

CITY OF OXNARD PLANNING COMMISSION AGENDA

REGULAR MEETING

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

Thursday, January 18, 2018, 06:00 P.M.

- A. ROLL CALL**
- B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES**
- C. 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 the Commission Secretary. Persons wishing to speak on public hearing items should do so at the time of the public hearing.
- D. READING OF AGENDA**
- E. CONSENT AGENDA**
 - 1. APPROVAL OF MINUTES** December 7, 2017
- F. PUBLIC HEARING**
 - 1. PLANNING AND ZONING PERMIT PZ NOS. 17-500-01 (Special Use Permit - Planned Development Permit) and 17-535-04 (Density Bonus).** A requests for the construction of forty (40) condominium units, inclusive of two (2) moderate income units and two (2) low income units on a vacant lot located at 301-302 North F Street (APN 200-0-291-345), within the Wilson Neighborhood. The two story homes will be between 1,345 and 1,730 square feet with a two car garage. Approval of a Density Bonus permit is requested to grant a concession for interior open space by providing affordable housing units. The proposed project is exempt from environmental review pursuant to Section 15332 of the California Environmental Quality Act (CEQA) Guidelines. Proposed project filed by Jeff Zook, 505 South A Street, Suite 200, Oxnard, CA 93030 on behalf of Ursitti Partners, LLC. Project Planner: Katherine Leazer **ACTION:**

2. **PLANNING AND ZONING PERMIT PZ NO. 17-550-04 (Major Modification to Special Use Permit No. 13-550-01).** A request for a three-year time extension to a previously approved Special Use Permit (SUP) for the development of a 6-acre property which is proposed to be developed into 11 lots totaling 53,950 square feet to be utilized for commercial/retail buildings. The request will grant an extension of the SUP to May 20, 2021. The project site is located at 3600-3700 West Fifth Street, west of Southampton Place and east of Portofino Place. Due to the pending Waterdrops Car Wash development project, the Applicant is seeking a 36 month time extension of the SUP to allow Waterdrops to obtain their building permit as well as construct the necessary on and off site improvements; and to allow for the coordinated execution of overall site improvements. In accordance with Section No. 1506(b)(3) of the California Environmental Quality Act (CEQA) Guidelines (the “General Rule” exemption), the proposed time extension for the Project is not subject to environmental review. Filed by Troy White with Dudek, 621 Chapala Street, Santa Barbara, CA 93101. (the “Applicant”) Project Planner: Katherine Leazer ACTION: PZ 17-550-04 Staff Report
3. **PLANNING AND ZONING PERMIT PZ NO. 17-500-04 (SUP).** A request for approval of a Special Use Permit (SUP) for the construction of a 5,648 square-foot automated car wash with 21 canopy-covered vacuum stations on a 1.42 acre vacant parcel located at 3600-3700 W. Fifth Street, commonly known as Rancho Victoria Plaza, within the General Commercial - Planned Development (C-2-PD) zoning district. In accordance with the California Environmental Quality Act (CEQA) an Addendum to MND No. 05-09 was prepared. Filed by Bijan Shahmoradi on behalf of Waterdrops Express, 8730 Wilshire Blvd. #202 Beverly Hills, CA 90211 (the “Applicant”) Project Planner: Katherine Leazer ACTION: PZ 17-500-04
4. **PLANNING AND ZONING PERMIT PZ NO. 17-540-01 (Special Use Permit).** A request to subdivide a partially developed 1.79-acre parcel and construct an 11,500 square foot, single story medical office building with related site improvements on a vacant portion (0.66-acres) of this parcel. Shared access and parking for the medical office building will be integrated with the existing New Progressive Christian Missionary Baptist Church site (1.13-acres). The site is zoned General Commercial Planned Development (C2-PD) and is located at 1601 Raiders Way. The proposed project is exempt from environmental review pursuant to Section 15332 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Tom Davies,

Cardiff Realty Holdings, Inc., on behalf of New Progressive Christian Missionary Baptist Church, 2660 Townsgate Road, Suite 800 Westlake Village, CA 91361 (the "Applicant"). Project Planner: Juan Martinez ACTION:
PZ 17-540-01 Staff Report

G. STUDY SESSION/REPORTS

H. PLANNING COMMISSION BUSINESS

I. PLANNING MANAGER COMMENTS

**J. ADJOURNMENT FUTURE MEETINGS Thursday, February 1, 7:00 p.m., City Council Chambers CITY OF OXNARD PLANNING COMMISSION AGENDA
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In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a meeting, you should contact the office of the City Clerk at (805) 385-7803. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Written materials relating to an item on this agenda that are distributed to the Planning Commission within 72 hours before the item is to be considered at its regularly scheduled meeting will be made available for public inspection at 214 South C Street, during customary business hours
