

# CITY OF OXNARD

# PLANNING COMMISSION

# AGENDA

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## REGULAR MEETING

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

Thursday, October 7, 2010, 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 16, 2010
2. PLANNING AND ZONING PERMIT NO. 10-510-11 (Special Use Permit), a request to allow sale of beer and wine within a proposed restaurant and outdoor dining area (Hook Burger Bistro), located at 1811 N. Rose Avenue at the southwest corner of Rose Avenue and East Gonzales Road, within the Rose Ranch Shopping Center. The project is exempt from environmental review under Section 15301 of the CEQA Guidelines. Filed by designated Attorney in Fact Mr. Brent Reichard on behalf of Hook Burger Bistro and Parkstone Company, 23 Hitchcock Way, Santa Barbara, CA 93105. PROJECT PLANNER: JUSTIN BERANICH  
ACTION:  
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3. PLANNING AND ZONING PERMIT NO. 10-500-04 (Special Use Permit), a request for a planned residential group to redevelop a property located at the southeast corner of Cooper Road and Roosevelt Avenue. The site currently contains four residential

buildings, all of which will be demolished and replaced with a two-story mixed-use commercial building. The applicant proposes to relocate the existing tenants as part of this request. The proposed building will include 3 one-bedroom units over two commercial tenants. Three garages are provided for the residential units. The applicant also requests a front yard setback reduction from 20 feet to 10 feet, a side yard setback reduction from 7' to zero along the east property line, on-street loading, a reduction of required visitor and off-street commercial parking spaces from six to four spaces. The project is exempt from environmental review under Section Nos. 15301 and 15303 of the CEQA Guidelines. Filed by designated agent Jaime Parga, on behalf of Heliodoro Avalos, 151 Bellafonte Court, Camarillo, CA 93012. PROJECT PLANNER: JUSTIN BERANICH  
ACTION:

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## **E. CONTINUED PUBLIC HEARINGS**

### **F. NEW PUBLIC HEARINGS**

1. PLANNING AND ZONING PERMIT NO. 10-500-01 (Special Use Permit), 10-570-01 (Zone Change), and 10-510-13 (Special Use Permit for Alcohol) a request to redevelop a parcel located at 1401 West Gonzales Road including demolishing an existing commercial building and constructing a new 10,661 square foot Fresh and Easy Neighborhood Market, proposing to sell beer and wine for off-site consumption. The request also includes a zone change to amend the land use designation from High Rise Residential Planned Development (R-4-PD) to General Commercial Planned Development (C-2-PD). The proposed project is exempt from environmental review under Section 15332 of the CEQA Guidelines. Filed by Designated Agent Clay Toombs, Evergreen Devco, Inc., 200 North Maryland Avenue, Suite 201, Glendale, CA 91206. PROJECT PLANNER: DOUG SPONDELLO  
ACTION:  
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2. PLANNING AND ZONING PERMIT NO. 10-510-04 (Major Modification to Special Use Permit No. 1517) a request to amend a special use permit to modify certain conditions restricting sales and service of alcoholic beverages (i.e. hours of alcohol sales availability, security guard requirements, and prohibitions within the establishment). Play (billiards) is located at 658 South A Street, within the Central Business District (CBD). The project is exempt from environmental review under Section 15301 of the CEQA Guidelines. Filed by Steve Choy, Play (Billiards) 658 South A Street, Oxnard, CA 93030. PROJECT PLANNER: JUAN MARTINEZ  
ACTION:  
[View Staff Report \[PDF - 1.13 MB\]](#)

3. A request that the Planning Commission receive comments on the Draft Environmental Impact Report (DEIR) No. 06-01 for the Sakioka Farms Specific Plan. The Sakioka Farms Specific Plan encompasses 430 acres immediately south of Highway 101 (Ventura Freeway) between Rice Avenue to approximately 700 feet east of Del Norte Boulevard, and extends approximately 3,500 feet to the south. The area is currently in agricultural production, but planned and zoned for business park and limited manufacturing development. The proposed Specific Plan would provide the framework, guidelines, standards, and regulations for orderly, phased, market-responsive development of master planned business research, office, commercial, and industrial uses of up to 8.5 million square feet. Up to 900 residential units with a park and neighborhood retail are an optional use in the center/west area. A fire station, streets, utilities, and other customary supporting development and landscaping would be developed under appropriate current and future regulations and subsequent environmental review. The intensity and types of development may shift from one Planning Area to another, and the overall Specific Plan development would be regulated by a trip generation budget that maintains Level of Service "C"™ at all intersections, unless otherwise specifically excepted by the Oxnard City Council. The DEIR was released for a 46-day public review period, beginning September 7, 2010 and ending October 22, 2010. PROJECT PLANNER: CHRIS WILLIAMSON  
ACTION:  
[View Staff Report \[PDF - 2.40 MB\]](#)

**G. PLANNING COMMISSION BUSINESS**

**H. PLANNING MANAGER COMMENTS**

**I. ADJOURNMENT**

**FUTURE MEETINGS**

**Thursday, October 21, 2010, 7:00 p.m., City Council Chambers**

**Thursday, November 4, 2010, 7:00 p.m., City Council Chambers**

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