

CITY OF OXNARD

PLANNING COMMISSION

AGENDA

ADJOURNED REGULAR MEETING

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

Wednesday, June 15, 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 - May 19, 2011

- 2. Review of proposed Capital Improvement Program Projects for Fiscal Year 2011-12, for conformity with the City's 2020 General Plan. Filed by the City of Oxnard, 300 West Third Street, Oxnard, CA 93030. PROJECT PLANNER: MICHAEL MORE ACTION:**

- 3. PLANNING AND ZONING PERMIT NO. 11-530-01 (Special Use Permit for Wireless), a request to construct and operate a 50-foot tall wireless facility and an enclosed equipment area at an existing self-storage facility, located at 3371 West Fifth Street. The project is exempt from environmental review under Section 15301 of the CEQA Guidelines. Filed by Designated Agent Ryan Young, Delta Groups, Inc., 2362 McGaw Avenue, Irvine, CA 92614. PROJECT PLANNER: DOUG SPONDELLO ACTION:**

E. CONTINUED PUBLIC HEARINGS

1. **PLANNING AND ZONING PERMIT NO. 10-520-4 (Minor Special Use Permit)**, a request for approval of a Special Use Permit to expand the existing Thursday morning farmer's market located in Plaza Park. The proposal includes additional hours of operation to include Thursday evenings and Saturday mornings, as well as live entertainment, children's activities, and directional signs on Oxnard Boulevard and South B Street. The subject property is Plaza Park located at 500 South C Street. The project is exempt from the California Environmental Quality Act (CEQA) in accordance with Sections 15301 and 15311 for the permitting of existing facilities and placement of temporary use items in generally the same locations from time to time in publicly owned parks. Filed by Elizabeth Callahan, V.P., Economic Development Corporation of Oxnard (EDCO), on behalf of Coastal Pacific Certified Markets, 400 East Esplanade Drive, Suite 301, Oxnard CA 93036. **PROJECT PLANNER: BRIAN FOOTE ACTION: CONTINUE OFF CALENDAR**

2. **PLANNING AND ZONING PERMIT NO. 09-630-03 (Specific Plan Amendment) and PLANNING AND ZONING PERMIT NO. 11-670-01 (Development Agreement Amendment)**. The specific plan amendment is a request for land use changes within the RiverPark Specific Plan area. Specifically, the amendment would reduce the maximum commercial building area from 2,485,000 sq. ft. to 2,078,000 sq. ft., and increase the maximum number of residences from 2805 to 3145, within the RiverPark Specific Plan Area. The amendment also includes a new requirement for Parking Management Plans for new apartment developments and minor administrative changes. The development agreement amendment makes changes to an adopted agreement between the RiverPark developers and the City of Oxnard, to implement the specific plan amendment provisions related to phasing, affordable housing, and development fees. The site is north of US Highway 101 and south of the City boundary and generally 225 feet south of Montgomery Avenue; between the Santa Clara River and RiverPark Boulevard, within the RiverPark Neighborhood, RiverPark Specific Plan area, and Historic Revitalization and Enhancement of Oxnard (HERO) redevelopment area. Staff has determined that the proposed specific plan amendment will not create additional impacts on the environment beyond those identified in certified Environmental Impact Report (EIR) No. 00-03 for the RiverPark Specific Plan area and has prepared an addendum to the EIR documenting such findings. The Planning Commission's action on these requests is a recommendation to the City Council. Filed by designated agent Tony Talamante for RiverPark Legacy, LLC, 1250 Corona Pointe Court, Corona, CA 92879. **PROJECT PLANNER: LINDA WINDSOR ACTION:**

F. NEW PUBLIC HEARINGS

1. **PLANNING AND ZONING PERMIT NO. 09-550-10 (Special Use Permit)**, a request to permit and authorize CEMEX to expand and continue to use a 0.4 acre parcel situated directly adjacent to their existing concrete batch plant facility located at 548 Diaz Avenue. The site will be primarily used for truck clean-out and to park cement mixing trucks. The special use permit will permit activity on the 0.4-acre parcel and incorporate existing concrete batch plant operations that exist on a portion of a 1.8-

acre site. The project is exempt from environmental review under Section 15301 of the CEQA Guidelines. Filed by CEMEX Construction Material Pacific LLC, P.O. Box 1500 Houston, Texas 77251. PROJECT PLANNER: JUAN MARTINEZ
ACTION: CONTINUE TO JULY 7, 2011

2. **PLANNING AND ZONING PERMIT NO. 10-580-02 (Zone Code Text Amendment).** The proposed Zone Code Text Amendment to Chapter 16 (Zoning Ordinance) addresses disabled persons seeking a reasonable accommodation in the provision of housing and is intended to comply with federal and state fair housing laws. A reasonable accommodation is defined as relief from the strict application of the City's zoning and land use regulations, policies, and practices when such an accommodation is found to be reasonably necessary to provide a disabled individual an equal opportunity to use and enjoy a dwelling. The proposed project is exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, which sets forth the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. The adoption of this ordinance will not create a significant effect and is therefore exempt. The Planning Commission's action on this request is a recommendation to the City Council whose action is final. Filed by the City of Oxnard, 305 W. Third Street, Oxnard, CA 93030. PROJECT PLANNER: STEPHANIE DIAZ ACTION:

G. **PLANNING COMMISSION BUSINESS**

H. **PLANNING MANAGER COMMENTS**

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