

**CITY OF OXNARD
PLANNING COMMISSION
AGENDA**

SPECIAL MEETING

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

April 17, 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. PLANNING COMMISSION BUSINESS

- E. ADJOURNMENT REGULAR MEETING Council Chambers, 305 West Third Street
Thursday, April 17, 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 - April 3, 2008

E. CONTINUED PUBLIC HEARINGS

F. NEW PUBLIC HEARINGS

1. PLANNING AND ZONING PERMIT NO. 07-540-04 (Planned Development Permit) a request to demolish the 14,720 square foot building known as Yolanda's Restaurant and replace it with a 12,780 square foot multi-tenant building located at 2801 Saviers Road in the Centerpoint Mall (APNs, 203-0-320-24 and 203-0-320-23) on a site zoned Commercial Planned Development (CPD). The proposed project is exempt from environmental review under Section 15302 of the CEQA Guidelines. Filed by Oxnard Center Company, 2655 Saviers Road, Oxnard, CA 93030. PROJECT PLANNER: STEPHANIE DIAZ ACTION:

Document: [View Staff Report \[PDF - 367 MB\]](#)

2. PLANNING AND ZONING PERMIT NO. 07-500-12 (Special Use Permit) and 07-330-12 (Tentative Subdivision Map for condominium purposes) is a request to allow the adaptive reuse of existing industrial buildings through structural modification, parking bay lifts, carports, landscaping, recreational facilities, interior drive aisles, and parking to permit the construction of 46 residential condominium units and 6,000 square feet of office space. As a planned residential group, the applicant is requesting a reduction in the required open space area (from 2,500 sq. ft. to 1,000 sq. ft), the elimination of a private balcony for one second floor unit, and a provision to allow carport spaces (instead of enclosed garages) for 13 residential units. In addition, the applicant is requesting that 43 required on-site parking spaces be allocated off-site onto Ninth and B Streets. The project site is located at 300 West Ninth Street within the Central Business District and is commonly known as the Press Courier Building. The proposed project is exempt from environmental review under Section 15332 of the CEQA Guidelines. Filed by Press Courier Lofts, LLC, 2201 Statham Blvd, Suite 117, Oxnard, CA 93033. PROJECT PLANNER: WINSTON WRIGHT ACTION:

Document: [View Staff Report \[PDF - 9.41 MB\]](#)

3. PLANNING AND ZONING PERMIT NO. 07-540-08 (Planned Development Permit), 07-570-09 (Zone Change) and 07-620-09 (General Plan Amendment), to develop and construct

a 5-unit residential apartment complex on a 18,745 square foot (0.42 acre) lot. The zone change proposes to change the site's designation from Community Reserve to the R-2-P-D (Multi-Family Planned Development) zone and the general plan amendment proposes to re-designate the site from a School designation to Residential Low Medium (8-12 dwelling units per acre). In accordance with Section 15270(a) of the California Environmental Quality Act (CEQA) Guidelines, the project is not subject to CEQA. The irregular and triangular shaped parcel is vacant and is located on the northwest corner of Gary Drive and Rose Avenue, within the College Estates Neighborhood. Filed by Ted Price, T.N Price and Associates, 1235 Flynn Road, Suite 405, Camarillo, CA 93012. PROJECT PLANNER: JUAN MARTINEZ ACTION:

Document: View Staff Report [PDF - 2.07 MB]

G. PLANNING COMMISSION BUSINESS

H. PLANNING MANAGER COMMENTS

I. ADJOURNMENT FUTURE MEETINGS
