

**CITY OF OXNARD
PLANNING COMMISSION
AGENDA**

SPECIAL MEETING

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

June 05, 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, June 5, 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 - May 15, 2008

2. PLANNING AND ZONING PERMIT NO. 08-300-2 (Tentative Parcel Map), a request to subdivide an 84.47 acre parcel into one 1.95 acre lot within the city and one 82.5 acre parcel within the unincorporated county, located on the northeast corner of El Dorado Avenue and Channel Islands Boulevard at 2801 Channel Islands Boulevard (APN 220-0-030-045). The proposed project is exempt from environmental review under Section 15315 of the CEQA Guidelines. Filed by Tim White, 750 W. Gonzales Road, Oxnard, CA 93036. PROJECT PLANNER: JUSTIN BERANICH ACTION:

Document: [View Staff Report \[PDF - 1.75 MB\]](#)

E. CONTINUED PUBLIC HEARINGS

F. NEW PUBLIC HEARINGS

1. PLANNING AND ZONING PERMIT NO. 07-670-03 Notice of Intent to Adopt Development Agreement for an approved land subdivision (Tentative Tract No. 5063) consisting of twelve lots for future residential development on property located on the west side of Harbor Boulevard, between Breakers Way and Reef Way. The subject site is currently vacant and consists of 1.39 gross acres. Action on the development agreement is exempt from environmental review under Section 15061(b)(3) of the CEQA Guidelines. Filed by Elevar Seven, LLC, 501 Spectrum Circle, Oxnard, CA 93030. PROJECT PLANNER: SUE MARTIN ACTION:

Document: [View Staff Report \[PDF - 2.08 MB\]](#)

2. PLANNING AND ZONING PERMIT NO. 04-500-20 (Special Use Permit) a request to conduct church services in an existing building located at 232 W. Pleasant Valley Road, within the Southwinds Neighborhood, on property zoned C-2-PD (General Commercial-Planned Development). The project includes a request for 475 seats. Filed by Victory Outreach Church, 232 W. Pleasant Valley Road, Oxnard, CA 93033. PROJECT PLANNER: STEPHANIE DIAZ ACTION:

Document: [View Staff Report \[PDF - 3.37 MB\]](#)

3. PLANNING AND ZONING PERMIT NO. 07-200-03(Planned Development Permit) a request to replace a one-story 1,021 square foot bakery with a new two-story mixed-use building that has 2,167 square foot bakery on the first floor and 1,296 square foot one-bedroom apartment on the second floor. The request includes placing a loading zone on I Street immediately adjacent and contiguous to the subject property. The 8,650 square foot property, commonly known as Oralia's Bakery, is located at 942 West Wooley Road within the Hill Street Neighborhood and the Historic Enhancement and Revitalization of Oxnard redevelopment area. The proposed project is exempt from environmental review under Sections 15301 & 15303 of the CEQA Guidelines. Filed by Ed Campbell on behalf of Carina Mendez and Ricardo Suarez, 1143 East Main Street, Ventura, CA 93001. PROJECT PLANNER: WINSTON WRIGHT ACTION:

Document: [View Staff Report \[PDF - 5.87 MB\]](#)

4. PLANNING AND ZONING PERMIT NO. 08-300-1 (Tentative Subdivision Map for Tract No. 5776) a request to convert the 154-unit Royal Palms Mobile Home Park located at 205 East Factory Lane from rental to condominium ownership. Project located in the Five Points Northeast neighborhood and is statutorily exempt from environmental review under Public Resource Code 21080.8. Filed by Royal Palms, LLC, 23622 Calabasas Road, Suite 100, Calabasas, CA 91302. PROJECT PLANNER: CHRIS WILLIAMSON ACTION:

Document: [View Staff Report \[PDF 4.79 MB\]](#)

5. PLANNING AND ZONING PERMIT NO. 07-530-2 (Wireless Special Use Permit) for installation of a stealth, roof-mounted, telecommunications facility at the base of a steeple and related ground-level equipment; and PZ 07-570-08 (Zone Change) of the underlying residentially-zoned parcels (R-1, R-2, and R-4) to Commercial Office (CO). Located at the First Baptist Church of Oxnard, 936 West Fifth Street, Oxnard, CA 93030. The proposed project is exempt from environmental review under Section 15303 of the CEQA Guidelines. Filed by Synergy Development Services on behalf of T-Mobile, 7146 Valjean Avenue., Van Nuys, CA 91406. PROJECT PLANNER: CHRIS WILLIAMSON ACTION:

Document: [View Staff Report \[PDF - 4.18 MB\]](#)

6. PLANNING AND ZONING PERMIT NO. 06-620-05 (General Plan Amendment); 06-570-09 (Zone Change); 06-300-12 (Tentative Subdivision Map No. 5580); and 06-500-14 (Special Use Permit for a Planned Residential Group). The proposed project involves an request for approval of a General Plan Amendment from Neighborhood Commercial to Medium Density Residential (13-18 DU/Acre); a Zone Change from C-2 (General Commercial) to R-3-PD (Garden Apartment, Planned Development); and approval of a Special Use Permit for a Planned Residential Group for modifications to the front and rear yard setbacks; interior yard space and building separation requirements; placement of

balconies and patios; parking area design; and building heights. The project is proposed on two parcels known as APNs 187-0-060-105 (existing service station site) and 187-0-060-095 (Channel Islands Shopping Center). Approval of the aforementioned permits would permit the construction of 116 for sale residential condominium units. The entire parcel is 7.72 gross acres and is located on the northeast corner of South Victoria Avenue and Hemlock Street. Filed by Courtyard at Mandalay Bay, LLC., 5010 Parkway Calabasas, Suite 105, Calabasas, CA 91302. PROJECT PLANNER: KATHLEEN MALLORY
ACTION:

Document: View Staff Report [PDF - 4.32 MB]

Document: View Tech Studies Part 1[PDF - 8.17 MB]

Document: View General Plan Amendment [PDF - 1.25 MB]

Document: View Tech Studies Part 2[PDF - 13.6 MB]

G. PLANNING COMMISSION BUSINESS

H. PLANNING MANAGER COMMENTS

I. ADJOURNMENT FUTURE MEETINGS
