

CITY OF OXNARD

PLANNING COMMISSION

AGENDA

REGULAR MEETING

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

Thursday, March 3, 2011, 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. Also, written comments may be provided to staff on the designated comment cards.

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 - February 17, 2011

E. CONTINUED PUBLIC HEARINGS

- 1. PLANNING AND ZONING PERMIT NO. 11-580-01 (Zone Text Amendments)**, a request to modify parking and loading requirements within the Central Business District (CBD) zone district and establish procedures for the collection of in-lieu parking fees. The proposed zone text amendment pertains to criteria on parking layout, loading space design, and number of parking spaces within the CBD zone district for commercial and residential properties. This project would implement 2 of the Downtown Oxnard Mobility and Parking Management Plan, previously approved by the City Council. The proposed project is exempt from environmental review under Section 15061(b)(3) of the State CEQA Guidelines that states that CEQA applies only to projects which have the potential for causing a significant effect on the environment and there is no possibility that the adoption of this project

may have a significant effect on the environment. Filed by the City of Oxnard, 214 South "C" Street, Oxnard, CA 93030. PROJECT PLANNER: HOLLEE KING ACTION: CONTINUE OFF CALENDAR

F. NEW PUBLIC HEARINGS

1. **PLANNING AND ZONING PERMIT NO. 11-550-06 (Major Modification to Special Use Permit), A request to modify conditions that limit live entertainment at Casa Lopez, addressed at 325 South A Street. Currently, the banquet/restaurant facility is restricted to allow public events with live entertainment on alternate Fridays from 6:00 p.m. to 1:30 a.m. The applicant requests the allowance for live entertainment at public and private events between the hours of 6:00 a.m. and 1:30 a.m., Monday through Sunday. The proposed project is exempt from environmental review under Section 15301 of the CEQA Guidelines. Filed by designated agent Osbaldo Lopez, on behalf of the property owner Lucilia Lopez, 325 South "A Street, Oxnard, CA 93030. PROJECT PLANNER: JUSTIN BERANICH ACTION: View Staff Report [PDF - 814 KB]**

G. STUDY SESSION

1. **PRESENTATION ON THE SOUTHSORE SPECIFIC PLAN PROJECT - Presentation by Hearthside Homes/Ito Farms regarding the SouthShore Specific Plan project. The SouthShore project is generally located on the north side of Hueneme Road, east of Edison Drive, west of Olds Road, and south of the Tierra Vista and Villa Capri Neighborhoods. This area (approximately 322 acres) proposes a mix of uses including up to 1,545 residential dwelling units of varying types and densities; an elementary school; a community park; neighborhood parks; an 18-acre lake; a mixed-use commercial marketplace; light industrial uses; and open spaces and trails. No action will be taken by the Planning Commission. The purpose of the presentation is informational. SouthShore application filed by Hearthside Homes/Ito Farms, 6 Executive Circle, Suite 250, Irvine, CA 92614. PROJECT PLANNER: KATHLEEN MALLORY ACTION:**
2. **PLANNING AND ZONING PERMIT NO. 10-620-02 (General Plan Amendment) for the City of Oxnard 2006-2014 Housing Element. The second of three study sessions on Draft No. 3, focused on the All-Affordable Housing Overlay Program (AAHOP) including 34 AAHOP sites and 17 AAHOP components. A future study session will focus on remaining aspects of the 2006-2014 Housing Element, including location of homeless shelters, goals and policies, and programs. Filed by Planning Division, 214 South C Street, Oxnard, CA 93030. PROJECT PLANNER: CHRIS WILLIAMSON ACTION: View Staff Report [PDF - 391 KB]**

H. PLANNING COMMISSION BUSINESS

I. PLANNING MANAGER COMMENTS

J. ADJOURNMENT FUTURE MEETINGS Thursday, March 17, 2011, 7:00 p.m., City Council Chambers Thursday, April 7, 2011, 7:00 p.m., City Council Chambers
