoo Kim. PROJECT PLANNER: JODI LACHANCE ACTION:

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3. PLANNING AND ZONING PERMIT NOS. 07-600-06 (GPA), 07-570-04 (ZC), 07-300-13 (TPM), and 07-500-14 (SUP). The proposed project involves a general plan amendment (GPA) to change the land use designation on the southwest corner of Channel Islands Boulevard and Rose Avenue from Residential Low Medium Density to General Commercial. The zone change (ZC) is proposed to change the zoning from R-2-PD (Multiple-family) to C-2-PD (General Commercial, Planned Development). A tentative parcel map (TPM) is also proposed to subdivide the project area resulting in three parcels. A special use permit (SUP No. 07-500-14) is proposed for construction of a 13,929 sq. ft. Fresh and Easy grocery store (Tesco) with alcohol sales, and approximately 5,630 sq. ft. of additional retail building square footage. The GPA, ZC, and TPM will facilitate development of the commercial and the future development of a church project to the south. The entire project is 4.05 acres. 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. The parcel to be subdivided is Assessor's Parcel Number 221-0-232-515. Filed by Tom Davies, Churchyard Development, LLC., 2225 Glastonbury Road, Westlake Village, CA 91361. PROJECT PLANNER: KATHLEEN MALLORY ACTION:

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4. PLANNING AND ZONING PERMIT NOS. 08-620-01 (General Plan Amendment) and 07-500-13, (Special Use Permit) changing the land use designation from Residential Medium to Light Industrial and allow development of the Advanced Water Purification Facility (AWPF) project on the 4.65 acre vacant site at the northeast corner of Perkins Road and Magellan Road (APN 231-009-225) consisting of a visitor center, process and chemical buildings, parking, service areas, perimeter fencing, and demonstration wetlands. The AWPF is a component of the GREAT Program and was included in the Final GREAT Program Environmental Impact Report that was certified by the Planning Commission on May 20, 2004. Filed by City of Oxnard, Public Works Department, 305 West Third Street, Oxnard, CA 93030. PROJECT PLANNER: CHRIS WILLIAMSON ACTION:

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G. PLANNING COMMISSION BUSINESS

H. PLANNING MANAGER COMMENTS

I. ADJOURNMENT
