

CITY OF OXNARD

PLANNING COMMISSION

AGENDA

REGULAR MEETING

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

Thursday, December 10, 2009, 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.
- E. **CONTINUED PUBLIC HEARINGS**
- F. **NEW PUBLIC HEARINGS RECOMMENDATION TO THE CITY COUNCIL REGARDING CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT (FEIR) NO 05-03 FOR PLANNING & ZONING PERMIT NOS. 03-640-1 (Specific Plan Amendment), 03-560-1 (Prezoning), 03-620-3 (General Plan Amendment), and 05-670-3 (Development Agreement) for the North Ormond Beach/SouthShore project; and 03-640-02 (Specific Plan Amendment), 03-560-02 (Prezoning), 03-620-08 (General Plan Amendment), and 05-670-04 (Development Agreement) for the South Ormond Beach project. The North Ormond Beach/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 1,283 residential dwelling units of varying types and densities; an elementary school; a high school; a community park; neighborhood parks; an 18-acre lake; a mixed-use commercial marketplace; light industrial uses; and open**

spaces and trails. The South Ormond Beach project is generally located on the south side of Hueneme Road, east of Edison Drive, west of Arnold Road, and north of coastal dunes and beach areas. This area (approximately 595 acres) proposes a 366 acre business park, including a business/research campus, light industrial facilities and harbor-related uses. The remaining 228 acres would continue in agricultural use and would not be annexed to the City as part of this project. This property may be sold to the California Coastal Conservancy or partner organization for use as part of the larger Ormond Beach wetland restoration project. The California Coastal Conservancy is coordinating the restoration and maintenance planning of this area. All existing agricultural uses will continue in this area until the restoration process begins. Based upon the FEIR, significant and unavoidable impacts include: Air Quality, Agricultural Resources, Noise (North Ormond Beach/SouthShore project only) and Visual/Aesthetic Resources. The FEIR is available on the City's website, and at the City's Planning Division office (214 South C Street) in Oxnard. North Ormond Beach/SouthShore application filed by Hearthside Homes/Ito Farms, 6 Executive Circle, Suite 250, Irvine, CA 92614. South Ormond Beach application filed by Marathon Land, et. al., PO Box 579, Port Hueneme, CA 93044-0579. **PROJECT PLANNER: KATHLEEN MALLORY ACTION:**
[View Staff Report \[PDF - 1.60 MB\]](#)

G. PLANNING COMMISSION BUSINESS

H. PLANNING MANAGER COMMENTS

I. ADJOURNMENT FUTURE MEETINGS Thursday, December 17, 2009, 7:00 p.m., City Council Chambers Thursday, January 7, 2010, 7:00 p.m., City Council Chambers
