

CITY OF OXNARD

PLANNING COMMISSION

AGENDA

REGULAR MEETING

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

Thursday, October 6, 2011, 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 15, 2011

E. CONTINUED PUBLIC HEARINGS

- 1. PLANNING AND ZONING PERMIT NO. 02-640-01 (Specific Plan), 02-570-04 (Zone Change), and Final Environmental Impact Report 06-01 certification:** a request to recommend adoption of the Sakioka Farms Business Park Specific Plan that provides 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. A fire station, streets, utilities, and other customary supporting development and landscaping would be developed under appropriate current and future regulations and environmental review. The site is a 430-acre rectangular area immediately south of Highway 101 (Ventura Freeway) between Rice Avenue to approximately 700 feet east of Del Norte Boulevard, extending south approximately 3,500 feet to the north boundary of the Procter and Gamble facility. The project area is currently in

agricultural use, is entirely within City limits, and is planned for development in the 2020 General Plan and Draft 2030 General Plan. Final Environmental Impact Report No. 06-01 has been prepared for the proposed project. The Planning Commission's actions are recommendations to the City Council. Filed by Sakioka Farms, 3183-A Airway Avenue, #2, Costa Mesa, California 92626. PROJECT PLANNER: CHRIS WILLIAMSON ACTION: View Staff Report [PDF 5.86 MB]

F. NEW PUBLIC HEARINGS

1. **PLANNING AND ZONING PERMIT NO. 11-500-08, a request to allow evening and weekend indoor soccer instruction for individuals and up to 30 students within an existing 7,000 square foot industrial building located at 1471 Pacific Avenue within the Channel Islands Business Park. File by Urian Lopez, 2731 Smokey Mountain Drive, Oxnard, CA. PROJECT PLANNER: CHRIS WILLIAMSON ACTION: View Staff Report [PDF - 5.03 MB]**
2. **PLANNING AND ZONING PERMIT NO. 11-520-02 (Minor Special Use Permit) A request for approval of a special use permit to operate a pawn shop within an existing 1,160 square foot commercial building, located at 140 West Fourth Street. The proposed hours of operation are 9:00 a.m. to 8:00 p.m., daily. The project is exempt from environmental review under Section 15301 of the CEQA Guidelines. Filed by Nathan Gapper, 25857 McBean Parkway, Suite 68, Santa Clarita, CA 91355. PROJECT PLANNER: STEPHANIE DIAZ ACTION: View Staff Report [PDF 1.61 MB]**
3. **PLANNING AND ZONING PERMIT NO. 10-580-01 (zone code text amendment) amending Chapter 16 (zoning) of the City Code. The text amendments update and add definitions and zoning related to homeless shelters, transitional housing and supportive housing for low-income and disabled persons, as required by State law (Senate Bill 2). The California Environmental Quality Act (CEQA) does not apply to the proposed zone code text amendment pursuant to the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment, under Section 15061 of the State CEQA Guidelines. The Planning Commission's action on this request is a recommendation to the City Council. Filed by the City of Oxnard, Planning Division, 214 South C Street, Oxnard, CA 93030. PROJECT PLANNER: STEPHANIE DIAZ ACTION: CONTINUE TO OCTOBER 20, 2011**

G. PLANNING COMMISSION BUSINESS

H. PLANNING MANAGER COMMENTS

**I. ADJOURNMENT FUTURE MEETINGS Thursday, October 20, 2011, 7:00 p.m.,
City Council Chambers Thursday, November 3, 2011, 7:00 p.m., City Council
Chambers**
