

CITY OF OXNARD

PLANNING COMMISSION

AGENDA

REGULAR MEETING

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

Thursday, August 19, 2010, 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 - August 5, 2010
 2. Adoption of a resolution denying a Minor Special Use Permit (PZ 10-520-01) to permit the operation of a church (Life of Victory Worship Center), within an existing 3,328 square foot industrial suite, located at 2041 Cabot Place, Unit B. Filed by Designated Agent Elizabeth Callahan, 400 Esplanade Drive, Suite 301, Oxnard, CA 93036. PROJECT PLANNER: DOUG SPONDELLO ACTION: View Staff Report [PDF - 51.2 KB]

E. CONTINUED PUBLIC HEARINGS

1. PLANNING AND ZONING PERMIT NO. 10-510-5, a request to permit the sale of beer and wine for off-site consumption to registered hotel guests from the hotel's "Suite Shop," and to permit sale and service of beer and wine for on-site consumption to registered overnight hotel guests and their invitees, during the hotel's complimentary "happy hour" within the existing Homewood Suites Hotel, located at 1950 Solar Drive. The proposed project is exempt from environmental review under Section 15301 of the CEQA

Guidelines for Existing Facilities. Filed by Mian Extended Stay, Inc., 1106 N. Highway 360, Suite 400, Grand Prairie, Texas 75050. PROJECT PLANNER: LINDA WINDSOR ACTION:

[View Staff Report \[PDF - 1.01 MB\]](#)

F. NEW PUBLIC HEARINGS

1. **PLANNING AND ZONING PERMIT NO. 10-520-02 (Minor Special Use Permit)** a request to permit the operation of a pawn shop (Saul's Jewelry and Loan) within an existing 3,500 square foot commercial building. The project is located at 532 South Oxnard Boulevard. The proposed project is exempt from environmental review under Section 15301 of the CEQA Guidelines. Filed by Robert Wademan, 536 South Oxnard Boulevard, Oxnard, CA 93030. PROJECT PLANNER: DOUG SPONDELLO ACTION: [View Staff Report \[PDF - 474 KB\]](#)

2. **PLANNING AND ZONING PERMIT NO. 10-520-05 (Special Use Permit)**, a request to improve an existing 43,022 square foot vacant warehouse/manufacturing tilt-up building for use as a church (1,000 seat sanctuary) with accessory uses (Sunday school classrooms, office, lobby, and kitchen/food prep area). The project includes a 5,279 square foot second floor addition, and a request for administrative parking relief to allow shared parking with adjoining properties in accordance with Section 16-651 (B) (1) of the Oxnard City Code. The project site is located at 1251 North Rice Avenue. The proposed project is exempt from environmental review under Section 15301 of the CEQA Guidelines. Filed by Chuck Swankosky with New Life Community Church, 2775 North Ventura Road, Suite 201, Oxnard, CA 93036. PROJECT PLANNER: JUAN MARTINEZ ACTION: [View Staff Report \[PDF - 1.13 MB\]](#)

3. **PLANNING AND ZONING PERMIT NO. 10-540-1 (Planned Development), 10-535-1 (Density Bonus), and 10-570-2 (Zone Change)**, a request for approval of: a Planned Development to construct a 3-story 6,080 square foot multi-family dwelling with 7 apartments on a vacant 9,375 square foot lot; a Density Bonus for 100% affordable housing; and change the zoning from R-3-PD to R-4-PD to be consistent with the surrounding neighborhood. The application for the Density Bonus seeks concessions to modify the development standards for front yard setback, side-yard setbacks, and permit the courtyard and rooftop terrace to provide the common open space areas. The project site is located at 610 Cuesta Del Mar Drive. The project is exempt from environmental review pursuant to Sections 15192 and 15194 of the CEQA Guidelines. Filed by McCarthy Companies, agent for the Oxnard Housing Authority, 633 E. Ventura Blvd., Oxnard, CA 93036. PROJECT PLANNER: BRIAN FOOTE ACTION: [View Staff Report \[PDF - 3.29 MB\]](#)

4. PLANNING AND ZONING PERMIT NO. 10-620-02 (2006-2014 Oxnard Housing Element, Draft No. 2), the Planning Commission will receive comments on the 2006-2014 Housing Element (Draft No. 2) which identifies current and future housing needs of residents within the City of Oxnard (City) and establishes housing goals, policies, programs, and sites with enough development potential to meet these needs for the planning period January 1, 2006 to June 30, 2014. The housing requirements of extremely-low and low-income households and special needs populations are given particular attention and the City seeks to conserve and rehabilitate existing housing. In compliance with Government Code Section 65583, potential sites are identified that would provide opportunities for development of approximately 3,100 affordable housing units. Draft No. 2 replaces the February 2009 Housing Element (Draft No. 1) in its entirety that was circulated between March and May, 2009. Public comments received on Draft No. 1 were considered in preparing Draft No. 2. PROJECT PLANNER: CHRIS WILLIAMSON ACTION:
View Power Point [PDF - 3.61 MB]

G. PLANNING COMMISSION BUSINESS

H. PLANNING MANAGER COMMENTS

I. ADJOURNMENT FUTURE MEETINGS Thursday, September 2, 2010, 7:00 p.m., City Council Chambers Thursday, September 16, 2010, 7:00 p.m., City Council Chambers
