CITY OF OXNARD
PLANNING COMMISSION
AGENDA

REGULAR MEETING
Council Chambers, 305 West Third Street
Thursday, February 20, 2020, 6:00 p.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 the Commission Secretary. Persons wishing to speak on public hearing items should do so at the time of the public hearing.

D. CONSENT AGENDA

1. APPROVAL OF MINUTES – February 6, 2020

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

F. PUBLIC HEARING

1. **Project Name: Boxstein Triplex** – PLANNING AND ZONING PERMIT NO. 18-400-06 (Coastal Development Permit). A request to construct an 8,371 square-foot three-story residential triplex building with a roof deck on an 8,016 square-foot undeveloped lot. Each dwelling unit will have a two-car garage, one guest parking space and will be one story ranging in size from 959 square feet to 2,880 square feet. The project is located at 5231 Neptune Square (APN: 191-0-095-025) within the Coastal Medium Density Multiple Family (R-3-C) zone. Filed by Rick Moraga, designated agent (the "**Applicant**") for David Boxstein, 327 North Alta Vista, Los Angeles, CA 90036, property owner.
   Project Planner: Veronica Ortiz, Contract Planner

   Recommendation:
   That the Planning Commission approve the Project, as submitted, finding the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures), and Adopt Resolution 2020-XX for Planning and Zoning Permit No. 18-400-06 (Coastal Development Permit), subject to certain findings and conditions.

2. **Project Name: Oakmont at Riverpark Alcohol License** – PLANNING AND ZONING PERMIT NO. 19-510-04 (Special Use Permit – Alcohol). A request to allow the sale of beer, and wine for on-site consumption (Alcohol and Beverage Control License Type-63 -

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a meeting, you should contact the office of the City Clerk at (805) 385-7803. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

Written materials relating to an item on this agenda that are distributed to the Planning Commission within 72 hours before the item is to be considered at its regularly scheduled meeting will be made available for public inspection at 214 South C Street, during customary business hours.

On-Sale Special Beer and Wine Hospital) at a proposed 88,446 square-foot senior care facility (Oakmont of Riverpark), located at 901 Town Center Drive (APNs: 132-0-470-025 & 132-0-470-015) within the Riverpark Specific Plan, Planning District C: West Corridor Commercial zone. Alcohol service will take place within the private senior care facility in the community lounge, outdoor courtyard, and residential units. The proposed hours of operation are 4:00 PM to 10:00 PM daily. Filed by James M. Lawson ("**Applicant**"), 901 Town Center Drive, Oxnard, California 93036, on behalf of the property owner.
Project Planner: Jose Coyotl, Associate Planner

Recommendation:
That the Planning Commission approve the Project, as submitted, finding the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities), and Approve Resolution 2020-XX for Planning and Zoning Permit No. 19-510-04 (Special Use Permit – Alcohol), subject to certain findings and conditions.

G. STUDY SESSION/REPORTS

H. PLANNING COMMISSION BUSINESS

I. COMMUNITY DEVELOPMENT STAFF UPDATES

J. ADJOURNMENT

FUTURE MEETINGS

Thursday, March 5, 2020, 6:00 p.m., City Council Chambers

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a meeting, you should contact the office of the City Clerk at (805) 385-7803. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

Written materials relating to an item on this agenda that are distributed to the Planning Commission within 72 hours before the item is to be considered at its regularly scheduled meeting will be made available for public inspection at 214 South C Street, during customary business hours.