

CITY OF OXNARD

PLANNING COMMISSION

AGENDA

REGULAR MEETING

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

Thursday, August 16, 2012, 7:00 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 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** 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 2, 2012**
- F. CONTINUED PUBLIC HEARINGS**
 - 1. PLANNING AND ZONING PERMIT NO. 12-580-01 (zone code text amendment)** a proposal to amend portions of the Oxnard City Code to address the operation of mobile food facilities within the city limits. The amendment would be effective throughout the city, and include changes to Chapter 8 (Vehicle and Traffic) and Chapter 16 (Zoning). The proposed zone code text amendment is exempt from environmental review under Section 15305 (Minor Alternations in Land Use Limitations) of the CEQA Guidelines. The Planning Commission's action on this matter is a recommendation to the City Council. Filed by the City of Oxnard, Planning Division, 214 South C Street, Oxnard, CA 93030. **PROJECT PLANNER: SUSAN MARTIN ACTION:**

G. NEW PUBLIC HEARINGS

1. **PLANNING AND ZONING PERMIT NO. 11-550-2 (Major Modification), a request to modify Special Use Permit No. 97-5-40. This request includes construction of three new buildings comprising 64,698 square feet for office, processing, and storage uses consistent with the existing onion processing plant, a 220,000 square foot parking lot and outdoor storage area, and the demolition of 13,059 square feet of existing building area. This project will increase the originally approved square footage by 16,510 square feet, or 12%, for a total build-out of 154,121 square feet. The proposed build-out is for the same user, Gill's Onion, represents the same function, uses, and types of development approved under SUP No. 97-5-40. The 1997 SUP authorized the rehabilitation of seven existing buildings as Phase I of the project and the future construction of 48,246 square feet as Phase II of the project for a total of 137,611 square feet. The project is located at 1051 Pacific Avenue. There is no substantial evidence that the proposed project may have a significant effect on the environment, and an Addendum to Negative Declaration 97-23 will be adopted. Filed by Michael Stroh, 1058 E Santa Clara Street, Ventura, CA 93001. PROJECT PLANNER: ASHLEY GOLDEN ACTION:**

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2. **PLANNING AND ZONING PERMIT NO. 11-500-2, a request to reuse an existing single tenant 101,460 square foot vacant commercial retail building into a multi-tenant retail building with a 64,061 square foot grocery store (Vallarta Market, with up to five additional retail tenants within the market), a 26,727 square foot discount retail tenant (Fallas), 10,671 square feet of small individual commercial tenant spaces, and demolition of the former outlying tire center building (4,327 square feet) and garden center (20,890 square feet), resulting in an overall reduction of commercial use on the entire project site of 19.9 percent (25,217 square feet). The request includes an application for the Vallarta Market to sell alcohol for off-site consumption. The existing parking lot will be upgraded with new parking striping, landscaping, and loading areas. The project is located at 2600 North Vineyard Avenue. Section 15183 (Projects Consistent With A Community Plan, General Plan, Or Zoning) of the State CEQA Guidelines provides that "projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review." The project is consistent with the City's 2030 General Plan and related EIR, which analyzed off-site and cumulative impacts, and found no significant environmental effects or mitigation measures peculiar to the project or its location. Furthermore, the proposed project is exempt from environmental review under Section 15302 (b) Replacement or Reconstruction**

and 15183 of the State CEQA Guidelines. Filed by Thomas Layman, 20300 Ventura Blvd, Woodland Hills, CA 91364. PROJECT PLANNER: ASHLEY GOLDEN ACTION:

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3. **PLANNING AND ZONING PERMIT NO. 12-510-02 (Special Use Permit), a request for an interim Type 41 ABC license (beer and wine with meals) to be replaced by a Type 51 ABC license when the restaurant converts to a members-only club (beer, wine, and distilled spirits to club members only) within an existing 3,000 square foot restaurant (The Yacht Club at Channel Islands Harbor) located at 4308 Tradewinds Drive. The project is exempt from environmental review under State CEQA Guidelines Section 15301. Filed by Anita Mays and Thomas Petersen on behalf of Tradewinds Commercial Center, LLC, 4308 Tradewinds Drive, Oxnard CA 93035. PROJECT PLANNER: JUAN MARTINEZ ACTION:**
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H. REPORTS; STUDY SESSION

1. **PLANNING AND ZONING PERMIT NO. 09-630-03 (Specific Plan Amendment), and 11-670-01 (Development Agreement), a status report on the RiverPark Parking Management Plan evaluating the existing parking issues and addressing the potential parking issues for new development projects within District D of the RiverPark Specific Plan. PROJECT PLANNER: JUAN MARTINEZ ACTION:**
[View Staff Report \[PDF - 3.99 MB\]](#)

I. PLANNING COMMISSION BUSINESS

J. PLANNING MANAGER COMMENTS

- K. **ADJOURNMENT FUTURE MEETINGS Thursday, September 6, 2012, 7:00 p.m., City Council Chambers Thursday, September 20, 2012, 7:00 p.m., City Council Chambers**
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