

CITY OF OXNARD

PLANNING COMMISSION

AGENDA

REGULAR MEETING

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

Thursday, March 15, 2012, 7:00 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 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** 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 - February 2, 2012**
- F. CONTINUED PUBLIC HEARINGS**
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 - 1. PLANNING AND ZONING PERMIT NO. 10-300-05 (Tentative Subdivision Map), a request to subdivide approximately 32 acres into seven parcels varying in size between 2.19 and 10.82 acres each, for future industrial development consistent with the M-1-PD zone. No development is proposed at this time. There is no substantial evidence that the proposed project may have a significant effect on the environment, and a mitigated negative declaration (MND # 11-04) will be adopted. Located at 2600 Challenger Place and 150, 300, 350 & 400 Discovery Drive. Filed by Valerie Draeger, Triliad Development, Inc., on behalf of owner PEGH Investments LLC, 270 Conejo**

**Ridge Ave., Suite 200, Thousand Oaks, CA 91361-4944. PROJECT
PLANNER: BRIAN FOOTE ACTION:**
View Staff Report [PDF - 5.16 MB]

G. NEW PUBLIC HEARINGS

- 1. PLANNING AND ZONING PERMIT NO. 11-550-1 (Major Modification), a request for approval of a major modification to Special Use Permit No. 04-500-28, to remove one interior wall between dining rooms and relocate one existing bar in Ruby's Café. The project site is located at 348 and 350 South Oxnard Boulevard. The project is exempt from environmental review pursuant to Sections 15301 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Coastal Architects, on behalf of property owner Guadalupe Martinez, 505 South A Street, Suite #200, Oxnard, CA 93030. PROJECT PLANNER: BRIAN FOOTE ACTION: View Staff Report [PDF 5.25 MB]**
- 2. PLANNING AND ZONING PERMIT NO. 11-500-07 (Special Use Permit) and 11-300-03 (Tentative Parcel Map), a request to subdivide an irregular shaped 1.31-acre site into two parcels, a 1.17-acre and a 0.14-acre parcel and construct a 4,729 square foot automated drive thru carwash facility on the proposed 1.14-acre site; construct a 1,500 square foot building for restaurant (speculative) on the proposed 0.18-acre lot. The car wash facility will accommodate 16 vacuum and drying stations, vending machines for self serve cleaning, and detail services. The project site is located at 1811 E. Channel Islands Blvd. The project is exempt from environmental review pursuant to Section 15321 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Bijan Shahmordadi, 8730 Wilshire Boulevard, Suite 202 Beverly Hills, California 90211. PROJECT PLANNER: JUAN MARTINEZ ACTION: CONTINUE OFF CALENDAR**
- 3. PLANNING AND ZONING PERMIT NO. 08-550-03 (Major Modification to Special Use Permit No. 1255), a request to construct and operate a 1,440 square foot automated carwash at an existing automobile fuel station (Chevron), located at 1860 North Ventura Road. The 60-foot long tunnel will be located to the east of the existing 964 square foot food mart, and the project includes dedication of public-right-of-way for the future widening of Gonzales Road and Ventura Road. A 4-foot wide dedication (no improvements) is proposed along Gonzales Road, and a 17-foot wide dedication along Ventura Road will allow future roadway improvements to accommodate a right turn pocket. The project is exempt from environmental review pursuant to Section 15301 of the CEQA Guidelines. Filed by Leon E. Felus on behalf of Mohammad Taherizadegan, 14000 Palawan Way Suite D, Marina Del Rey, California 90292. PROJECT PLANNER: JUAN MARTINEZ ACTION: CONTINUE TO APRIL 5, 2012**

4. **PLANNING AND ZONING PERMIT NO. 10-620-02 (General Plan Amendment)** a recommendation to the City Council on adoption of the Oxnard 2006-2014 Housing Element and its designation as Chapter 8 of the 2030 General Plan. This February 2012 version establishes goals, policies and programs to meet current and future housing needs of Oxnard residents. This version responds to comments from the Department of Housing and Community Development (HCD) on the January 2011 version by creating the additive affordable housing zoning designation of "AH" and adding the "AH" suffix to the existing zoning of approximately 120 parcels. The "AH" designation grants a density bonus and selected alternative development standards only for an all-affordable housing development. The cumulative development opportunity of all "AH" parcels allows the City to reach the remaining affordable housing planning target. The "AH" additive zoning does not otherwise change the existing zoning. With guidance from HCD, other programs are added or modified and are expected to meet HCD certification criteria. The previously-certified 2030 General Plan Final Environmental Impact Report examined the potential impacts associated with the proposed action. Filed by Planning Division, 214 South C Street, Oxnard, CA 93030. **PROJECT PLANNER: CHRIS WILLIAMSON ACTION:**
[View Staff Report \[PDF - 340 KB\]](#)

H. REPORTS; STUDY SESSION

1. **Proposed 2012 Meeting Schedule**
2. **Submittal of proposed revision to Commission Rules and Procedures**

I. PLANNING COMMISSION BUSINESS Commissioner Nash e-mails to staff regarding the 2030 General Plan

J. PLANNING MANAGER COMMENTS Planning Commission Interest and Involvement in Special Committees

K. ADJOURNMENT FUTURE MEETINGS Thursday, April 5, 2012, 7:00 p.m., City Council Chambers Thursday, April 19, 2012, 7:00 p.m., City Council Chambers
