



*Planning Division*

**PLANNING COMMISSION  
STAFF REPORT**

**TO:** Planning Commission

**FROM:** Susan L. Martin, AICP, Planning Manager

**DATE:** October 18, 2007

**SUBJECT:** Planning and Zoning Permit No. 07-510-10, for revocation of Special Use Permit No. 769 granted for the sale and consumption of beer and wine at a previous restaurant facility, located at 301 South C Street.

- 1) **Recommendation:** That the Planning Commission adopt a resolution approving Planning and Zoning Permit No. 07-510-10 to revoke Special Use Permit No. 769.
- 2) **Project Description and Applicant:** A request to revoke Special Use Permit (SUP) No. 769, granted for the sale and consumption of beer and wine at a previously existing restaurant facility. The subject site is addressed at 301 South C Street and encompasses three separate parcels bound by Third Street to the north, C Street to the east, D Street to the west, and residential uses to the south (APN 202-0-083-210, 202-0-083-150 and -016). Filed by El Concilio del Condado de Ventura County, 301 South C Street, Oxnard, CA 93030.
- 3) **Existing & Surrounding Land Uses:** Existing structures onsite include the El Concilio del Condado de Ventura and a storage/utility building.

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	CBD	Central Business District	Office use
North	CBD	Central Business District	Realty office (adjacent) and Municipal offices/Police Dept.
South	CBD	Central Business District	Commercial uses
East	CBD	Central Business District	Office & commercial uses
West	R-3	Residential Low	School and residential uses

- 4) **General Plan Policies and Land Use Designation Conformance:** Revocation of the Special Use Permit will not change the current land use designation or use of the subject site. The existing uses conform to the City land use regulations and policies. Therefore, the requested revocation can be found to be in conformance with General Plan policies.

5) **Environmental Determination:** In accordance with Section 15061(b)(3) of the California Code of Regulations, Title 14, Division 6 (CEQA Guidelines), it can be seen with certainty that granting of this request has no possibility of a significant effect on the environment, and is therefore not subject to the California Environmental Quality Act (CEQA).

6) **Analysis:**

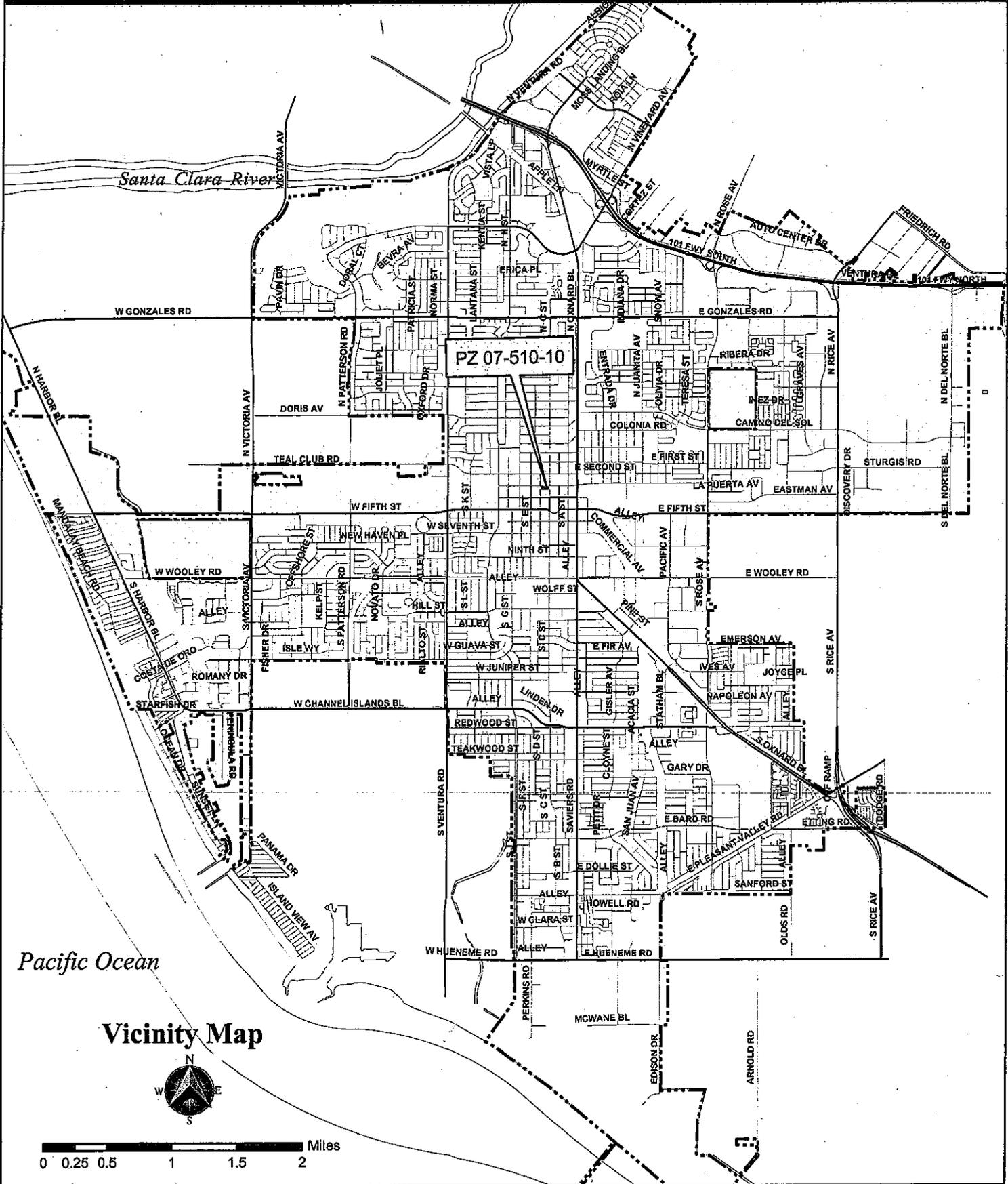
- a) **General Discussion:** The City wishes to purchase the two vacant parcels at the corner of Third and D Streets. As a condition of the SUP No. 769, El Concilio's predecessor was required to burden the two parcels with parking covenants. Revocation of the special use permit will allow El Concilio to release the covenants so that the vacant parcels may be used for parking by the Police Department. The third parcel, at the corner of Third and C Streets, contains the buildings and onsite parking would remain the property of El Concilio.
- b) **Relevant Project and Property History, Related Permits:** The Plaza Restaurant previously occupied the building addressed at 301 South C Street, and on October 27, 1977, the Planning Commission approved Special Use Permit No. 769 for onsite sale and consumption of beer and wine at this location. As part of that approval (Resolution No. 5435), a parking covenant ensuring adequate restaurant parking was recorded. Subsequently, the restaurant use has ceased and the building has been used for a variety of other commercial office uses. Most recently, El Concilio del Condado de Ventura, a nonprofit advocacy and multi-service community organization, occupies the site.
- c) **Zoning Compliance:** The proposed development is located in the Central Business District (CBD) zone district. No changes to the existing site layout are proposed or required as part of this request. Prior to conversion of the building for restaurant use, nine onsite parking spaces supported the original development of the site. On-street parking is also available along Third and C Streets. With the discontinuation of the restaurant use, the original parking configuration is found to be adequate for the general office uses. Any future building additions or intensification of use at this location will require further site analysis at that time.

7) **Attachments:**

- A. Maps (Vicinity, General Plan, Zoning)
- B. Resolution

Prepared by:	<u>SM</u> SM
Approved by:	<u>SM</u> SM

# Vicinity Map



## Vicinity Map



0 0.25 0.5 1 1.5 2 Miles



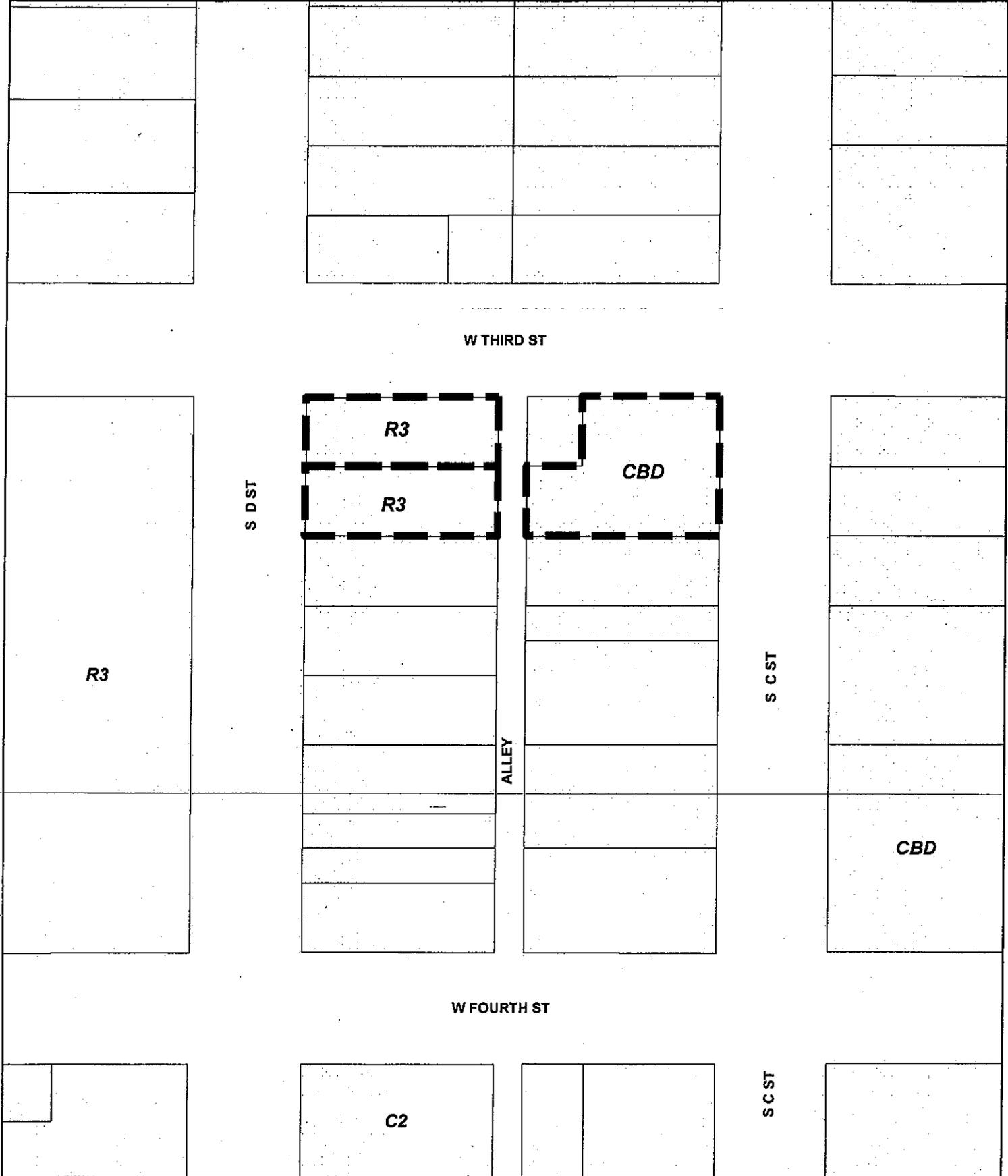
Oxnard Planning  
September 27, 2007

PZ 07-510-10  
Location: 301 S C St  
APN:202008321, 202008315, 202008316  
El Concilio de Condado del Ventura

ATTACHMENT A  
PAGE 1 OF 3



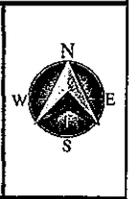
# Zone Map



PZ 07-510-10  
Location: 301 S C St  
APN: 202008321, 202008315, 202008316  
El Concilio de Condado del Ventura

0 15 30 60 90 120 Feet

Zone Map  
ATTACHMENT A  
PAGE 3 OF 3



RESOLUTION NO. 2007 – [PZ 07-510-10]

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 07-510-10, TO REVOKE SPECIAL USE PERMIT NO. 769, PREVIOUSLY ISSUED TO ALLOW THE SALE AND CONSUMPTION OF BEER AND WINE AT AN EXISTING RESTAURANT FACILITY, LOCATED AT 301 SOUTH C STREET (APNs 202-0-083-210, -015, -016), SUBJECT TO CERTAIN FINDINGS. FILED BY EL CONCILIO DEL CONDADO DE VENTURA COUNTY, 301 SOUTH C STREET, OXNARD, CA 93030.

WHEREAS, on October 27, 1977, the Planning Commission of the City of Oxnard granted Special Use Permit No. 769 to Stella Delgado for the sale and consumption of beer in wine in an existing restaurant facility located at 301 South C Street, subject to certain findings and conditions; and

WHEREAS, the restaurant facility is no longer in operation and the premises now is used for business purposes; and

WHEREAS, a condition of the special use permit required the execution of a covenant securing a parking are on Lot No. 16, Block "D" for use by the restaurant facility; and

WHEREAS, the City of Oxnard wishes to purchase Lot No. 16, and devote it to parking for the City of Oxnard Police Department; and

WHEREAS, El Concilio del Condado de Ventura County, a California corporation is the cussessor in interest to Stella Delgado; and

WHEREAS, El Concilio Del Condado De Ventura County, a California corporation consents to the revocation of the special use permit, effective on the date of the transfer of title to the City of Oxnard of the property known as Lots No. 15 and 16, Block "D" of Map No. 4 of the Town of Oxnard, and north addition to the Town of Oxnard, County of Ventura, State of California, as per map thereof recorded in the office of the County Recorder of said county in Book 5, page 9 of maps (Lots No. 15 and 16).

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby resolves that Special Use Permit No. 769 is revoked, effective upon the City of Oxnard becoming the owner of the aforementioned Lots No. 15 and 16.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 18<sup>th</sup> day of  
October, 2007, by the following vote:

AYES: Commissioners

NOES: Commissioners

ABSENT: Commissioners

\_\_\_\_\_  
Dr. Sonny Okada, Chairman

ATTEST: \_\_\_\_\_  
Susan L. Martin, Secretary