

**CITY OF OXNARD
PLANNING COMMISSION
AGENDA**

SPECIAL MEETING

Performing Arts & Convention Center (Oxnard Room), 800 Hobson Way, Oxnard

February 21, 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. PLANNING COMMISSION BUSINESS

- E. ADJOURNMENT REGULAR MEETING Council Chambers, 305 West Third Street
Thursday, February 21, 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 - January 17, 2008
2. PLANNING AND ZONING PERMIT NO. 07-300-22 (Tentative Parcel Map), a request to subdivide one 13,951.50 square foot lot into two lots of 6,976.50 square feet and 6,975.00 square feet, respectively. The project is located at 1228 and 1232 South C Street (APN 203-0-080-310), south of Wolff Street and north of Hill Street, within the Hill Street Neighborhood. The proposed project is exempt from environmental review under Section 15315 of the CEQA Guidelines. Filed by Alejo Barragan, 854 East Main Street, Santa Paula, CA 93060. PROJECT PLANNER: WINSTON WRIGHT ACTION:

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3. PLANNING AND ZONING PERMIT NO. 08-580-01, Zone Text Amendment adding Section 16-515 to the City code regarding an appeal process for a non-conforming use or a non-conforming building. This request would affect such properties citywide. Filed by the City of Oxnard, 300 W. Third Street, Oxnard, CA 93030. PROJECT PLANNER: JAMES RUPP ACTION:

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E. CONTINUED PUBLIC HEARINGS

1. PLANNING AND ZONING PERMIT NO. 06-500-15 (Special Use Permit), a request to permit a construction equipment rental facility including a 12,012 square foot office, show room and repair shop, and outdoor storage of equipment. The project site (approximately 7.5 acres) is located at 1001 N. Del Norte Boulevard (APN 216-0-211-04). There is no substantial evidence that the proposed project may have a significant effect on the environment, and a mitigated negative declaration will be adopted. Filed by Square One Architecture, 35 W. Main St., B-303, Ventura, CA 93001, on behalf of Quinn Company. PROJECT PLANNER: JODI LACHANCE ACTION: CONTINUE TO MARCH 6, 2008
2. PLANNING AND ZONING PERMIT NO. 07-500-10 (Special Use Permit) a request to add a second story 3,980 square foot addition to an existing 4,000 square foot commercial building for a total of 7,980 square foot on a 7,000 square foot lot, located at 708 and 710 South A Street (202-0-146-230). The request includes an allowance for off-site parking as

provided for in City Code Section 16-152 (G). The parcel is zoned Central Business District and located within the Central City Revitalization Project Area. The proposed project is exempt from environmental review under Section 15332 of the CEQA Guidelines. Filed by Reiter Affiliated Companies, 730 South A Street, Oxnard, CA 93030. PROJECT PLANNER: ASHLEY GOLDEN ACTION: CONTINUE TO MARCH 6, 2008

F. NEW PUBLIC HEARINGS

1. PLANNING AND ZONING PERMIT NOS. 07-500-12 (Special Use Permit) and 07-330-12 (Tentative Subdivision Map for Tract No. 5770); a request to allow the adaptive reuse of existing industrial buildings through structural modification, parking bay lifts, carports, landscaping, recreational facilities, interior drive aisles, and parking to permit the construction of 46 residential condominium units and 6,000 square feet of office space. The request includes eliminating the requirement for a balcony for one second floor unit, reducing a required 2500 sq. ft. recreational area to 1,000 sq. ft., reducing the required separation between two buildings from 40 ft. to 16 ft., allowing resident parking in carports instead of garages for 13 units, and allowing 43 required parking spaces to be on Ninth and B Streets instead of off-street. The project site is located at 300 West Ninth Street within the Central Business District and is commonly known as the Press Courier Building. The proposed project is exempt from environmental review under Section 15332 of the CEQA Guidelines. Filed by Press Courier Lofts, LLC, 2201 Statham Blvd, Suite 117, Oxnard, CA 93033. PROJECT PLANNER: WINSTON WRIGHT ACTION: CONTINUE OFF CALENDAR
4. PLANNING AND ZONING PERMIT NO. 05-620-02 (GPA); 05-560-1 (ZC); 05-610-1 (Annex); and 05-640-2 (SPR), SunCal Companies proposes to construct 1,150 residential dwelling units of varying densities, 37,000 sq. ft. of commercial/retail space; a fire station, elementary school and parks on approximately 178 acres located north of Teal Club Road, west of Ventura Road, south of Doris Avenue, and east of Patterson Road. The Commission will receive comments on the Draft Land Use Plan for the Teal Club Specific Plan project area. Filed by SunCal Companies, 25152 Springfield Court, Suite 300, Santa Clarita, CA 91355. PROJECT PLANNER: KATHLEEN MALLORY ACTION:

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2. PLANNING AND ZONING PERMIT NO. 06-300-05 Tentative Subdivision Map (Tract Map No. 5687) a request to subdivide a 31-acre site into 101 parcels for single-family residential development, four parcels for multi-family apartments, seven parcels for attached condominiums and two parcels for park use, located at the northwest corner of Rose Avenue and First Street, known as Las Cortes. The site is composed of APNs 201-0-080-020, 201-0-100-020, 201-0-090-08, 201-0-090-06, and 201-0-090-07 and is zoned Garden Apartments Planned Development (R-3 PD) and Community Reserve (CR) and is under the Las Cortes

Specific Plan overlay. The project also includes a public parking lot and two soccer fields at Del Sol Park. There was no substantial evidence that the proposed project may have a significant effect on the environment, and a mitigated negative declaration was adopted for the project. Filed by Steadfast Residential Development, LLC, 4343 Von Karman Avenue, Suite 300, Newport Beach, CA 92660, the Oxnard Housing Authority and the City of Oxnard, 300 W. Third Street, Oxnard CA 93030. PROJECT PLANNER: STEPHANIE DIAZ ACTION:

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3. PLANNING AND ZONING PERMIT NOS. 06-500-01 (Special Use Permit, Drive-Through Facility) and 06-510-07 (Special Use Permit, Alcohol Sales) to permit construction of a revised commercial shopping center consisting of three buildings totaling 28,872 gross square feet, including a drugstore with a drive-through on a 2.8-acre site and a request for alcohol sales. Under CEQA Section 15164, the revisions to the project previously considered in adopted Mitigated Negative Declaration No. 07-05 are considered minor and an Addendum has been prepared. The project site is located between Saviers Road and Oxnard Boulevard (1117 and 1205 South Oxnard Boulevard, APNs: 204-0-060-220 and 204-0-060-230) south of the Five Points intersection, in the Cal-Gisler Neighborhood. Filed by Heritage Equities, LLC, 1517 South Sepulveda Blvd., Los Angeles CA 90025. PROJECT PLANNER: STEPHANIE DIAZ ACTION:

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G. PLANNING COMMISSION BUSINESS

H. PLANNING MANAGER COMMENTS

- I. ADJOURNMENT FUTURE MEETINGS Thursday, March 6, 2008, 7:00 p.m., City Council Chambers Thursday, March 20, 2008, 7:00 p.m., City Council Chambers Page 4 February 21, 2008
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