

**CITY OF OXNARD
PLANNING COMMISSION
AGENDA**

SPECIAL MEETING

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

November 20, 2008

07:00 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 - November 6, 2008

E. CONTINUED PUBLIC HEARINGS

1. PLANNING AND ZONING PERMIT NO. 08-300-04 (Parcel Map Waiver), a request to subdivide one parcel of approximately 3.87 acres into two parcels of approximately 2.44 acres and 1.43 acres. The subject property is located at 1001 East Channel Islands Boulevard. Existing land uses onsite include the Comfort Inn Hotel (98 hotel rooms) and an IHOP restaurant. This map would divide these uses onto separate parcels. The proposed project is exempt from environmental review under Section 15315 of the CEQA Guidelines. Filed by Wolter Mehring, Channel Islands Inn, LP., 1028 18th Street, Suite 2, Santa Monica, CA 90403. PROJECT PLANNER: HOLLEE BRUNSKY ACTION:

F. NEW PUBLIC HEARINGS

1. PLANNING AND ZONING PERMIT NO. 07-550-01 (Major Modification) a request to modify an approved Parcel Map (No. 84-17) and remove two conditions from Planning Commission Resolution No. 7119. These conditions require construction of a sidewalk along the northern right-of-way of Eastbourne Bay (Parcel B) and an 11-foot section of a seawall bulkhead on a vacant lot adjacent to the Reliant Energy Canal (Parcel A). Parcel A is located at the eastern terminus of Eastbourne Bay and is addressed as 4490 Eastbourne Bay. Parcel B runs the length of the northern side of Eastbourne. The request includes renegotiating a legal agreement that must be approved by the City Council. The proposed project is exempt from environmental review under Sections 15301, 15303, & 15315 of the CEQA Guidelines. Filed by Dan Voss, 4254 Harbor Island Lane, Oxnard, CA 93035. PROJECT PLANNER: WINSTON WRIGHT ACTION:

Document: [View Report \(PDF - 3.4 MB\)](#)

2. PLANNING AND ZONING PERMIT NO. 07-620-06 (General Plan Amendment); 07-630-04 (Northeast Community Specific Plan Amendment); 07-570-05 (Zone Change); 07-300-15 (Tentative Subdivision Map for Tract No. 5768); and 07-500-15 (Special Use Permit): is a request to develop 77,697 square feet of retail and commercial space in 10 single-story buildings on a 9.89 acre property located on the southwest corner of the Rose Avenue and Gonzales Road intersection. The Rose Ranch Shopping Center will be anchored by a Fresh and Easy Neighborhood Market (13,935 square feet) and a Walgreens (14,820 square foot) with a drive-through pharmacy. Additionally, the project proposes a 7,035 square foot restaurant space, a 4,928 square foot bank, and 36,979 square feet of multi-tenant specialty retail space. The General Plan Amendment and Northeast Community Specific Plan Amendment are requested to change the land use designation from Low-Medium Residential (8-12 dwelling units/acre) to General Commercial (CG). The Zone Change would adjust the current zoning from Multi-Family Residential Planned Development (R2-PD) to General Commercial Planned Development (C2-PD). The tentative subdivision map is requested to divide the site into ten parcels. The Special Use Permit would entitle the development with the use of a drive-through pharmacy at the Walgreens' and allow the general sale of alcohol for off-site consumption (ABC Type 21) in the Fresh and Easy Neighborhood Market and the Walgreens. A subsequent environmental impact report (EIR 08-02) has been prepared for the proposed project and its certification will also be considered. Filed by Parkstone Companies, on behalf of the owner John McGrath Family Partnership, 860 E. Hampshire Road, Suite U, Westlake Village, CA 91361. PROJECT PLANNER: WINSTON WRIGHT ACTION:

Document: [View Report \(PDF - 16.6 MB\)](#)

3. PLANNING AND ZONING PERMIT NO. 08-535-02 Zoning Code Text Amendment; Repealing and Amending Divisions 7 and 8 of Article 5 of Chapter 16 of the City Code (Density Bonus Ordinances) to reflect changes in State law. The amendments are consistent

with recent changes in State law to implement the density bonus statutes. Most changes are minor. Certain changes to conform to state law include the expansion of types of affordable housing that will qualify for a density bonus, providing authority to deny a requested incentive or concession that would be contrary to state or federal law and that the City require persons purchasing affordable units to agree to equity sharing on resale of the units. Filed by the City of Oxnard. PROJECT PLANNER: STEPHANIE DIAZ ACTION:

Document: [View Report \(PDF - 1.8 MB\)](#)

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G. PLANNING COMMISSION BUSINESS

H. PLANNING MANAGER COMMENTS

- I. ADJOURNMENT FUTURE MEETINGS Thursday, December 4, 2008, 7:00 p.m., City Council Chambers Thursday, December 18, 2008, 7:00 p.m., City Council Chambers

