

**CITY OF OXNARD
PLANNING COMMISSION
AGENDA**

SPECIAL MEETING

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

September 04, 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. ADJOURNMENT REGULAR MEETING Council Chambers, 305 West Third Street
Thursday, September 4, 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 - August 21, 2008
2. PLANNING AND ZONING PERMIT NO. 08-510-04 (Coastal Development Review Permit) a request to allow on-site sales of beer and wine with meals (ABC License Type 41) in an existing 2,000 square foot restaurant (Camino Real Mex Grill). The restaurant is located at 3960 Tradewinds Drive, within Phase I of the Seabridge Shopping Center (APN: 188-0-250-075), in the Mandalay Bay Specific Plan area, Channel Islands Neighborhood, and adjacent to the Via Marina Neighborhood, as designated in the Oxnard General Plan. The application for the proposed development was filed with the City on June 18, 2008, and the subject property is located within the City's Coastal Zone. The proposed project is exempt from environmental review under Section 15301 of the CEQA Guidelines. Filed by designated Attorney in Fact Rogelio and Anna Maria Vera, 6231 Newcastle Avenue, Goleta CA 93117. PROJECT PLANNER: BRIAN HANN ACTION:
3. PLANNING AND ZONING PERMIT NO. 07-540-07 Planned Development Permit a request to construct a 9,035 square foot shopping center on a 0.7 acre site at 2805 Vineyard Avenue on the northwest corner of Vineyard Avenue and Stroube Street, APN 132-060-050 in the General Commercial Planned Development (C-2 PD) Zone and the El Rio West Neighborhood. The proposed project is exempt from environmental review under Section 15303 of the CEQA Guidelines for new construction of small structures. Filed by Kevin Rahbar, 7450 Reseda Boulevard, Reseda, CA, 91335. PROJECT PLANNER: STEPHANIE DIAZ ACTION:

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E. CONTINUED PUBLIC HEARINGS

F. NEW PUBLIC HEARINGS

1. PLANNING AND ZONING PERMIT NOS. 06-300-09 (Subdivision Map for Tract No. 5686), 07-620-03 (General Plan Amendment), 07-570-01 (Zone Change), 07-500-06 and 06-500-04 (Special Use Permits) to subdivide the subject property, consisting of 28 acres, into seven separate lots for proposed and future industrial developments. The site is currently addressed at 3455 E. Fifth Street (APN 216-0-160-29) and 3460 Sturgis Road (APN 216-0-160-04) and is located on the east side of Del Norte Boulevard, between Fifth Street and Sturgis Road. A request to amend the general plan land use designation, from Light Industrial to Central Industrial, would correspond to the request zone change, from M1 to M2. Two use permits are proposed at this time: one (PZ 07-500-06) for an asphalt batch plant, and the other (PZ 06-500-04) for a concrete batch plant. The asphalt facility

would be located on two of the proposed lots (total 12 acres) and would involve outdoor operation including onsite stockpiles, aggregate materials, equipment up to 55 feet in height, and a 3,350-square foot addition to an existing 5,200-square foot building. The asphalt plant is anticipated to produce 925,000 tons annually. The concrete plant is proposed on a 3-acre parcel and would be designed as a fully enclosed facility, and would include three new buildings totaling 11,420 square feet in building area, parking for up to 32 cement mixing trucks, equipment handling units, conveyor systems, silo units, and outdoor cement loading operations. There is no substantial evidence that the proposed project may have a significant effect on the environment, and a mitigated negative declaration (MND 08-01) will be adopted. Filed by Julie Chase of Tenby, Inc. 595 Wolff Road, Oxnard, CA 93033 and Micheal Krussman with Associated Ready Mix 4621 Teller Avenue, Ste. 130, Newport Beach, CA 92660. As project representative, both applicants have designated, Mark Petit with Lauterbach and Associate Architects, 300 Montgomery Avenue, Oxnard, CA 93030. PROJECT PLANNER: JUAN MARTINEZ ACTION:

2. PLANNING AND ZONING PERMIT NOS. 07-500-18 (Special Use Permit), 08-300-05 (Tentative Parcel Map), 07-570-06 (Zone Change) and 08-670-04 (Development Agreement) a request to develop a 2.18-acre vacant parcel located at the southwest corner of Oxnard Boulevard and Roderick Avenue, and addressed at 705, 711 and 747 N. Oxnard Boulevard (APNs 200-0-252-02, -12, and -13 respectively). A zone change to modify the existing C-2 (general commercial) zone designation to C-2-PD (general commercial with a planned development overlay) is requested to accommodate the proposed three-story mixed-use development. On the second and third floors, a total of 40 residential condominium units are proposed (8 one-bedroom units, 14 two-bedroom units, and 18 three-bedroom units) as part of the special use permit for a planned residential group. Approximately 16,000 square feet of commercial space would also be available at ground-level. Administrative relief to allow for shared parking is also included with this request. 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. Filed by Aldersgate Investment, LLC, 300 Esplanade Drive, Suite 430, Oxnard, CA 93036. PROJECT PLANNER: HOLLEE BRUNSKY ACTION:

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3. Certification of Final Environmental Impact Report (FEIR) No. 06-04 for the Casden Development Projects. Casden is proposing a development of approximately 35 acres of land, located on the northwest corner of Vineyard Avenue and Ventura Road. The first residential project (Vineyard-Ventura Homes Project) consists of a total of 201 single family and cluster homes on a 25.4 acre site (APNs 179-0-040-170; 179-0-040-180; 179-0-040-585; and 179-0-040-625 - 1801 West Vineyard Avenue). The second residential development project (Ventura Townhomes Project), located on the west side of Ventura Road (approximately 1,500 feet north of Vineyard Avenue) consists of 143 two- and three-story townhomes on a 9.6 acre site (APN 179-0-070-265 - 2501 Ventura Road). Both developments will be gated communities. Filed by Casden Properties, LLC, 9090 Wilshire

Blvd., 3rd floor, Beverly Hills, CA 90211. PROJECT PLANNER: KATHLEEN MALLORY ACTION:

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4. PLANNING AND ZONING PERMIT NOS. 06-620-01 (General Plan Amendment); 06-630-01 (Specific Plan Amendment); 06-570-02 (Zone Change); 06-300-01 (Tentative Subdivision Map for Tract No. 5672); 06-540-01 (Special Use Permit), and 07-670-01 (Development Agreement). The Vineyard-Ventura Homes Project proposes to develop 201 "for-sale" residential units, including 126 two-story condominium cluster homes and 75 two-story, single family detached homes, on 25.4 acres (APNs 179-0-040-170, 179-0-040-180, 179-0-040-585 and 179-0-040-625). The subject site is at the northwest corner of Vineyard Avenue and North Ventura Road addressed at 1801 West Vineyard Avenue. The general plan amendment would change the land use designation from Community Commercial to Low Medium Density Residential. An amendment to the Northwest Community Specific Plan (NWCSP) is proposed to eliminate the requirement for a 5,000 square foot community center on the project site and to permit residential uses on the site instead of commercial-oriented uses. A corresponding change to the NWCSP map would designate this site as "Sub-Area 2, Residential". A Zone Change from C-2-PD (General Commercial, Planned Development) to R-2-PD (Low-Medium Density, Planned Development) is also requested. A special use permit for a planned residential group is requested to allow reduced front yard setbacks for all units, reduced rear yard setbacks for specific cluster units and one single family residential lot, and decreased building separation between cluster units. Approval of a Development Agreement in cooperation with the adjoining Casden project also under consideration by the Commission, is being requested. In accordance with the California Environmental Quality Act (CEQA), an environmental impact report has been prepared for both the proposed project and the 9.6 acre project to the north, know as Ventura Road Townhomes. The project application was filed by Casden Properties, LLC., 9090 Wilshire Blvd., 3rd floor, Beverly Hills, CA 90211. PROJECT PLANNER: KATHLEEN MALLORY ACTION:

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5. PLANNING AND ZONING PERMIT NO. 07-540-03 (Special Use Permit), 07-300-11 (Tentative Subdivision Map for Tract No. 5765), 07-620-04 (General Plan Amendment), 07-630-02 (Specific Plan Amendment), 07-570-03 (Zone Change), and 07-670-02 (Development Agreement). The Vineyard Townhome project proposes to develop 143 two and a half and three and a half story podium style condominium units on 9.6 acres (APNs 179-0-070-265). The subject site is located on the west side of Ventura Road, 1,500 feet north of the intersection at Vineyard Avenue. The general plan amendment would change the land use designation from Commercial Specialized RS to Medium Density Residential. An amendment to the Northwest Community Specific Plan is proposed to change the mix of land uses envisioned within the area, known as "Sub-Area 3", from a mixed-use area to "Sub-Area 3, Residential." A Zone Change from C-2-PD (General

Commercial, Planned Development) to R-3-PD (Garden Apartment, Planned Development) is also requested. A special use permit for a planned residential group is requested to allow an increased building height and number of stories, reduced rear yard setbacks for certain units, and reduce the required building separation between units. Approval of a Development Agreement in cooperation with the adjoining Casden project to the south also under consideration by the Commission. In accordance with the California Environmental Quality Act (CEQA), an environmental impact report has been prepared for both the proposed project and the 25.4 acre project to the south, know as the Vineyard-Ventura Road home project. The project application was filed by Casden Properties, LLC., 9090 Wilshire Blvd., 3rd floor, Beverly Hills, CA 90211. PROJECT PLANNER: KATHLEEN MALLORY ACTION:

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G. PLANNING COMMISSION BUSINESS

H. PLANNING MANAGER COMMENTS

I. ADJOURNMENT FUTURE MEETINGS Thursday, September 18, 2008, 7:00 p.m., City Council Chambers Thursday, October 2, 2008, 7:00 p.m., City Council Chambers
