

CITY OF OXNARD

PLANNING COMMISSION

AGENDA

REGULAR MEETING

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

Thursday, May 7, 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.

1. APPROVAL OF MINUTES - April 16, 2009

E. CONTINUED PUBLIC HEARINGS

1. **PLANNING AND ZONING PERMIT NO. 08-510-12 (Special Use Permit), a request to upgrade an existing beer and wine permit to include general alcohol sales for off-site consumption within an existing 2,400 square foot market (Saviers Market) located at 3280 Saviers Road. The proposed project is exempt from environmental review under Section 15301 of the CEQA Guidelines for Existing Facilities. Filed by Zaher Hawara, 3280 Saviers Road, Oxnard, CA 93033. PROJECT PLANNER: JUAN MARTINEZ ACTION: View Staff Report [PDF - 887 KB]**

F. NEW PUBLIC HEARINGS

- 1. PLANNING AND ZONING PERMIT NO. 08-510-16 (Special Use Permit), a request to permit beer, wine and distilled spirits, dancing and entertainment at a proposed restaurant, known as Fresh Mex Bar and Grill, located at 4238 Saviers Road. The restaurant encompasses 4,425 square feet of dining area and proposed hours of operation will be between 10 A.M. and 10 P.M. Sunday through Thursday, and between 8 A.M. and 2 A.M. Friday and Saturday. The proposed project is exempt from environmental review under Section 15301 of the CEQA Guidelines. Filed by designated Attorney in Fact Mr. Eddie Alvarado on behalf of Mr. Steve McCoy, P.O. Box 704, Oxnard, CA 93032. PROJECT PLANNER: JUSTIN BERANICH ACTION: CONTINUE TO MAY 21, 2009**
- 2. PLANNING AND ZONING PERMIT NO. 08-510-15 (Special Use Permit) a request to add on-site sales of general alcohol (ABC License Type 47) to the existing on-site beer and wine sales within the following existing facilities: 4,514 square foot café, 592 square foot first floor conference room and 1,642 square foot wine tasting room, at Herzog Wine Cellars, located at 3201 Camino del Sol. The proposed project is exempt from environmental review under Section 15301 of the CEQA Guidelines. Filed by designated Attorney in Fact Jacy Basile, Controller, Herzog Wine Cellars, 3201 Camino del Sol, Oxnard 93030. PROJECT PLANNER: LINDA WINDSOR ACTION:**
[View Staff Report \[PDF - 1.05 MB\]](#)
- 3. PLANNING AND ZONING PERMIT NO. 08-540-02 and 08-540-03 (Planned Development Permits), 08-535-01 (Density Bonus), and 08-300-08 (Tentative Parcel Map), a request to subdivide one vacant lot currently addressed as 457 West Gonzales Road into two parcels to develop two affordable multi-family apartment complexes. Parcel 1, 0.93 acres (Paseo de Luz) proposes 24 extremely-low income units for Special Needs Housing and one on-site manager's unit. This site includes a Density Bonus request for nine units above the 16 units allowed by City Code, a request for three Density Bonus Incentives and a Planned Development Permit for zone code modifications. Thirty-nine parking spaces are proposed on Parcel 1. A reciprocal parking and access agreement will allow excess parking spaces to be used for Parcel 2 visitor parking requirements. Parcel 2, 1.03 acres (Camino Gonzalez) proposes 17 low- and very-low income units for Farmworker Housing and one on-site manager's unit. This complex includes a Planned Development Permit for zoning modifications and administrative relief from parking provisions for 9 visitor parking spaces to be shared with the development on Parcel 1. A total of 39 parking spaces would be provided on-site. The proposed project is exempt from environmental review under Section 15280 of the CEQA Guidelines for Affordable Housing. Filed by Cabrillo Economic Development Corporation, 702 County Square Drive, Ventura, CA 93003. PROJECT PLANNER: STEPHANIE DIAZ ACTION:**
[View Staff Report \[PDF - 4.98 MB\]](#)

4. **PLANNING AND ZONING PERMIT NO. 06-610-01 (Annexation); 06-560-01 (Pre-zone); 09-620-01 (General Plan Amendment); and 06-540-03 (Planned Development), a request to redevelop an existing residential site for commercial uses. The 1.05-acre site (gross) is located at the northeast corner of Ventura Boulevard and Cortez Street (481-491 Ventura Boulevard). On-site are four houses, which are currently occupied on a month-to-month rental basis. A relocation plan is proposed as part of this project to assist the tenants in relocating. The proposed Oxnard Crossroads Center proposes nearly 8,500 square feet of commercial space on 0.76 acre (net). The net acreage is a result of a street dedication required for this project. Applications for annexation, rezoning (to C-2-PD), and a general plan amendment (for general commercial land use designation) will be processed concurrently with a planned development permit. The proposed project is exempt from environmental review under Sections 15303(c) and 15319(b) of the CEQA Guidelines for the construction of small commercial buildings and annexation of small parcels. Filed by John Parezo, Cal-Am Planning and Design, 5949 Woodland View Drive, Woodland Hills, CA 91367. PROJECT PLANNER: HOLLEE BRUNSKY ACTION: View Staff Report [PDF - 1.79 MB]**

G. PLANNING COMMISSION BUSINESS

H. PLANNING MANAGER COMMENTS

- I. ADJOURNMENT FUTURE MEETINGS Thursday, May 21, 2009, 7:00 p.m., City Council Chambers Thursday, June 4, 2009, 7:00 p.m., City Council Chambers**
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