

**CITY OF OXNARD
PLANNING COMMISSION
AGENDA**

SPECIAL MEETING

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

August 21, 2008

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. ADJOURNMENT REGULAR MEETING Council Chambers, 305 West Third Street
Thursday, August 21, 2008, 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 - August 7, 2008
2. PLANNING AND ZONING PERMIT NO. 08-510-06 (Coastal Development Permit) a request to allow provide on-site sale of beer, wine, and spirits as part of a bona fide public eating place (restaurant) (ABC License Type 47) within a proposed 6500 square foot restaurant (Yolanda's Restaurant), located on South Victoria Avenue south of Leeward Way, commonly known as 1601 South Victoria Avenue, within the Seabridge Shopping center (APN: 188-0-272-215), within the Coastal Planned Community (CPC) zone, in the Channel Islands Neighborhood. This use would be transferred from the restaurant's previous location at the northeast corner of Saviers Road and Channel Islands Boulevard. The proposed project is exempt from environmental review under Section 15301 of the CEQA Guidelines. Filed by designated Attorney in Fact Rod and Yolanda Gietzen, 1363 Donlon St #20, Ventura CA 93003. PROJECT PLANNER: LINDA WINDSOR ACTION:

Document: View Staff Report [PDF 3.40 MB]

3. PLANNING AND ZONING PERMIT NO. 08-500-02 (Special Use Permit), a request to permit the on-site consumption of beer and wine (ABC License Type 41) within a proposed restaurant (Sushi and Yakitori Kiraku) at 2350 Vineyard Avenue, Unit "B-5" and also commonly known as Assessor Parcel Number: 142-0-022-605. The proposed project is exempt from environmental review under Section 15301 of the CEQA Guidelines. Filed by Elizabeth Callahan, 400 Esplanade Drive, Suite 301, Oxnard CA, 93036. PROJECT PLANNER: DOUGLAS SPONDELLO ACTION:

Document: View Staff Report [PDF - 2.33 MB]

4. PLANNING AND ZONING PERMIT NO. 08-400-03 (Coastal Development Permit), a request to demolish a 1,600 sq. ft. beachfront single-family residence and build a 4,022 sq. ft. single-family residence with an attached two-car garage and 1,596 sq. ft of decking. The subject parcel is zoned RB-F (Beachfront Residential) and is located in the Oxnard Shores Neighborhood at 1225 Capri Way (Tract 1277-1, Lot 246). This case may be appealed to the California Coastal Commission as outlined in Section 17-58(K) of the City Coastal Zoning Ordinance. The proposed project is exempt from environmental review under Sections 15301(l)(1) and 15303(a) of the CEQA Guidelines. Filed by Peter Kelly, 196 North Canyon Road, Los Angeles, CA 90049. PROJECT PLANNER: WINSTON WRIGHT ACTION:

Document: View Staff Report [PDF - 3.56 MB]

E. CONTINUED PUBLIC HEARINGS

F. NEW PUBLIC HEARINGS

2. PLANNING AND ZONING PERMIT NO. 08-500-08 (Special Use Permit), a request to add entertainment and to permit the on-site consumption of beer, wine, and distilled spirits (ABC License Type 47) within an existing banquet hall and restaurant (Casa Lopez). The project is located within the Central Business District at 325 South "A" Street and also commonly known as Assessor Parcel Number 202-0-094-035. The proposed project is exempt from environmental review under Section 15301 of the CEQA Guidelines. Filed by Osbaldo Lopez, 325 South "A" Street, Oxnard, CA 93030, on behalf of Lucila Lopez. PROJECT PLANNER: DOUGLAS SPONDELLO ACTION:

Document: View Staff Report [PDF 3.22 MB]

1. Public hearing on the Draft Environmental Impact Report (DEIR) No. 2008-02 (State Clearinghouse Number 2003051045) for the Rose Ranch Commercial project. The proposed project involves construction of 77,697 square feet of retail and commercial development in 10 single-story buildings. The 9.89 acre site is located at the southwest corner of Gonzales Road and Rose Avenue, within the Northeast Community Specific Plan. Filed by Parkstone Companies, 860 E. Hampshire Road, Suite U, Westlake Village, CA 91361. PROJECT PLANNER: WINSTON WRIGHT ACTION:

Document: View Staff Report [PDF - 2.64 MB]

3. Public Hearing on the Draft Environmental Impact Report (DEIR) No. 2005-03 for the Ormond Beach Specific Plan projects including the SouthShore project (north of Hueneme Road), and the South Ormond Beach project (south of Hueneme Road). 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. The South Ormond Beach project is on the south side of Hueneme Road, east of Edison Drive, west of Arnold Road, and north of coastal dunes and beach areas. The Commission will hear public comments on the DEIR; no decision on the project or environmental document will be made this evening. PROJECT PLANNER: KATHLEEN MALLORY ACTION:

Document: View Staff Report [PDF 6.29 MB]

4. Presentation by the applicant on The Village (Wagon Wheel Redevelopment) Specific Plan project; no decision on the project or environmental document will be made this evening. The Village Specific Plan/Wagon Wheel redevelopment project envisions up to 1,500 residential dwelling units of a variety of density, approximately 50,400 sq. ft. of ground floor commercial retail, which includes approximately 4,000 sq. ft. of optional

commercial office space within live/work residences. Open space, trails and a transportation center is also proposed in the area generally bounded by US 101 to the north, Oxnard Boulevard to the east, the railroad tracks to the south, and Ventura Road to the west. PROJECT PLANNER: KATHLEEN MALLORY ACTION:

G. PLANNING COMMISSION BUSINESS

H. PLANNING MANAGER COMMENTS

I. ADJOURNMENT FUTURE MEETINGS Thursday, September 4, 2008, 7:00 p.m., City Council Chambers Thursday, September 18, 2008, 7:00 p.m., City Council Chambers Page 4 August 21, 2008
