

This meeting is held pursuant to the State Emergency Services Act, the Governor's Emergency Declaration, and Governor's Executive Order N-29- 20 to allow members of the City Council or staff to participate via teleconference.

Pursuant to the Ventura County Public Health Official's order and Governor's Executive Order N-33-20, all city buildings are temporarily closed to the public. The public is encouraged to view the meeting from home on the City's website at Oxnard.org/city-meetings, Spectrum channel 10, Frontier channel 35, or YouTube at Youtube.com/oxnardnews. Video recordings are typically available online immediately following the meeting.

The public may provide comments to the Planning Commission via email at planning@oxnard.org no later than 3:00 p.m. on the day of the meeting. Please identify the meeting date and agenda item in the Subject line.

A telephone option for public comments is also available at this time due to the State of California "Stay At Home" order. Requests to speak must be submitted no later than 3:00 p.m. on the day of the meeting. Use the form on the city's website to submit your request: Oxnard.org/city-meetings, or call the Planning Division Office at (805) 385-7878, or email your request to planning@oxnard.org.

CITY OF OXNARD PLANNING COMMISSION AGENDA

REGULAR MEETING

Council Chambers, 305 West Third Street
Thursday, November 19, 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 – October 29, 2020
2. APPROVAL OF MINUTES - November 5, 2020
3. Adoption of the 2021 Planning Commission Meeting Calendar

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

F. PUBLIC HEARING

1. **Project Name: G & G Tires Special Use Permit - Planning & Zoning Permit No. 20-520-01 (Special Use Permit):** A request to allow an automotive retail tire repair store with related uses and services within a vacant 7,900 square-foot building located on a site

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that is within the General Commercial (C-2) zone and is located at 3000 Saviers Road (APN 219-0-017-145). The developed 30,888 square foot site is currently unoccupied but historically has been occupied by retail tire repair stores since the building was constructed by Goodyear Tires back in 1969. Filed by designated agent Joseph Mizrahi with Kornland Building, on behalf of Joel Garcia with G & G Tires, 8222 Melrose Avenue, # 200 Los Angeles, California 90046.

Project Planner: Juan Martinez, 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. 20-520-01 (Special Use Permit), subject to certain findings and conditions.

2. **Project Name: Conico Oil Gas Station & Alcohol Special Use Permits - Planning and Zoning Permit Nos. 20-500-02 (Special Use Permit) and 20-510-08 (Special Use Permit - Alcohol):** A request of Special Use Permits (SUP) to construct a 3,442 square-foot gas station and convenience store building with a 1,160 square-foot car wash building, and an 875 square-foot car wash equipment storage building and the project includes a request to sell beer and wine for off-site consumption (Alcohol Beverage Control (ABC) License Type 20) limited to 7:00 a.m. to 12:00 a.m. (midnight) daily on a 1.18-acre undeveloped lot located at Lot 1 of Tract 6004 (APN: 132-0-470-035) within District C of the RiverPark Specific Plan south of Town Center Drive, to the west of North Oxnard Boulevard and east of North Ventura Road. Filed by Jun Kim, Designated Agent, on behalf of property owner Shea Properties, LLC, 130 Vantis #200, Aliso Viejo, CA 92656.

Project Planner: Randy Baez, Assistant Planner

Recommendation:

That the Planning Commission approve the Project, as submitted, subject to certain findings and conditions. Pursuant to the California Environmental Quality Act (CEQA), an environmental impact report (EIR No. 00-03) was prepared to analyze potential impacts associated with the approval and implementation of the RiverPark Specific Plan (RPSP) and the anticipated build-out of the 701-acre Specific Plan area. As the proposed use and development is consistent with the RPSP, no additional environmental review is required pursuant to Public Resources Code Section 21166 and Section 15162 through 15164 of the State CEQA Guidelines.

G. STUDY SESSION/REPORTS

H. PLANNING COMMISSION BUSINESS

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I. COMMUNITY DEVELOPMENT STAFF UPDATES

J. ADJOURNMENT

FUTURE MEETINGS

Thursday, December 3, 2020, 6:00 p.m., City Council Chambers

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