

**CITY OF OXNARD
PLANNING COMMISSION
AGENDA**

SPECIAL MEETING

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

June 28, 2007

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 SPECIAL MEETING Council Chambers, 305 West Third Street
Thursday, June 28, 2007, 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. Adoption of a resolution denying a Special Use Permit (PZ 05-540-05) for a Planned Residential Group and commercial development to modify certain zone standards and recommending denial of a General Plan Amendment (PZ 05-620-7), Zone Change (PZ 05-570-4), and Tentative Subdivision Map (PZ 05-300-29) to allow a residential development, public park and commercial development known as Gateway Walk, located at 1250 South Oxnard Boulevard (APN'S 204-0-020-05, 08, 09, 10, 11, 14, 15, 26, 27, and 28). Filed by the Olson Company, 1701 N. Lombard, Suite 100, Oxnard, CA 93030. PROJECT PLANNER: ASHLEY GOLDEN ACTION:
2. PLANNING AND ZONING PERMIT NO. 06-300-19 (Tentative Subdivision Map for Tract No. 5644), a request to subdivide 268.5 acres into 335 parcels for subsequent development into 299 single family residences, and open space, a park, local streets, alley, detention basins and easements. The permit requested at this time is for subdivision of the property only (not construction). The project site is located within the northerly portion of Planning Districts H of the RiverPark Specific Plan area, north of Highway 101, and east of the Santa Clara River (APN: 133-001-001, 133-001-057, 133-001-060 and 132-02-038). An environmental impact report has been certified for the proposed project. Filed by Tony Talamante, RiverPark Legacy, LLC, 30699 Russell Ranch Road, Suite 290, Westlake Village, CA 91361. PROJECT PLANNER: LINDA WINDSOR ACTION:

Document: [View Staff Report \[PDF - 4.10 MB\]](#)

3. PLANNING AND ZONING PERMIT NO. 07-400-01 (Coastal Development Permit) to construct a two story residential duplex, consisting of two, 2,355 square foot side by side dwelling units. Each dwelling unit consists of 1,879 square feet of livable area with three bedrooms on the second floor and an attached 476 square foot, two-car garage. The project site is located at 5021 Catamaran Street, within the Oxnard Dunes Neighborhood. The project is categorically exempt under Section 15332 (Class 32) of CEQA. Filed by Terry Tarr, 4611 Falkirk Bay, Oxnard, CA 93035. PROJECT PLANNER: JUAN MARTINEZ ACTION:

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E. CONTINUED PUBLIC HEARINGS

F. NEW PUBLIC HEARINGS

1. PLANNING AND ZONING PERMIT NO. 06-400-5 (Coastal Development Permit) a request to a request to develop a 45-Megawatt peaker generator at 251 N. Harbor Boulevard (just south of the Reliant power plant) that includes one natural gas-fired General Electric (GE) LM6000 gas turbine generator, pollution control equipment, an 80-foot tall exhaust stack, a 10,500-gallon 19-percent aqueous ammonia storage tank, fuel gas supply line, fuel gas compressor, water supply line, water demineralizer, two water storage tanks, transformers, 66 kilovolt (kV) transmission tap line, a natural gas-fired "black-start" generator, a power control module, a 65- by 75-foot customer substation, and a 40- by 75-foot gas metering station. MND 07-02 was prepared and circulated, and is proposed for adoption in compliance with CEQA. Filed by Southern California Edison, 2244 Walnut Grove Avenue, Rosemead, CA 91770. PROJECT PLANNER: CHRIS WILLIAMSON ACTION:

Document: View Staff Report [PDF - 6.71 MB]

Document: View Staff Report-NOI[PDF - 4.92 MB]

Document: View Staff Report-ND[PDF - 4.68 MB]

Document: View Staff Report - Appx A[PDF - 5.53 MB]

2. PLANNING AND ZONING PERMIT NO. 07-580-01(Zone Text Amendment) a request to permit and limit the location of multi-plex theaters to properties zoned CBD (central business district) or designated as Commercial (District D) in the RiverPark Specific Plan. The proposed project is exempt from environmental review under CEQA. Filed by City of Oxnard, Development Services Department, 305 West Third Street, Oxnard. CA 93030. PROJECT PLANNER: MATTHEW WINEGAR/CURTIS CANNON ACTION:

Document: View Staff Report [PDF - 44.2 KB]

G. PLANNING COMMISSION BUSINESS

H. PLANNING MANAGER COMMENTS

I. ADJOURNMENT FUTURE MEETINGS
