

CITY OF OXNARD

PLANNING COMMISSION

AGENDA

REGULAR MEETING

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

Thursday, October 21, 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 - October 7, 2010
 2. PLANNING AND ZONING PERMIT NO. 10-300-2 (Tentative Subdivision Map) and 10-500-6 (Special Use Permit), a request for approval of a tentative subdivision map and special use permit to subdivide one existing duplex into two residential condominiums for sale. No construction or site improvements are proposed. The project site is located at 315 Cooper Road. The project is exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Habitat for Humanity of Ventura County, 435 South D Street, Oxnard, CA 93030. PROJECT PLANNER: BRIAN FOOTE ACTION: View Staff Report [PDF - 712 KB]

E. CONTINUED 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:
View Staff Report [PDF - 2.63 MB]

F. NEW PUBLIC HEARINGS

1. PLANNING AND ZONING PERMIT NO. 10-520-01 (Minor Special Use Permit), a request to permit the operation of a church (Life of Victory Worship Center), within an existing 3,328 square foot industrial suite. The project is located at 2041 Cabot Place, Unit B and includes a request for administrative relief by allowing shared parking of 29 parking spaces on-site during non-peak periods. The proposed project is exempt from environmental review under Section 15301 of the CEQA Guidelines. Filed by Designated Agent Danielle Keys, 2081 Rohdea Way, Oxnard, CA 93036. PROJECT PLANNER: DOUG SPONDELLO ACTION:
View Staff Report [PDF - 1.08 MB]

2. PLANNING AND ZONING PERMIT NO. 09-300-04 (Tentative Subdivision Map), 09-535-01 (Density Bonus), and 09-500-02 (Special Use Permit), a request for approval of: a special use permit to construct a three-story 31,346 square-foot multi-family dwelling with 16 condominiums on a vacant 34,636 square-foot lot; a density bonus for four affordable housing units and 12 market-rate units; and a tentative subdivision map to subdivide for 16 residential condominiums. The application also requests concessions pursuant to State density bonus law for the development standards applicable to front setbacks, side setback, interior yard space, open area, structure height, and guest parking. The project site is located at 5101 Saviers Road, at the southwest corner of Saviers Road and Pleasant Valley Road. The project is exempt from environmental review pursuant to Section 15270 of the California Environmental Quality Act (CEQA) Guidelines, for projects which are disapproved. Filed by Lauterbach & Associates Architects, 300 Montgomery Ave., Oxnard, CA 93036. PROJECT PLANNER: BRIAN FOOTE ACTION:
View Staff Report [PDF - 1.43 MB]

G. PLANNING COMMISSION BUSINESS

H. PLANNING MANAGER COMMENTS

**I. ADJOURNMENT FUTURE MEETINGS Thursday, November 4, 2010, 7:00 p.m.,
City Council Chambers Thursday, November 18, 2010, 7:00 p.m., City Council
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