

CITY OF OXNARD

PLANNING COMMISSION

AGENDA

REGULAR MEETING

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

Thursday, December 2, 2010, 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 - October 21, 2010
2. Adoption of a resolution approving a Special Use Permit for Alcohol (PZ 10-510-13) to permit the sale of beer and wine for off-site consumption at a proposed Fresh and Easy Neighborhood Market, located at 1401 West Gonzales Road. Filed by Designated Agent Clay Toombs, Evergreen Devco, Inc., 200 North Maryland Avenue, Suite 201, Glendale, CA 91206. PROJECT PLANNER: DOUG SPONDELLO ACTION: [View Resolution \[PDF - 288 KB\]](#)

E. CONTINUED PUBLIC HEARINGS

1. PLANNING AND ZONING PERMIT NO. 10-550-03 (Major Modification Permit to Planned Development Permit No. 07-540-01), a request for a three year time extension (Proposed Expiration December 2013). The approved entitlement proposes to develop a 15.13 acre property with 272 apartments in 15 multi-family buildings, a 5,728 square foot recreational building with a leasing office, and a swimming pool with an associated 1,561 square foot cabana, located at 2000 East Gonzales Road, just east of St. John's Regional

Hospital, within the East Village Neighborhood and the Northeast Community Specific Plan. An environmental impact report (EIR 03-02) was certified for a similar type project (The Gables at East Village) and an addendum to the environmental impact report was prepared and certified for the subject development. Filed by Blake Bunker with Shea Properties, 130 Vantis, Suite 200, Aliso Viejo, CA 92656. PROJECT PLANNER: JUAN MARTINEZ ACTION:

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F. NEW PUBLIC HEARINGS

1. PLANNING AND ZONING PERMIT NO. 10-510-12 (Special Use Permit), a request to allow beer and wine sales (Type 41 ABC license) for on-site consumption within a proposed new restaurant (Tacos Don Chente). Off-site sales of alcohol will not be permitted and drive-thru will be restricted to food take out only. The 0.8-acre site was originally developed with a "drive-thru fast food" facility (formally Arby's, most recently Thai Corner). The applicant proposes to utilize the 2,818 square foot building. The site is zoned General Commercial Planned Development (C-2-PD) and is located at 2131 North Oxnard Boulevard. The project is exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Elizabeth Callahan with EDCO on behalf of Carlos Ortiz with Tacos Don Chente, 400 East Esplanade Drive, Suite 301 Oxnard, CA 93036. PROJECT PLANNER: JUAN MARTINEZ ACTION:

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2. PLANNING AND ZONING PERMIT NO. 10-510-10 (Special Use Permit), a request to allow beer and wine sales (ABC License Type 41) for on-site consumption within a proposed 150 square foot dining area with nine seats of a proposed 2,050 square foot market (Casa Pueblo), located at 310 South C Street. Interior tenant improvements are currently underway to install a new kitchen, restrooms, walk-in coolers, and related equipment. Filed by designated agent Elizabeth Callahan, on behalf of the property owners Carmen and Dwayne Davenport, 400 East Esplanade Drive, Oxnard, CA 93036. PROJECT PLANNER: JUSTIN BERANICH ACTION:

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G. PLANNING COMMISSION BUSINESS

H. PLANNING MANAGER COMMENTS

- I. **ADJOURNMENT FUTURE MEETINGS Thursday, December 16, 2010, 7:00 p.m., City Council Chambers Thursday, January 6, 2011, 7:00 p.m., City Council Chambers**
