

**CITY OF OXNARD
PLANNING COMMISSION
AGENDA**

SPECIAL MEETING

Performing Arts & Convention Center (Oxnard Room), 800 Hobson Way, Oxnard
September 18, 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. ADJOURNMENT REGULAR MEETING Council Chambers, 305 West Third Street
Thursday, September 18, 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 - September 4, 2008
2. Adoption of a resolution denying a General Plan Amendment (PZ 06-620-01); Specific Plan Amendment (06-630-01); Zone Change (PZ 06-570-02); Tentative Subdivision Map for Tract No. 5672 (PZ 06-300-01); Special Use Permit (PZ 06-540-01); and Development Agreement (PZ 07-670-01) for the Vineyard-Ventura Homes project proposed to develop 201 "for-sale" residential units, including 126 two-story condominium cluster homes and 75 two-story, single family detached homes, on 25.4 acres (APNs 179-0-040-170, 179-0-040-180, 179-0-040-585 and 179-0-040-625). The subject site is at the northwest corner of Vineyard Avenue and North Ventura Road addressed at 1801 West Vineyard Avenue. Filed by Casden Properties, LLC., 9090 Wilshire Blvd., 3rd floor, Beverly Hills, CA 90211. PROJECT PLANNER: KATHLEEN MALLORY ACTION:
3. Adoption of a resolution denying a Special Use Permit (PZ 07-540-03); Tentative Subdivision Map for Tract No. 5765 (PZ 07-300-11); General Plan Amendment (PZ 07-620-04); Specific Plan Amendment (PZ 07-630-02); Zone Change (PZ 07-570-03); and Development Agreement (PZ 07-670-02) for the Vineyard Townhome project to develop 143 two and one-half and three and one-half story podium style condominium units on 9.6 acres (APNs 179-0-070-265). The subject site is located on the west side of Ventura Road, 1,500 feet north of the intersection at Vineyard Avenue. Filed by Casden Properties, LLC., 9090 Wilshire Blvd., 3rd floor, Beverly Hills, CA 90211. PROJECT PLANNER: KATHLEEN MALLORY ACTION:

E. CONTINUED PUBLIC HEARINGS

F. NEW PUBLIC HEARINGS

4. PLANNING AND ZONING PERMIT NO. 06-620-03 (General Plan Amendment); 06-570-05 (Zone Change); 06-670-02 (Development Agreement); 06-300-08 (Tentative Subdivision Map); 06-260-01 (Mobile Home Closure Permit); and 08-630-02 (Specific Plan Adoption). The Oxnard Village Specific Plan project involves redevelopment of approximately 64 acres generally located near the northwestern edge of the City of Oxnard, bounded by Highway 101 to the north, Oxnard Boulevard to the east, the Union Pacific Railroad and El Rio Drain to the south, and North Ventura Road to the west. The existing general plan designation is Commercial Regional and the existing zoning designations are General Commercial Planned Development (C-2-PD) and Commercial and Light Manufacturing (CM). New general plan and zoning designations will be created for the project area through the Oxnard Village Specific Plan document. The project is located within the Historic Enhancement and Revitalization of Oxnard (HERO) redevelopment

area. The proposed specific plan would allow a maximum of 1,500 residential dwelling units ranging from single-family to high-density housing (up to 25 stories). Approximately 50,400 square feet would accommodate neighborhood serving commercial uses, and 6.3 acres for open space and parks. A transit center and associated parking would also be constructed within the project area. Fifteen percent (15%) or 225 of the total units would be designated on site as "affordable housing" and would be required to meet the City's income criteria for very low, low, and moderate-income families. Approval of a mobile home closure permit is also being requested along with a tenant relocation benefit package. Closure procedures would be consistent with the City of Oxnard's Mobile Home Park Closure Ordinance (Ordinance No. 2097). An environmental impact report (EIR) has been prepared for the proposed project, and certification of Final EIR No. 06-03 will also be considered. Filed by the Daly Group, 31238 Via Colinas, Suite F, Westlake Village, CA 91362. PROJECT PLANNER: KATHLEEN MALLORY ACTION:

Document: View Staff Report [PDF - 23.7 MB]

1. PLANNING AND ZONING PERMIT NO. 06-550-11(Major Modification to Special Use Permit No. U1010) proposes to amend the existing special use permit to remodel and add approximately 5,000 square feet to an existing church. In February of 2002, the subject request was approved, however the permit expired and re-application was necessary. The site is located at 601 East Bard Road (222-0-266-010). The proposed project is exempt from environmental review under Section 15301 of the CEQA Guidelines. Filed by Port Hueneme Congregation of Jehovah's Witnesses, 601 Bard Road, Oxnard, CA 93033. PROJECT PLANNER: JUAN MARTINEZ ACTION:

Document: View Staff Report [PDF - 2.86 MB]

2. PLANNING AND ZONING PERMIT NO. 08-670-05 (Development Agreement), concerning a 31-acre site with an approved specific plan and tentative subdivision map, bounded by Rose Avenue, First Street, Marquita Street and Del Sol Park. The specific plan calls for the development of 260 replacement units for an existing public housing project, 101 parcels of for-sale single family detached units, 60 units of for-sale attached units, and 80 units of new affordable rental units. An environmental impact report (EIR) has been certified for the specific plan project and the proposed project is consistent with the certified Final EIR. The project is being developed jointly by the Oxnard Housing Authority and Steadfast Properties LLC. The site is owned by the Oxnard Housing Authority. PROJECT PLANNER: JAMES RUPP ACTION:

Document: View Staff Report [PDF - 2.59 MB]

3. PLANNING AND ZONING PERMIT NO. 08-670-03 (Development Agreement) a request for a Development Agreement for a vested right to develop approximately 4.23 acres according to the RiverPark Specific Plan, located southwesterly of the intersection of North

Ventura Road and Town Center Drive, within the RiverPark Specific Plan Area (APNs: 132-0-100-085 and 132-0-100-095). An environmental impact report (EIR) has been certified for the RiverPark Specific Plan and the proposed project is consistent with the certified Final EIR. Filed by Oxnard Development Co., LLC, 199 Figueroa Street, Suite 100, Ventura CA 93001. PROJECT PLANNER: MATTHEW WINEGAR ACTION:

Document: [View Staff Report \[PDF - 3.81 MB\]](#)

G. PLANNING COMMISSION BUSINESS

H. PLANNING MANAGER COMMENTS

I. ADJOURNMENT FUTURE MEETINGS Thursday, October 2, 2008, 7:00 p.m., City Council Chambers Thursday, October 16, 2008, 7:00 p.m., City Council Chambers
