

**CITY OF OXNARD
PLANNING COMMISSION
AGENDA**

SPECIAL MEETING

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

July 19, 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 REGULAR MEETING Council Chambers, 305 West Third Street
Thursday, July 19, 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. APPROVAL OF MINUTES - June 21, 2007 & June 28, 2007
2. PLANNING AND ZONING PERMIT NO. 07-500-09 (Special Use Permit) & 07-300-07 (Tentative Parcel Map for a Parcel Map Waiver) a request to subdivide an existing lot developed with a three (3) unit multi-tenant industrial building into three (3) industrial condominium workspaces. The project site is located at 1610 Fiske Place (APN 220-0-272-025) and is part of the Channel Islands Business Center. The proposed project is exempt from environmental review under Section 15301(k) of the CEQA Guidelines. Filed by Mr. Matt DiCecco on behalf of Fiske Industrial, LLC: 28244 Dorothy Drive, Agoura Hills, CA 91301. PROJECT PLANNER: WINSTON WRIGHT ACTION:

Document: View Staff Report [PDF - 1.34 MB]

E. CONTINUED PUBLIC HEARINGS

1. REVIEW OF DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR PLANNING & ZONING PERMIT NOS. 03-640-1 (Specific Plan Amendment), 03-560-1 (Prezoning), 03-620-3 (General Plan Amendment), and 05-670-3 (Development Agreement) for the North Ormond Beach/SouthShore project, and PERMIT NOS. 03-640-02 (Specific Plan Amendment), 03-560-02 (Prezoning), 03-620-08 (General Plan Amendment), and 05-670-04 (Development Agreement) for the South Ormond Beach project. The North Ormond Beach/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. This area (approximately 322 acres) proposes a mix of uses including up to 1,283 residential dwelling units of varying types and densities; an elementary school; a high school; a community park; neighborhood parks; an 18-acre lake; a mixed-use commercial marketplace; light industrial uses; and open spaces and trails. The South Ormond Beach project is generally located on the south side of Hueneme Road, east of Edison Drive, west of Arnold Road, and north of coastal dunes and beach areas. This area (approximately 595 acres) proposes a 375-acre business park, including a business/research campus, light industrial facilities and harbor-related uses. The remaining 220 acres would continue in agricultural use and would not be annexed to the City as part of this project. This property may be sold to the California Coastal Conservancy or partner organization for use as part of the larger Ormond Beach wetland restoration project. The California Coastal Conservancy is coordinating the restoration and maintenance planning of this area. All existing agricultural uses will continue in this area until the restoration process begins. Based upon the DEIR, significant and unavoidable impacts include: Water Resources, Air Quality, Agricultural Resources, Noise (North Ormond Beach/SouthShore project only) and Visual/Aesthetic

Resources. The public comment period for the DEIR began on May 21, 2007 and originally ended at 5:00 p.m. on July 5, 2007, but has been extended to end at 5:00 p.m. on July 20, 2007. The DEIR is available on the City's website, and at the City's Planning Division office (305 West Third Street, second floor-west wing) in Oxnard. North Ormond Beach/SouthShore application filed by Hearthside Homes, 6 Executive Circle, Suite 250, Irvine, CA 92614. South Ormond Beach application filed by Marathon Land, et. al., PO Box 579, Port Hueneme, CA 93044-0579. PROJECT PLANNER: KATHLEEN MALLORY ACTION:

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F. NEW PUBLIC HEARINGS

1. PLANNING AND ZONING PERMIT NO. 06-500-11 (Special Use Permit), 06-590-8 (Zone Change), and 07-590-1 (Zone Variance), a request to develop a vacant 2.77 acre site with a one retail/office building (4500 square feet of floor area) and three light industrial buildings (22,500 square feet of building area), located at the southwest corner of Statham Boulevard and Oxnard Boulevard (APN 220-0-110-325), within the Limited Manufacturing (ML) zone. The Zone Change application would change the property zoning from M-L (Limited Manufacturing) to BRP (Business & Research Park). The Zone Variance request would reduce the required setback along Oxnard Boulevard from 40 feet to 32 feet for one corner of one building. The proposed project is exempt from environmental review under Section 15332 of the CEQA Guidelines. Filed by Statham Commercial Development, LLC, c/o Lanet-Shaw Architects, 11741 Pico Boulevard, Los Angeles, CA 90064. PROJECT PLANNER: LINDA WINDSOR ACTION:

Document: View Staff Report [PDF - 3.19 MB]

2. To amend the RiverPark Development Agreement (DA) to include the multiplex theater ordinance among the "applicable rules" as defined in the RiverPark Development Agreement to permit a multiplex theater as long as the building permits are issued by December 31, 2010. PROJECT PLANNER: CURTIS CANNON ACTION:

Document: View Staff Report [PDF - 176 KB]

G. PLANNING COMMISSION BUSINESS

H. PLANNING MANAGER COMMENTS

I. ADJOURNMENT FUTURE MEETINGS
