



Meeting Date: 04 / 22 / 2008

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s). _____	<input type="checkbox"/> Report
<input type="checkbox"/> Res. No(s). _____	<input checked="" type="checkbox"/> Public Hearing Info/Consent
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Prepared By: Kathleen Mallory, AICP, Contract Planner *K. Mallory* Agenda Item No. K-2  
 Reviewed By: City Manager *Smith* City Attorney *Rupp* Finance *Jic* Other (Specify) \_\_\_\_\_

**DATE:** April 22, 2008

**TO:** City Council

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

**SUBJECT:** PZ 07-600-06 (General Plan Amendment), PZ 07-570-04 (Zone Change), PZ 07-300-13 (Tentative Parcel Map), and PZ 07-500-14 (Special Use Permit) for the Shops at College Park, Located on the Southwest corner of Channel Islands Boulevard and Rose Avenue. Filed by Tom Davies, Churchyard Development, LLC., 2225 Glastonbury Road, Westlake Village, CA 91361.

**RECOMMENDATION**

That City Council take the following actions:

1. Adopt a resolution upholding the Planning Commission's approval of Mitigated Negative Declaration No. 2007-11 finding that the proposed project will not have a significant effect on the environment and upholding the Commission's approval of PZ 07-500-14 (Special Use Permit) for the construction of a Fresh and Easy grocery store (Tesco – 13,929 sq. ft.) with alcohol sales (for off-site consumption), and approximately 5,630 square feet for additional retail uses subject to certain findings and conditions.
2. Adopt a resolution approving PZ 07-300-13 (Tentative Parcel Map) to create three parcels for commercial use.
3. Adopt a resolution approving PZ 07-600-06 (General Plan Amendment) to amend the land use designation, from Residential Low Medium to General Commercial. Defer adoption of the resolution until completion of the hearing on the Advanced Water Purification Facility (AWPF) water project, later on this agenda; then adopt a resolution approving General Plan Amendments for both this project and the AWPF water project.
4. Approve the first reading by title only and subsequent adoption of an ordinance approving Zone Change (PZ 07-570-04) changing the zone district from R-2 (Multiple Family) to C-2-PD (General Commercial, Planned Development).

## **DISCUSSION**

Project Description - The project involves a request for a general plan amendment (PZ 07-600-06), zone change (PZ 07-540-04), tentative parcel map (PZ 07-300-13) and special use permit (PZ 07-500-14) for development on 4.05 acres with a Fresh and Easy grocery store (Tesco – 13,929 sq. ft.) with alcohol sales (for off-site consumption), and approximately 5,630 square feet for additional retail uses on the southwest corner of Channel Islands Blvd. and Rose Avenue (APN 221-0-232-515). The tentative parcel map proposes to subdivide the existing parcel into three individual parcels. A general plan amendment and zone change are also proposed to amend the land use designation, from Residential Low Medium to General Commercial, and change the zoning district, from R-2 (Multiple Family) to C-2-PD (General Commercial, Planned Development). At this time, commercial development is proposed on two parcels, and a future church use is anticipated at a later date under separate permit.

Planning Commission Review and Action - On March 20, 2008, the Planning Commission considered the proposed project and voted 6:0 (Commissioner Pinkard abstaining due to a conflict) to adopt resolutions approving the project. Public and Commission comments pertaining to the project were as follows:

- Should alcohol sales occur in proximity to Channel Islands High School?
- Is the on site circulation and building configuration appropriate?

The Commission determined that the public concerns were adequately addressed and voted to approve the project.

## **FINANCIAL IMPACT**

The applicant will be required to pay applicable development fees such as Traffic Impact fees, Art in Public Places and other impact fees.

- Attachments 1 - City Council Resolution, Upholding Approval of Special Use Permit  
2 - City Council Resolution, Tentative Parcel Map  
3 - City Council Resolution, General Plan Amendment (for reference only)  
4 - City Council Ordinance, Zone Change Ordinance  
5 - Mitigated Negative Declaration No. 2007-11  
6 - Project Plans  
7 - Planning Commission Resolutions 2008-15 (GPA), 2008-16 (ZC), 2008-17 (TPM), 2008-18 (SUP)  
8 - Planning Commission Staff Report, without attachments (dated March 20, 2008)  
9 - Planning Commission Power Point Presentation

Note: Attachment Nos. 5, 6, 7, and 8 have been provided to the City Council under separate cover. Copies are available for review at the Circulation Desk in the Library after 6:00 p.m. on Monday prior to the Council meeting and at the City Clerk's Office after 8:00 a.m. on the Monday prior.

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD UPHOLDING THE PLANNING COMMISSION ACTION AND APPROVING SPECIAL USE PERMIT PZ 07-500-14 TO ALLOW THE CONSTRUCTION OF A FRESH AND EASY GROCERY STORE AND RETAIL BUILDING SQUARE FOOTAGE ON THE PARCELS KNOWN AS PARCELS 1 AND 2 OF PZ 07-300-13 LOCATED ON THE SOUTHWEST CORNER OF CHANNEL ISLANDS BLVD. AND ROSE AVENUE (APN 221-0-232-515), SUBJECT TO CERTAIN CONDITIONS OF APPROVAL. FILED BY CHURCHYARD DEVELOPMENT LLC., 2225 GLASTONBURY ROAD, WESTLAKE VILLAGE, CA 91361.

WHEREAS, City Council has considered Planning Commission Resolution No. 2008-18 approving Special Use Permit No. PZ 07-500-14, for property located on the southwest corner of Channel Islands Blvd. and Rose Avenue (APN 221-0-232-515), filed by Churchyard Development, LLC; and

WHEREAS, the City Council has considered the appeal filed by the Planning Department for logical review of the development project, and has carefully reviewed the decision of the Planning Commission; and

WHEREAS, in accordance with the California Environmental Quality Act, the Planning Manager provided public notice of the intent of the City to adopt a mitigated negative declaration for this project, and the City Council considered the proposed mitigated negative declaration, together with any comments received during the public review process, finds on the basis of the whole record before it (including the initial study and any comments received) that with the imposition of mitigation measures as conditions of approval, there is no substantial evidence that the project will have a significant effect on the environment, further finds that the mitigated negative declaration reflects the independent judgment of the City, and adopts the mitigated negative declaration; and

WHEREAS, the documents and other materials that constitute the record of proceedings upon which the decision to adopt the mitigated negative declaration is based is located in the Planning Division of the City of Oxnard, and the custodian of the record is the Planning Manager; and

WHEREAS, the City Council has conducted a hearing and received evidence in favor of and opposed to the application for a special use permit; and

WHEREAS, the City Council finds, after due study, deliberation and public hearing, that the following circumstances exist:

Resolution No.

1. That the proposed use is in conformance with the General Plan, as amended, and other adopted policies of the City of Oxnard.
2. That the proposed use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.
3. That the site for the proposed project is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards.
4. That the site for the proposed use will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic such use will generate.
5. That the site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.
6. A substantial improvement of the use of the land will be thereby effected, and there will not be any detrimental effect upon the surrounding area.
7. The development on parcels 1 and 2 is permitted with the zone change (PZ 07-540-04).
8. Building will substantially conform with plot plans and elevations submitted in support of the special use permit.
9. The applicant has demonstrated that densities are in conformance with existing and proposed public facilities, such as streets, sewers and water.

WHEREAS, the City Council finds that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work or visit this establishment in particular.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Oxnard hereby upholds the Planning Commission's approval of Special Use Permit PZ 07-500-14, subject to the conditions set forth in Planning Commission Resolution No. 2008-18.



RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING PARCEL MAP 07-300-13 (PLANNING AND ZONING PERMIT NO. 07-300-13), FOR PROPERTY LOCATED ON THE SOUTHWEST CORNER OF CHANNEL ISLANDS BLVD. AND ROSE AVENUE (APN 221-0-232-515), SUBJECT TO CERTAIN CONDITIONS OF APPROVAL. FILED BY CHURCHYARD DEVELOPMENT, LLC., 2225 GLASTONBURY ROAD, WESTLAKE VILLAGE, CA 91361

WHEREAS, City Council has considered Planning Commission Resolution No. 2008-17 recommending approval of Parcel Map No. 07-300-13, for property located on the southwest corner of Channel Islands Blvd. and Rose Avenue (APN 221-0-232-515), filed by Churchyard Development, LLC.; and

WHEREAS, in accordance with the California Environmental Quality Act, the Planning Manager provided public notice of the intent of the City to adopt a mitigated negative declaration for this project, and the City Council considered the proposed mitigated negative declaration, together with any comments received during the public review process, finds on the basis of the whole record before it (including the initial study and any comments received) that with the imposition of mitigation measures as conditions of approval, there is no substantial evidence that the project will have a significant effect on the environment, further finds that the mitigated negative declaration reflects the independent judgment of the City, and adopts the mitigated negative declaration; and

WHEREAS, the documents and other materials that constitute the record of proceedings upon which the decision to adopt the mitigated negative declaration is based is located in the Planning Division of the City of Oxnard, and the custodian of the record is the Planning Division Manager; and

WHEREAS, the City Council has conducted a hearing and received evidence in favor of and opposed to the application for a special use permit; and

WHEREAS, the City Council finds that the Parcel Map complies with all requirements of the Subdivision Map Act and the Oxnard City Code; and

WHEREAS, the City Council finds that the Parcel Map, the proposed site, and the design and improvement of the development requested are consistent with the 2020 General Plan as amended due to PZ 07-600-06; and

WHEREAS, the City Council finds that the proposed site is suitable for the type and density of development requested and is not likely to cause substantial environmental damage, serious public health problems or conflict with any publicly acquired easements or access.

Resolution No.

NOW, THEREFORE, the City Council of the City of Oxnard resolves that Parcel Map 07-300-13 is hereby approved, subject to the conditions set forth in Planning Commission Resolution No. 2008-17.

PASSED AND ADOPTED this 22<sup>nd</sup> day of April 2008, by the following vote:

AYES:

NOES:

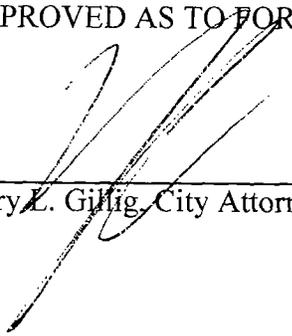
ABSENT:

\_\_\_\_\_  
Dr. Thomas E. Holden, Mayor

ATTEST:

\_\_\_\_\_  
Daniel Martinez, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Gary L. Gillig, City Attorney

**ATTACHMENT 3**

**GENERAL PLAN AMENDMENT**

**(FOR REFERENCE ONLY – SEE COMBINED GPA RESOLUTION FOR  
PROJECT AND AWPf WATER PROJECT)**

**000082**

ATTACHMENT 3  
PAGE 1 OF 6

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING GENERAL PLAN AMENDMENT NO. 07-600-06 TO AMEND THE GENERAL PLAN LAND USE DESIGNATION FROM RESIDENTIAL LOW MEDIUM TO GENERAL COMMERCIAL FOR PROPERTY LOCATED ON THE SOUTHWEST CORNER OF CHANNEL ISLANDS BLVD. AND ROSE AVENUE (APN NO. 221-0-232-515) FILED BY CHURCHYARD DEVELOPMENT, LLC., 2225 GLASTONBURY ROAD, WESTLAKE VILLAGE, CA 91361; AND GENERAL PLAN AMENDMENT NO. 08-5620-01 TO DESIGNATE THE NORTHEAST CORNER OF PERKINS ROAD AND MAGELLON ROAD AS LIGHT INDUSTRIAL (APN 231-009-225), SUBJECT TO CERTAIN FINDINGS. FILED BY CITY OF OXNARD PUBLIC WORKS DEPARTMENT, 305 WEST THIRD STREET, OXNARD, CA 93030.

WHEREAS, the City Council of the City of Oxnard has considered proposed General Plan Amendment No. 07-600-06, for property located on the southwest corner of Channel Islands Blvd. and Rose Avenue; and

WHEREAS, the City Council has held public hearings and received and reviewed written and oral comments related to proposed General Plan Amendment No. 07-600-06; and

WHEREAS, the City Council finds after due study and deliberation that the public interest and general welfare require the adoption of General Plan Amendment No. 07-600-06; and

WHEREAS, in accordance with the California Environmental Quality Act, the Planning Manager provided public notice of the intent of the City to adopt a mitigated negative declaration for this project, and the City Council considered the proposed mitigated negative declaration, together with any comments received during the public review process, finds on the basis of the whole record before it (including the initial study and any comments received) that with the imposition of mitigation measures as conditions of approval, there is no substantial evidence that the project will have a significant effect on the environment, further finds that the mitigated negative declaration reflects the independent judgment of the City, and adopts the mitigated negative declaration; and

WHEREAS, Applicant for General Plan Amendment No. 07-600-06 agrees, as a condition of approval of this resolution and at Applicant's own expense, to indemnify and defend the City of Oxnard and its agents, officers and employees from and against any claim, action or proceeding to attack, set aside, void or annul the approval of this resolution or any proceedings, acts or determinations taken, done or made before the approval of this resolution that were part of the approval process; and

WHEREAS, on March 20, 2008 the Planning Commission approved Resolution No. 2008-20 recommending that the City Council adopt a resolution approving Planning and Zoning Permit No.

08-620-01 (General Plan Amendment) filed by the City of Oxnard Public Works Department changing the land use designation of one parcel located on the northeast corner of Perkins Road and Magellon Road from Residential Medium to Light Industrial; and

WHEREAS, in accordance with the California Environmental Quality Act Section 15164, Groundwater Recovery Enhancement and Treatment (GREAT) Program Final EIR Addendum No. 1 was prepared, the Planning Commission considered Addendum No. 1; and the Planning Commission found on the basis of the whole record before it there is no substantial evidence that the project will have a significant effect on the environment, and that the GREAT Program Final EIR Addendum No. 1 reflects the independent judgment of the City; and

WHEREAS, the GREAT Program Final Program Environmental Impact Report with Addendum No. 1 has been certified for this project, and the City Council has considered said final environmental impact report and addendum before making its recommendation herein; and

WHEREAS, the City Council has held a public hearing and received and reviewed written and oral comments related to proposed General Plan Amendment No. 08-620-01; and

WHEREAS, the City Council finds after due study and deliberation that the public interest and general welfare require the adoption of General Plan Amendment No. 08-620-01; and

WHEREAS, the documents and other material that constitute the record of proceedings upon which the decision to adopt the mitigated negative declaration is based is located in the Planning Division, and the custodian of the record is the Planning Manager.

NOW, THEREFORE, the City Council of the City of Oxnard resolves to approve General Plan Amendment Nos. 07-600-06 and 08-620-01, amending the 2020 General Plan Land Use Map (Figure V-5) as shown in Exhibits A and B, attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 22<sup>nd</sup> day of April, 2008 by the following vote:

AYES:

NOES:

ABSENT:

\_\_\_\_\_  
Dr. Thomas E. Holden, Mayor

City Council Resolution No.  
Page 3

ATTEST:

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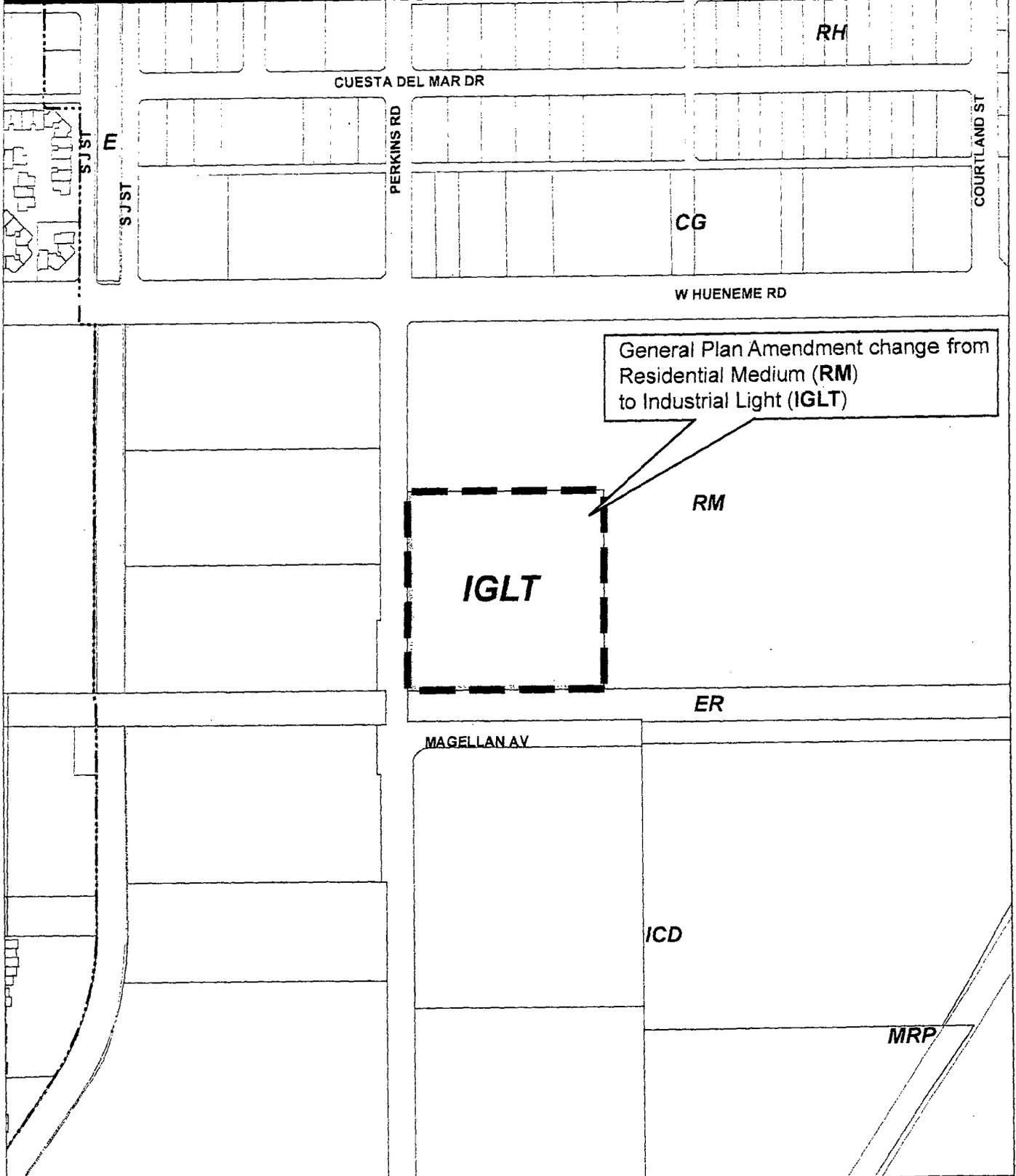
Daniel Martinez, City Clerk

APPROVED AS TO FORM:

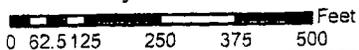
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Gary L. Gillig, City Attorney



Oxnard Planning  
March 10, 2008

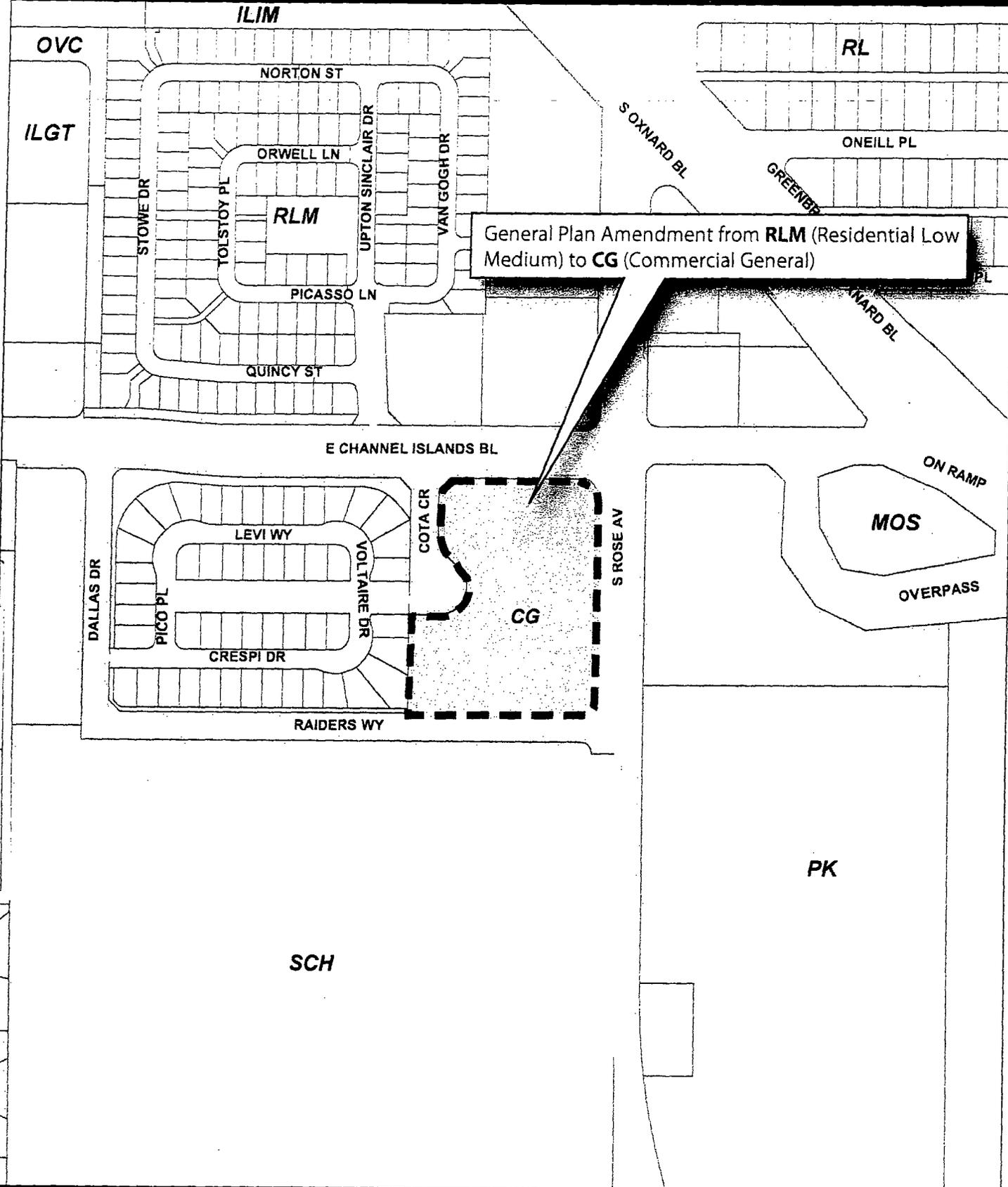
PZ 08-625-01  
Location: NEC Perkins & Magellan Av  
APN: 231009225  
City of Oxnard



General Plan Amendment  
Exhibit A



# General Plan Amendment

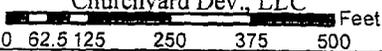


General Plan Amendment from **RLM** (Residential Low Medium) to **CG** (Commercial General)



PZ 07-500-14 PZ 07-600-6  
PZ 07-300-13 PZ 07-570-4  
Location: SWC Rose Av & Channel Islands Bl  
APN: 221023251  
Churchyard Dev., LLC

General Plan Amendment  
ATTACHMENT 3  
PAGE 6 OF 6



000087

CITY COUNCIL OF THE CITY OF OXNARD

ORDINANCE NO.

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING PZ 07-570-04 TO CHANGE THE ZONE DISTRICT FOR PROPERTY LOCATED ON THE SOUTHWEST CORNER OF CHANNEL ISLANDS BLVD. AND ROSE AVENUE. FILED BY CHURCHYARD DEVELOPMENT, LLC., 2225 GLASTONBURY ROAD, WESTLAKE VILLAGE, CA 91361

WHEREAS, the zoning of the subject property is Multiple Family and in order for the project to be approved, the zoning of the subject parcel must be amended to General Commercial, Planned Development (C-2-PD); and

WHEREAS, the City Council has held a public hearing and received and reviewed written and oral comments related to proposed Zone Change No. 07-570-04; and

WHEREAS, the City Council finds after due study and deliberation that the public interest and general welfare require the adoption of Zone Change No. 07-570-04; and

WHEREAS, in accordance with the California Environmental Quality Act, the Planning Division Manager provided public notice of the intent of the City to adopt a mitigated negative declaration for this project, and the City Council considered the proposed mitigated negative declaration, together with any comments received during the public review process, finds on the basis of the whole record before it (including the initial study and any comments received) that with the imposition of mitigation measures as conditions of approval, there is no substantial evidence that the project will have a significant effect on the environment, further finds that the mitigated negative declaration reflects the independent judgment of the City, and adopts the mitigated negative declaration; and

WHEREAS, the documents and other material that constitute the record of proceedings upon which the decision to certify the adopt the final subsequent environmental impact report is located in the Planning Division, and the custodian of the record is the Planning Manager; and

WHEREAS, Applicants agree, as a condition of adoption of this ordinance at each Applicant's own expense, to indemnify, defend, and hold harmless City and its agents, officers, and employees from and against any claim, action or proceeding to attack, review, set aside, void, or annul the approval of this resolution or any proceedings, acts, or determination taken, done, or made prior thereto that were part of the approval process.

WHEREAS, the zone change is consistent with the 2020 General Plan as amended as part of PZ 07-600-06.

NOW, THEREFORE, the City Council of the City of Oxnard does ordain as follows:

Ordinance No. \_\_\_\_\_

Page 2

- Part 1. Zone Change No. 07-570-04 is approved, as shown on the map attached hereto as Exhibit A and incorporated herein by reference.
- Part 2. Within fifteen days after passage, the City Clerk shall cause this ordinance to be published one time in a newspaper of general circulation, published and circulated in the City. Ordinance No. \_\_\_\_\_ was first read on April 22, 2008, and finally adopted on May 6, 2008, to become effective thirty days thereafter.

PASSED AND ADOPTED this 22<sup>nd</sup> day of April 2008, by the following vote:

AYES:

NOES:

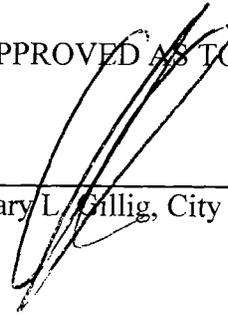
ABSENT:

\_\_\_\_\_  
Dr. Thomas E. Holden, Mayor

ATTEST:

\_\_\_\_\_  
Daniel Martinez, City Clerk

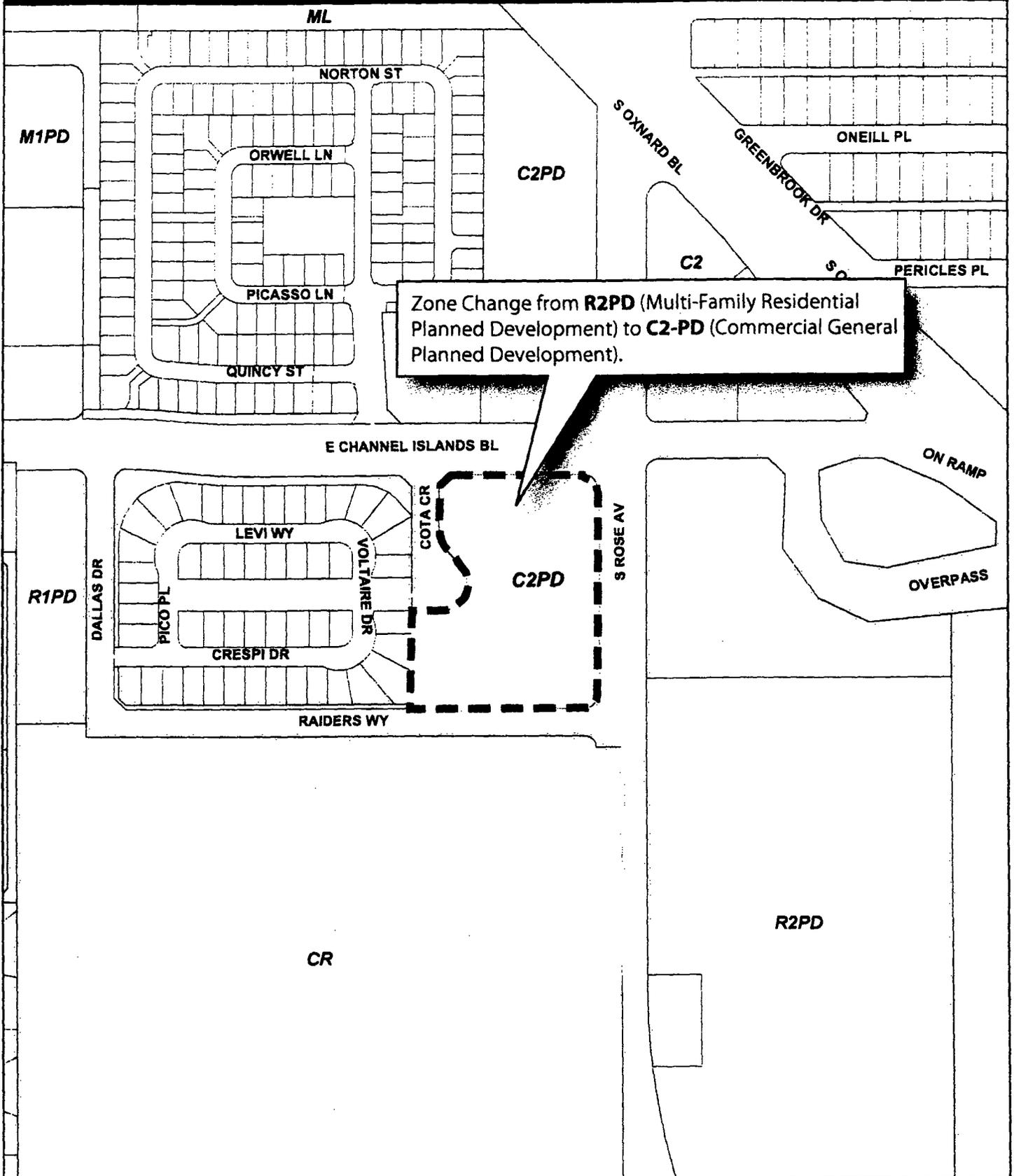
APPROVED AS TO FORM:

  
\_\_\_\_\_  
Gary L. Gillig, City Attorney

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ATTACHMENT 4  
PAGE 2 OF 2

# Zone Change



Oxnard Planning  
August 23, 2007

PZ 07-500-14 PZ 07-600-6  
PZ 07-300-13 PZ 07-570-4

Location: SWC Rose Av & Channel Islands Bl

APN: 221023251

Churchyard Dev., LLC

0 50 100 200 300 400 Feet

Zone Change

Exhibit "A"



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PAGE

3 OF 3

The Shops at College Park  
Southwest corner of Channel  
Islands Blvd. and Rose Ave.

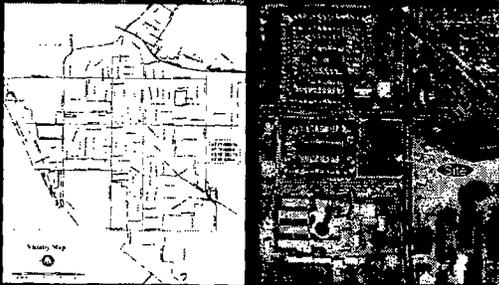
Churchyard Development

March 20, 2008  
Planning Commission  
Planning and Zoning Permit Nos. 07-600-06  
(GPA), 07-570-04 (ZC), 07-300-13 (TPM),  
and 07-500-14 (SUP)

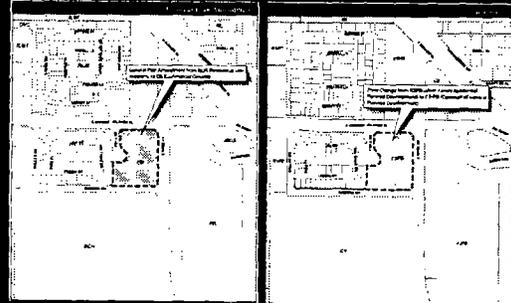
Project Description

- Special Use Permit for Fresh and Easy grocery store (Tesco) 13,929 sq. ft. with off-site consumption/alcohol sales
- Retail shops, 5 spaces = 5,630 square feet
- General plan amendment – from Residential Low Medium to General Commercial
- Zone change - from R-2 (Multiple Family) to C-2-PD (General Commercial, Planned Development)
- Tentative parcel map to subdivide the vacant 4.05 acre property into three parcels
- No dev. on church parcel at this time; SUP in future

Vicinity and Aerial Maps



GPA and ZC



Site Use

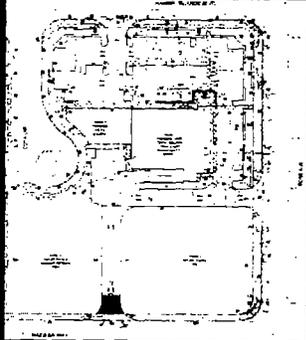
- 13,929 sq. ft. grocery store/Fresh and Easy to operate 7:00 a.m. – 11:00 p.m. Mon.-Sunday
- SUP for use and alcohol/off-site consumption
- Estimated to employ up to 25 people in varying shifts
- 5,630 sq. ft. of retail space; intended use for up to five retail uses
- Speculative commercial uses: ex: bagel shop, dry cleaner, beauty supply, etc. Permitting of uses in accordance with C-2 zoning provisions

Site Design

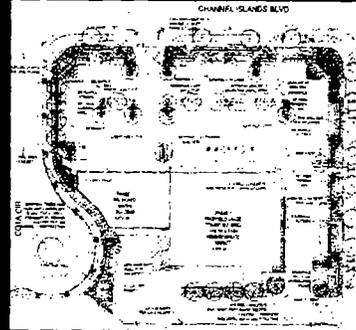
- Landscaped parkway parallel to Channel Islands Blvd. and Rose Ave.
- Shared parking, reciprocal access and maintenance agreement to be recorded on all three parcels
- Pylon signs at ingress and egress points
- Garden walls parallel to both roadways; corner garden wall/monumentation feature
- Building oriented towards Channel Islands Blvd. Greets Rose Ave.
- Building wall art feature facing Rose Ave.

### Site Design, cont.

- Pedestrian pathways to both adjacent roadways
- Retail building seamless with Tesco building
- Sidewalks to both rdwys
- U-turns Raiders Wy; Channel Islands/Rose



### Landscape Plan

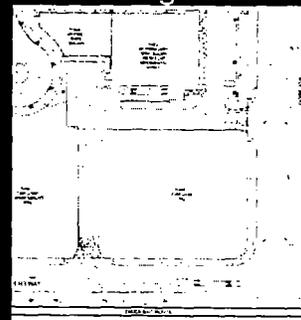


### Land Use Compatibility

- Access off of Channel Islands Blvd. and Rose Ave.
- No vehicular access off Cota Circle. Pedestrian path of travel to Cota Circle
- Loading/unloading in rear of buildings facing Raider s Way. 200 feet from Cota Circle access gate (W). 240 feet away from Raiders Way (S)
- Six foot wall parallel to Cota Circle/ped opening: solid building elements on west elevation
- No change to parking patterns on Raiders Wy/HS
- Commercial use buffered from residential and school use

### Truck Route/ Loading & Unloading Area

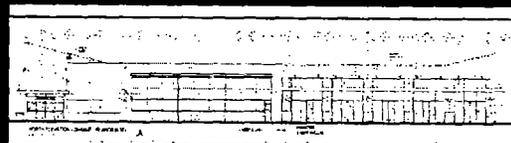
- Truck delivery off of Rose Ave.: limitation on hours of delivery: 6:00 a.m. – 7:30 a.m. and 9:00 a.m. – 4:00 p.m.



### Zoning Compliance

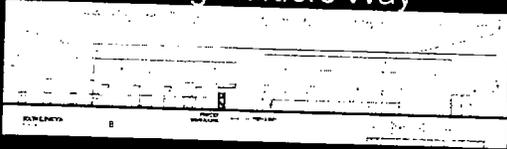
- Project complies with all zoning regulations: no code modifications are necessary
- Shared parking and access agreement: 90 parking spaces provided although 79 required
- Payment of impact fees including contribution to funding associated with future fire station at College Park

### Elevations – North Side Facing Channel Islands Blvd.



- Contemporary stucco with modern detailing
- Warm color palette: cream, tan and green
- Angled metal roof element with suspension canopy/entry feature to grocery store and retail shops; stone veneer; glass fronts

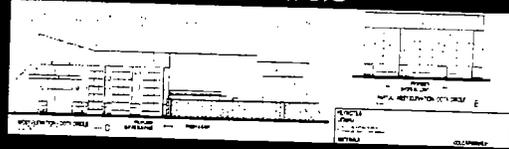
### Elevations – South Side Facing Raiders Way



- Continuation of stone veneer and columns to break of massing
- Paint and building reveals to break up elevation
- Screenwall loading and unloading behind

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### Elevations – West Side Cota Circle



- Continuation of stone veneer and columns to break up massing
- Paint and building reveals to break up elevation
- Six foot tall wall, loading/unloading 200 feet behind; metal lattice work – no windows

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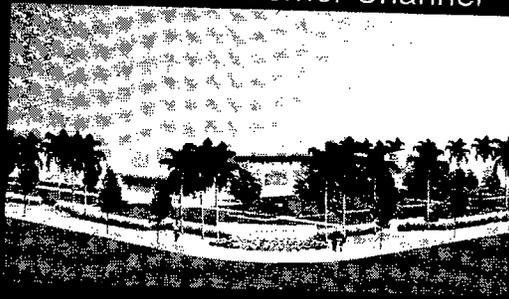
### Elevations – East Side Rose Avenue



- Mural in cooperation with Channel Island HS
- Stucco building
- Glass store front and signage
- Suspension canopy

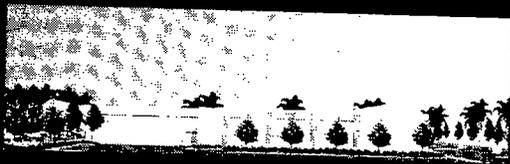
15

### Elevations – Corner Channel



16

### Elevations – Facing Raider's Way



17

### Elevations – Facing Coto Circle



18

## Elevations – Facing Rose Avenue



13

## Elevations – Facing Channel Islands Blvd.



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## Alcohol Sales

- Type 21 off-site alcohol consumption permit
- Crime statistics w/in 1,000 ft. were 8.5% higher on avg.
- 350 feet from Channel Islands High School
- Design and conditions to address potential concerns
- Statistics showed area was higher than the city-wide average; however, area not considered to be a policing problem
- Potential negative impacts can be effectively mitigated through conditions of approval

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## Alcohol Sales, cont.

- School district in support of alcohol sales provided project complies with conditions of approval
- Sample conditions, no single container sales; no fortified wine products +14% by volume with certain exceptions; no open floor displays; no alcohol sold b/w 11:00 p.m. – 6:00 a.m.
- No deliveries of alcoholic beverages between 7:30 a.m. – 8:30 a.m. and 2:30 p.m. – 3:30 p.m.
- No sale of flavored malt beverages
- Video monitors with live feed/security

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## Environmental Review

- Feb. 15 – March 5, 2008
  - Initial Study/Mitigated Negative Declaration MND included mitigation measures to reduce potentially significant impacts to less than significant
  - Traffic study determined no significant impacts or change in LOS + .02 V/C ratio with project, near term and 2030 conditions
  - Mitigation measures have been incorporated into the project design and have been made conditions of project approval

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## Environmental Review

- Agency letters concurring with conclusion in MND:
  - Southern California Association of Governments (SCAG)
  - Calleguas Municipal Water District
  - Air Pollution Control District
  - County Public Works Agency and Transportation Department (3/11 memo)
- Received four letters of support:
  - Channel Islands HS in support provided project complies with conditions of approval (2 letters)
  - Two letters from the general public

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## Environmental Review

- County WaterShed protection concerned with disclosure of BMP and measures to address water runoff volumes & water quality
- Added additional conditions to address County WaterShed protection concerns, clarify drainage and runoff measures (3/18 memo)
- Modified letter rec. 3/19 omitted concerns pertaining to runoff/volumes
- City standard conditions address hydrology & water quality issues: master City permit requires applicant compliance, options for BMP w/in permit
- Hydrology rpt. review prior to decision does not occur

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## Community Workshop

- January 28, 2008 with College Park and Estates, and Channel Pointe Community
- Comments received in support of the project
- Questions pertained to type of alcohol sold on the project site, hours of operation, and how alcohol would be secured to minimize underage consumption
- Proximity to Channel Islands High School was raised as a potential concern
- Members from the school district did not attend; sent letters in support provided applicant complies with Police conditions of approval

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## Recommendation

- Adopt a resolution approving PZ 07-500-14 (Special Use Permit) for the proposed grocery store with alcohol sales and additional retail buildings, subject to certain findings and conditions
- Adopt a resolution recommending that City Council approve PZ 07-300-13 (Tentative Parcel Map)
- Adopt a resolution recommending that the City Council approve PZ 07-600-06 (General Plan Amendment)
- Adopt a resolution recommending that the City Council approve PZ 07-570-04 (Zone Change)

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## End of Presentation

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ATTACHMENT 9  
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