

CITY OF OXNARD

PLANNING COMMISSION

AGENDA

ADJOURNED REGULAR MEETING

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

Wednesday, March 16, 2011, 01:30 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

D. STUDY SESSION

1. ALCOHOL POLICY TRAINING

- 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 - March 3, 2011

F. CONTINUED PUBLIC HEARINGS

- 1. PLANNING AND ZONING PERMIT NO. 11-550-06 (Major Modification to Special Use Permit),** A request to modify conditions that limit live entertainment at Casa Lopez, addressed at 325 South A Street. Currently, the banquet/restaurant facility is restricted to allow public events with live entertainment on alternate Fridays from 6:00 p.m. to 1:30 a.m. The applicant requests the allowance for live entertainment at public and private events between the hours of 6:00 a.m. and 1:30 a.m., Monday through Sunday. The proposed project is exempt from environmental review under Section 15301 of the CEQA Guidelines. Filed by designated agent Osbaldo Lopez, on

behalf of the property owner Lucilia Lopez, 325 South "A Street, Oxnard, CA 93030. PROJECT PLANNER: JUSTIN BERANICH ACTION:

G. NEW PUBLIC HEARINGS

1. **PLANNING AND ZONING PERMIT NO. 10-510-14 (Alcohol Special Use Permit)** A request to add distilled spirit sales for off-site consumption to an existing 1,682 square foot convenience store currently permitted to sell beer and wine at 1420 West Channel Islands Boulevard, known as Channel Islands Dairy. The hours of operation are between 7:00a.m. and 10:00p.m. Monday through Sunday. The proposed project is exempt from environmental review under Section 15301 of the CEQA Guidelines. Filed by designated agent Migbel AlRabadi, on behalf of the property owner Hooshang Hakakzadeh, 18330 Sherman Way, Reseda, CA 91335. PROJECT PLANNER: JUSTIN BERANICH ACTION:
2. **PLANNING AND ZONING PERMIT NO. 10-510-9 (Special Use Permit - Alcohol).** A request for approval of a special use permit to allow a Type 20 Alcoholic Beverage Control license for beer and wine sales at an existing 14,410 square-foot Walgreens drugstore. The project site is located at 481 S. Ventura Road. No changes are proposed to the existing hours of operation: 8:00 a.m. to 10:00 p.m. The project is exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines. Filed by attorney Jennifer Chavez, agent for Walgreens Co., 600 W. Broadway, Suite 2600, San Diego CA 92101. PROJECT PLANNER: BRIAN FOOTE ACTION:
3. **PLANNING AND ZONING PERMIT NO. 10-510-6 (Special Use Permit - Alcohol).** A request for approval of special use permit to allow a Type 20 Alcoholic Beverage Control license for beer and wine sales at an existing 15,146 square-foot Walgreens drugstore. The project site is located at 2303 N. Vineyard Avenue. No changes are proposed to the existing hours of operation: 24-hours daily. The project is exempt from environmental review pursuant to Section 15301 of the CEQA Guidelines. Filed by attorney Jennifer Chavez, agent for Walgreens Co., 600 W. Broadway, Suite 2600, San Diego CA 92101. PROJECT PLANNER: BRIAN FOOTE ACTION:
4. **PLANNING AND ZONING PERMIT NO. 10-510-7 (Special Use Permit - Alcohol).** A request for approval of special use permit to allow a Type 20 Alcoholic Beverage Control license for beer and wine sales at an existing 14,426 square-foot Walgreens drugstore. The project site is located at 2851 S. Rose Avenue. No changes are proposed to the existing hours of operation: 7:00 a.m. to 11:00 p.m. The project is exempt from environmental review pursuant to Section 15301 of the CEQA Guidelines. Filed by attorney Jennifer Chavez, agent for Walgreens Co., 600 W. Broadway, Suite 2600, San Diego CA 92101. PROJECT PLANNER: BRIAN FOOTE ACTION:
5. **PLANNING AND ZONING PERMIT NO. 03-640-1 (Specific Plan), 03-560-1 (Prezoning), 03-620-3 (General Plan Amendment), 07-300-16 (Tentative Tract Map**

No. 5427); and 05-670-3 (Development Agreement) for the SouthShore project. The SouthShore project is generally located on the north side of Hueneme Road, east of Edison Drive, west of Olds Road, and south of the Tierra Vista and Villa Capri Neighborhoods. This area (approximately 322 acres) proposes a mix of uses including up to 1,545 residential dwelling units of varying types and densities; a 9.6 acre elementary school; a 28.5 acre community park; 15.5 acres of neighborhood parks and greenbelts; a 34 acre lake and open space areas; a 4.2 acre mixed-use commercial marketplace; and approximately 37.2 acres of light industrial uses. A general plan amendment is proposed to change the 2020 Land Use Map for the specific plan area from low-medium density residential, general commercial, parks, and open space buffer to specific plan. The tentative tract map will allow for phased development within the project area over the next 30 years. The City Council certified the Final Environmental Impact Report for the SouthShore project on March 23, 2010 (FEIR No. 05-03). SouthShore application filed by Hearthside Homes/Ito Farms, 6 Executive Circle, Suite 250, Irvine, CA 92614. PROJECT PLANNER: KATHLEEN MALLORY ACTION: CONTINUE TO APRIL 7, 2011

H. PLANNING COMMISSION BUSINESS

I. PLANNING MANAGER COMMENTS

J. ADJOURNMENT FUTURE MEETINGS Thursday, April 7, 2011, 7:00 p.m., City Council Chambers Thursday, April 21, 2011, 7:00 p.m., City Council Chambers
