

CITY OF OXNARD

PLANNING COMMISSION

AGENDA

REGULAR MEETING

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

Thursday, November 15, 2018, 07:00 P.M.

- A. ROLL CALL**
- B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES**
- C. 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 the Commission Secretary. Persons wishing to speak on public hearing items should do so at the time of the public hearing.
- D. READING OF AGENDA**
- E. CONSENT AGENDA**
- F. PUBLIC HEARINGS**
 - 1. PLANNING AND ZONING PERMIT PZ NO. 18-500-01 (Special Use Permit for a Planned Development).** A request for a tentative subdivision map to construct 13 detached single-family dwelling units on 13 separate lots with a density bonus to provide ten (10) market rate single family homes and three (3) affordable units on a 1.49-acre site, located at located at 130-184 North H Street; and 838 Palm Drive. The subdivided lots will range between 4,574 and 5,739 square feet in area and the proposed new three bedrooms, two story homes will be 1,653 square feet in size. Homes will be designed with a detached two-car garage with alley access. Filed by Henry Casillas, on behalf of Heritage Homes, LLC 451 West Fifth Street, Oxnard, California 93030. Project Planner: Juan Martinez ACTION: CONTINUED TO DECEMBER 20, 2018
 - 2. PLANNING AND ZONING PERMIT PZ NO. 14-535-02 (Density Bonus).** A request for approval of a Major Modification to a Density Bonus Permit to grant one

concession/incentive pursuant to Government Code Section 65915(d) (State's density bonus law). Approval of a Density Bonus concession is requested to permit the private open space/patio space associated with five units facing Saviers Road to exceed the City's Noise Ordinance standard of 50 decibels from 10:00 p.m. to 7:00 a.m. Filed by designated agent, Henry Casillas, on behalf of Ormond Beach, LP, 1259 E. Thousand Oaks Blvd. Thousand Oaks, CA 91362. Project Planner: Juan Martinez ACTION:
PZ 14-535-02 Staff Report

3. **PLANNING AND ZONING PERMIT PZ NO. 18-510-02 (Special Use Permit for Alcohol).** A request to upgrade a Type 41 Alcohol Beverage Control (ABC) license to a Type 47 ABC license to allow the sale and on-site consumption of beer, wine, and spirits at the restaurant known as Mi Pueblo Mexican Grill located at 150 West Vineyard Avenue. A Special Use Permit (SUP) is required as a prior SUP has not been issued. The project is exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Joe Yniguez, on behalf of Roberto Naranjo, 2071 Indiana Drive, Oxnard, California 93036. Project Planner: Jay Dobrowalski ACTION:
PZ 18-510-02 Staff Report

4. **PLANNING AND ZONING PERMIT PZ NO. 17-580-01.** A proposed Zone Text Amendment (ZTA) to revise the format of the industrial zoning ordinance, update land uses commensurate with current development trends, and amend development regulations for the Business and Research Park (BRP), Limited Manufacturing (M-L), Light Manufacturing (M-1), Commercial Manufacturing (C-M), and Heavy Manufacturing (M-2) zoning districts. The ZTA also provides for an efficient development permitting process for specific land uses and clarifies the permitting authority for specific uses. Filed by the City of Oxnard, Development Services Department, 214 South C Street, Oxnard. Project Planner: Isidro Figueroa ACTION:
PZ 17-580-01 Staff Report

G. STUDY SESSION/REPORTS

H. PLANNING COMMISSION BUSINESS

I. PLANNING MANAGER COMMENTS

**J. ADJOURNMENT FUTURE MEETINGS Thursday, December 6, 2018, 7:00 p.m.,
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In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a meeting, you should contact the office of the City Clerk at (805) 385-7803. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Written materials relating to an item on this agenda that are distributed to the Planning Commission within 72 hours before the item is to be considered at its regularly scheduled meeting will be made available for public inspection at 214 South C Street, during customary business hours.
