

CITY OF OXNARD

PLANNING COMMISSION

AGENDA

REGULAR MEETING

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

Thursday, April 19, 2012, 3:00 A.M.

- A. ROLL CALL**
- B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES**
- C. 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.
- D. READING OF AGENDA**
- E. 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 - March 15, 2012**
- F. CONTINUED PUBLIC HEARINGS**
 - 1. PLANNING AND ZONING PERMIT NO. 08-550-03 (Major Modification to Special Use Permit No. 1255), a request to construct and operate a 1,440 square foot automated carwash at an existing automobile fuel station (Chevron), located at 1860 North Ventura Road. The 60-foot long tunnel will be located to the east of the existing 964 square foot food mart, and the project includes dedication of public-right-of-way for the future widening of Gonzales Road and Ventura Road. A 4-foot wide dedication (no improvements) is proposed along Gonzales Road, and a 17-foot wide dedication along Ventura Road will allow future roadway improvements to accommodate a right turn pocket. The project is exempt from environmental review pursuant to Section 15301 of the CEQA Guidelines. Filed by Leon E. Felus on behalf**

**of Mohammad Taherizadegan, 14000 Palawan Way Suite D, Marina Del Rey, California 90292. PROJECT PLANNER: JUAN MARTINEZ
ACTION: CONTINUE TO MAY 3, 2012**

G. NEW PUBLIC HEARINGS

- 1. PLANNING AND ZONING PERMIT NO. 11-510-12 (Special Use Permit - Alcohol), a request to approve a Type 47 (On-Sale General - Eating Place) Alcoholic Beverage Control license to permit on-site consumption of beer, wine, and distilled spirits with food at Genmai Sushi Restaurant, located at 3623 West Fifth Street. No expansion of the existing restaurant or operations is proposed. The restaurant currently operates from 11:00 a.m. - 2:00 a.m. daily. The project is exempt from environmental review pursuant to Sections 15301 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Alberto Vazquez, designated agent for Genmai Sushi Restaurant, 3623 West Fifth Street, Oxnard, CA 93030. PROJECT PLANNER: BRIAN FOOTE ACTION: View Staff Report [PDF - 1.96 MB]**
- 2. PLANNING AND ZONING PERMIT NO. 11-400-02 (Coastal Development Permit), a request for approval of a coastal development permit to allow co-location of three flat-panel wireless telecommunications antennas mounted on the existing cupola tower as a stealth facility, and related equipment within the building, at the Embassy Suites hotel and resort. The project site is located at 2101 Mandalay Beach Road. The project is exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Jerry Ambrose, Wireless 1 Consulting Services Inc., designated agent for Metro PCS California L.L.C., 3905 State Street, Suite 7-188, Santa Barbara CA 93105. PROJECT PLANNER: BRIAN FOOTE ACTION: View Staff Report [PDF - 1.75 MB]**
- 3. COMMENTS ON DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) 11-01: East Village Phase III Annexation of the 107-acre parcel at 1853 Camino del Sol, an unincorporated island within City of Oxnard currently in agricultural use. No development is proposed at this time. The environmental analysis of annexation (PZ 10-620-01) and pre-zoning (PZ 10-560-01), considers land uses as established in the 1993 Northeast Community Specific Plan as 402 single-family homes (90 acres), 78,400 square feet of neighborhood commercial (6 acres), and linear parks and streets (11 acres). The public review period for the EIR began on March 9, 2012 and ends on May 3, 2012. A copy of the DEIR is available for review at the Oxnard Planning Division office, 214 South C Street; in the three Oxnard Public Library locations (251 South "A" Street, 1500 Camino del Sol #26, and 4300 Saviers Road); the County Soliz Library (2820 Jourdan Street, El Rio); and on the Development**

Services Internet site: <http://developmentservices.cityofoxnard.org> (select "Planning" and then "Environmental Documents"). Filed by Maulhardt Family Trust c/o Richard Maulhardt, Jr., 1853 Camino del Sol, Oxnard, CA 93036. PROJECT PLANNER: CHRIS WILLIAMSON ACTION:
[View Staff Report \[PDF - 144 KB\]](#)

H. REPORTS; STUDY SESSION

I. PLANNING COMMISSION BUSINESS

J. PLANNING MANAGER COMMENTS

K. ADJOURNMENT FUTURE MEETINGS Thursday, May 3, 2012, 7:00 p.m., City Council Chambers Thursday, May 17, 2012, 7:00 p.m., City Council Chambers
