



Meeting Date: April 22, 2008

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

Prepared By: Christopher Williamson, AICP Senior Planner Agenda Item No. K-3

Reviewed By: City Manager *[Signature]* City Attorney *Rupp* Finance *[Signature]* Other (Specify) *N/A*

DATE: April 14, 2008

TO: City Council

FROM: Susan L. Martin, AICP *[Signature]*
Planning Manager

SUBJECT: Planning and Zoning Permit Nos. 07-500-13, (Special Use Permit) and 08-620-01 (General Plan Amendment) for the Advanced Water Purification Facility (AWPF), Located on the Northeast Corner of Perkins Road and Magellan Road. Filed by City of Oxnard Public Works Department, Water Resources Division, 305 West Third Street, Oxnard, CA 93030.

RECOMMENDATION

That City Council:

1. Adopt a resolution upholding the Planning Commission's approval of Special Use Permit PZ 07-500-13 for the development of the Groundwater Recovery Enhancement and Treatment (GREAT) Program AWPF project.
2. Adopt a resolution approving General Plan Amendment PZ 08-620-01, changing the land use designation of the northeast corner of Perkins Road and Magellan Road (APN 231-009-225) from Residential Medium to Light Industrial; and, also approving General Plan Amendment PZ 07-600-06 changing the land use designation of the southwest corner of Channel Islands Blvd. and Rose Avenue from Residential Low Medium to General Commercial. Alternatively, if PZ 07-600-06 was not approved, adopt a resolution approving only General Plan Amendment PZ 08-620-01, as described herein.

DISCUSSION

The AWPF is a key component of the GREAT Program and was included in the previously certified GREAT Final Program Environmental Impact Report (SCH #2003011045). The change of the project site's 2020 General Plan land use designation from Residential Medium to Light Industrial (ILGT) is the appropriate designation for the current light industrial zoning and the proposed use. The Planning Commission approved the AWPF special use permit and recommended approval of the general plan amendment at its meeting of March 20, 2008.

The AWPF is a 60,000 -square foot, state-of-the art, advanced tertiary water treatment facility to be located on the northeast corner of Perkins and Magellon Roads that takes secondary effluent from the City's Perkins Road wastewater treatment plant and passes it through membrane filtration processes, reverse osmosis processes, and ultraviolet advanced oxidation. Phase I of the AWPF has treatment capacity of up to 6.25 millions of gallons per day. AWPF treated water would initially be available for municipal (Title 22) purposes such as golf course irrigation, excess water would be discharged into the Pacific Ocean via the existing ocean outfall pipeline. Future plans are to inject the excess advanced treated water into the lower aquifer system in the Oxnard plain for eventual agricultural use, allowing the City to earn groundwater pumping credits which would be used to increase pumping from inland City wells, while at the same time stemming saltwater contamination caused by seawater intrusion.

A portion of the treated water will pass through the 1.5-acre demonstration wetlands on the north side of the site that will allow horizontal flow treatment of up to 10 gallons per minute through a variety of vegetation selected for their ability to further clean water as part of ongoing research into the feasibility of using AWPF concentrate water in the Ormond Beach wetlands.

General Plan Amendment PZ 07-600-06 for the southwest corner of Channel Islands Blvd. and Rose Avenue (APN No. 221-0-2323-515) is bundled with the AWPF general plan amendment (PZ 08-620-1) so that only one of the state-allowed four annual general plan amendments is used.

FINANCIAL IMPACT

Funding for the AWPF and related improvements will come from a variety of fees, grants, and/or bond proceeds. The total cost is still being determined.

- Attachment 1 - City Council Resolution Upholding Special Use Permit
2 - City Council Resolution General Plan Amendments (2)
3 - Planning Commission Staff Report (with project plans)
4 - Planning Commission Minutes (Draft)
5 - Planning Commission Power Point

Note: Attachment 3 has been provided to the City Council. Copies are available for review at the Circulation Desk in the Library after 6:00 p.m. on the Thursday prior to the Council meeting and at the City Clerk's Office after 8:00 a.m. on Monday, April 21, 2008.

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD UPHOLDING THE DECISION OF THE PLANNING COMMISSION APPROVING SPECIAL USE PERMIT NO. 07-500-13, FOR DEVELOPMENT OF THE ADVANCED WATER PURIFICATION FACILITY LOCATED ON THE NORTHEAST CORNER OF PERKINS ROAD AND MAGELLON ROAD (APN 231-009-225), SUBJECT TO CERTAIN CONDITIONS. FILED BY CITY OF OXNARD PUBLIC WORKS DEPARTMENT, WATER RESOURCES DIVISION, 305 WEST THIRD STREET, OXNARD, CA 93030.

WHEREAS, on March 20, 2008, the Planning Commission adopted Resolution No. 2008-20, approving an application for Planned Development Permit No. 07-500-13 (Special Use Permit), filed by the City of Oxnard Public Works Department, Water Resources Division; and

WHEREAS, the City Council has carefully reviewed the Planning Commission decision approving the application, the staff report, and minutes of testimony at the Planning Commission public hearing; 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 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; and

WHEREAS, the City Council has conducted a hearing and received evidence in favor of and opposed to the application.

NOW, THEREFORE, the City Council of the City of Oxnard resolves that the Planning Commission's approval of Planned Development Permit No. 07-500-13 is hereby upheld, subject to the conditions contained in Planning Commission Resolution No. 2008-20 (on file in the Planning Division of the Development Services Department, which is incorporated herein by reference).

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ATTACHMENT 1
PAGE 1 OF 2

PASSED AND ADOPTED this 22nd 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

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 22nd day of April, 2008 by the following vote:

AYES:

NOES:

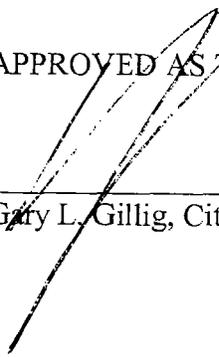
ABSENT:

Dr. Thomas E. Holden, Mayor

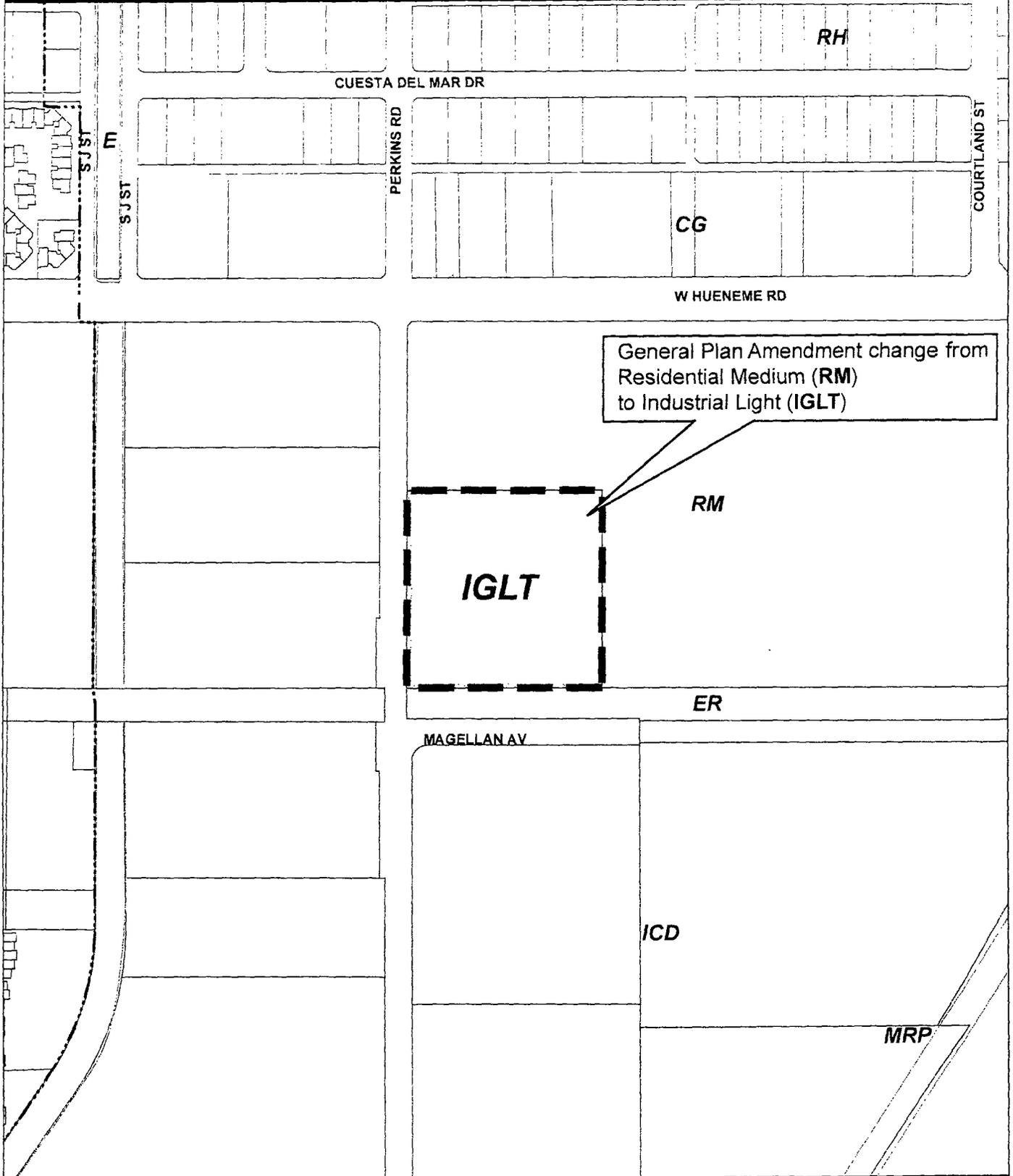
ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:

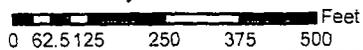


Gary L. Gillig, City Attorney



Oxnard Planning
March 10, 2008

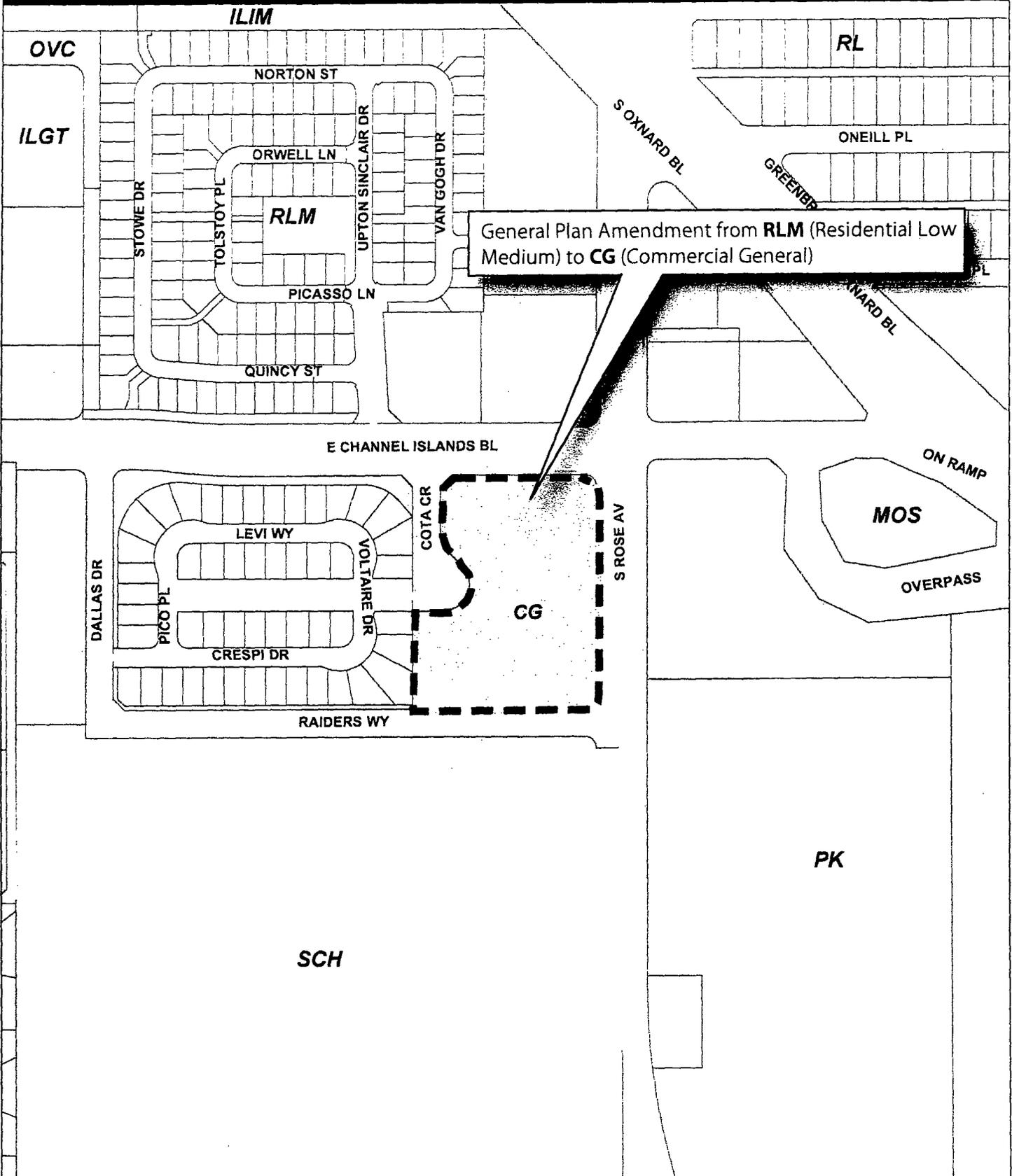
PZ 08-625-01
Location: NEC Perkins & Magellan Av
APN: 231009225
City of Oxnard



General Plan Amendment
Exhibit A



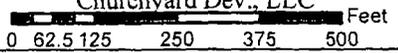
General Plan Amendment



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 2
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MINUTES

OXNARD PLANNING COMMISSION
REGULAR MEETING
MARCH 20, 2008

A. ROLL CALL

At 7:06 p.m., the regular meeting of the Oxnard Planning Commission convened in the Council Chambers. Commissioners Sonny Okada, Irene Pinkard, Chairman Michael Sanchez, Randall Elliott, Dale Dean, Saul Medina, and Deirdre Frank were present. Chair Sanchez presided and called the meeting to order. Staff members present were: Susan Martin, Planning Manager, Paul Wendt, Senior Civil Engineer; Soher Abdel-Malik, Associate Traffic Design Engineer; James Rupp, Assistant City Attorney; Chris Williamson, Senior Planner, Juan Martinez, Associate Planner; Linda Windsor, Associate Planner, Jodi LaChance, Assistant Planner; Kathleen Mallory, Contract Planner; and Lori Maxfield, Recording Secretary.

B. PUBLIC COMMENTS

C. READING OF AGENDA

Planning Manager Martin reviewed the agenda including continuing Item D-3 (PZ 08-580-02) to April 3, 2008.

D. CONSENT AGENDA

1. APPROVAL OF MINUTES – February 21, 2008 and March 6, 2008

MOTION Commissioner Dean moved and Commissioner Okada seconded a motion to approve the minutes of February 21, 2008 and March 6, 2008 as presented. The question was called and the motion carried 6-0-0-1, Commissioner Elliott abstaining from the minutes of February 21, 2008, and Commissioner Pinkard abstaining from the minutes of March 6, 2008.

Commissioner Medina asked that the agenda be reordered to move Item D-2 (PZ 07-300-20) to new public hearings.

3. PLANNING AND ZONING PERMIT NO. 08-580-02 (Zone Text Amendment); An amendment to the City Code, adding Section 16-36 concerning parking and landscaping on property in the R-1, Single Family Zone District. The proposed section would be applicable to all R-1 property City-wide. Filed by the City of Oxnard, 300 West Third Street, Oxnard, CA 93030.
PROJECT PLANNER: James Rupp

MOTION Commissioner Dean moved and Commissioner Pinkard seconded a motion to continue PZ 08-580-02 to April 3, 2008, as recommended by staff. The question was called and the motion carried unanimously.

F. NEW PUBLIC HEARINGS

1. PLANNING AND ZONING PERMIT NO. 07-300-20 (Tentative Subdivision Map for Tract No. 5781), to subdivide a 6.58 acre site into two lots; one lot (6.15 acres) for condominium airspace of 154 attached affordable residential units and a second lot (.43 acre) for public park space. The site is comprised entirely of Lot 18 of Tract 5352-1 (APN:132-0-110-24) and it is at the southwest portion of Planning District F within the RiverPark Specific Plan. It is bounded on the north by American River Court, on the west and south by River Park Drive, and on the east by Lot 19 of Tract 5352-1. The proposed plans for the residential development are reviewed separately by the Development Services Director and are not a part of this request. Potential environmental impacts for the proposed development have been analyzed as part of EIR No. 00-03, certified for the RiverPark Specific Plan in July of 2002. Filed by Tony Talamante, RiverPark Legacy, LLC 30699 Russell Ranch Road, Suite 290, Westlake Village, CA 91361.
PROJECT PLANNER: Juan Martinez

Associate Planner Martinez presented the staff report.

Discussion ensued regarding fee exemptions; floodwater & drainage control; traffic; structural safety of the levee and lack of FEMA certification.

Associate Planner Windsor discussed the traffic issues at the commercial center.

Senior Civil Engineer Wendt discussed the catch basins; drainage; Stroube drain; and FEMA's provisional certification of the levee at RiverPark.

Assistant City Attorney Rupp discussed the design immunity provision of the California Tort Claims Act.

Chair Sanchez opened the public testimony.

Mr. Tony Talamante representing RiverPark responded to the questions raised. He indicated a study was done proving that RiverPark was located outside the FEMA flood zone; explained the different levels of the levee, water level, elevations; and stated that RiverPark was in complete compliance with the Specific Plan and development agreement.

MOTION Commissioner Medina moved and Commissioner Frank seconded a motion to deny PZ 07-300-20, and directed staff to return with a resolution with findings for denial. The question was called and the motion carried 4-3-0, Commissioners Elliott, Dean, and Pinkard voting no.

E. CONTINUED PUBLIC HEARINGS

1. PLANNING AND ZONING PERMIT NO. 07-500-7 (Special Use Permit), a request to demolish an existing 16,610 square foot retail building (currently occupied by the Salvation Army Thrift Store) and build a 14,410 square foot Walgreens pharmacy with prescription drive-through window, located

at 481 South Ventura Road, within the Trolley Plaza Shopping Center (APNs: 183-133-030 and 183-133-031). The property is zoned General Commercial Planned Development (C2PD) and is within the HERO Redevelopment area. The proposed project is exempt from environmental review under Section 13502 of the CEQA Guidelines. Filed by Paul Poirier, Poirier + David Architects, 156 W Alamar, Suite C, Santa Barbara, CA 93105.

PROJECT PLANNER: Linda Windsor

Associate Planner Windsor presented the staff report including changes to the elevations; new and revised conditions related to daily maintenance, delivery times, landscape and irrigation repairs, and installation of new parking lot light fixtures; and the reciprocal access and maintenance agreements were provided that satisfied all conditions. She also displayed the location map and elevations.

Chair Sanchez opened the public testimony.

Mr. Paul Poirier, applicant, gave a presentation on the project including the changes made to the elevations, and indicated their agreement with all the proposed conditions. He also displayed a rendering of the elevations.

Ms. Pat Brown asked if there were deed restrictions placed on the property if Walgreen's should choose to leave, could another business replace it. She also stated her hope that Walgreen's would not have a negative effect on the CVS Pharmacy located across the street.

Ms. Rebecca Ralph spoke in favor of the project.

Chair Sanchez closed the public testimony.

MOTION Commissioner Dean moved and Commissioner Okada seconded a motion to adopt a resolution granting PZ 07-500-7, a Special Use Permit to allow demolition of an existing 16,120 square foot retail building and construction of a new 14,410 square foot building for a 24-hour pharmacy with drive-through facilities, located at 481 South Ventura Road, subject to certain findings and conditions. The question was called and the motion carried unanimously.

RECESS Chair Sanchez called a recess at 8:30 p.m. The meeting reconvened at 8:47 p.m. with all Commissioners present.

F. NEW PUBLIC HEARINGS

2. **PLANNING AND ZONING PERMIT NO. 07-500-16 (Special Use Permit) and 07-590-2 (Zone Variance)**, a request to construct a two-story, two-unit residence on a 5,171 square foot lot, and reduce the required side yard set back for a portion of the project from 5 feet to 4 feet 1 inch, located at 315 Cooper Road (APN: 201-0-053-170) in the General Commercial (C-2) zone, within La Colonia Neighborhood. The proposed project is exempt from environmental review under Section 15303 of the CEQA Guidelines. - Filed by Habitat for Humanity, 167 Lambert Street, Oxnard CA 93036.

PROJECT PLANNER: Linda Windsor

Associate Planner Windsor presented the staff report including the need for a Zone Variance for the reduction to the side yard setback. She also displayed the General Plan and zoning maps; aerial and site photos; site and floor plans; and building elevations.

Chair Sanchez opened the public testimony.

Mr. Scott Swenson, representing the applicant, gave a brief presentation.

Chair Sanchez closed the public testimony.

MOTION Commissioner Medina moved and Commissioner Pinkard seconded a motion to adopt a resolution granting PZ 07-500-16, a Special Use Permit to allow construction of a residential duplex; and adopt a resolution granting PZ 07-590-2, a Zone Variance to allow reduction in the required side yard setback from five feet to four feet, one inch on both sides of the garage structure, located at 315 Cooper Road, subject to certain findings and conditions. The question was called and the motion carried unanimously.

3. PLANNING AND ZONING PERMIT NO. 07-510-11 (Special Use Permit), a request to allow beer and wine sales (ABC License Type 41), for on-site consumption within a proposed 2,500 square foot restaurant (Anaba Sushi), located at the southwest corner of Wooley Road and Victoria Avenue, at 3942 Tradewinds Drive, in the Seabridge Shopping Center, (APN: 188-0-250-07). The project is exempt from environmental review under Section 15301 of the CEQA Guidelines. Filed by Elizabeth Callahan, EDCO, 400 Esplanade Dr., Suite 301, Oxnard, CA 93036, on behalf of business owner Minsoo Kim.

PROJECT PLANNER: Jodi LaChance

Assistant Planner LaChance presented the staff report, and indicated that no alcohol would be permitted in the outdoor seating area; there would be ongoing Police monitoring; and condition No. 37 had been renumbered. She also displayed the vicinity, aerial, zoning, and General Plan maps; site and floor plans; and site photos.

Chair Sanchez opened the public testimony.

Mr. Minsoo Kim, applicant, gave a brief presentation.

Chair Sanchez closed the public testimony.

MOTION Commissioner Frank moved and Commissioner Elliott seconded a motion to adopt a resolution granting PZ 07-510-11, a Special Use Permit to allow beer and wine sales for on-site consumption at a 2,500 square foot restaurant located at 3942 Tradewinds Drive, within the Seabridge Shopping Center, subject to certain findings and conditions. The question was called and the motion carried unanimously.

4. PLANNING AND ZONING PERMIT NO. 07-600-06 (GPA), 07-570-04 (ZC), 07-300-13 (TPM), and 07-500-14 (SUP). The proposed project involves a general plan amendment (GPA) to change

MARCH 20, 2008

OXNARD PLANNING COMMISSION

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AMENDMENT 4
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the land use designation on the southwest corner of Channel Islands Boulevard and Rose Avenue from Residential Low Medium Density to General Commercial. The zone change (ZC) is proposed to change the zoning from R-2-PD (Multiple-family) to C-2-PD (General Commercial, Planned Development). A tentative parcel map (TPM) is also proposed to subdivide the project area resulting in three parcels. A special use permit (SUP No. 07-500-14) is proposed for construction of a 13,929 sq. ft. Fresh and Easy grocery store (Tesco) with alcohol sales, and approximately 5,630 sq. ft. of additional retail building square footage. The GPA, ZC, and TPM will facilitate development of the commercial and the future development of a church project to the south. The entire project is 4.05 acres. There is no substantial evidence that the proposed project may have a significant effect on the environment, and a mitigated negative declaration will be adopted. The parcel to be subdivided is Assessor's Parcel Number 221-0-232-515. Filed by Tom Davies, Churchyard Development, LLC., 2225 Glastonbury Road, Westlake Village, CA 91361.

PROJECT PLANNER: Kathleen Mallory

Contract Planner Mallory presented the staff report including speculative retail usage; hours of operation; number of anticipated employees; site design; landscaping; screening; shared parking; pylon signs; loading areas with restricted delivery hours; land use compatibility; no vehicular access off Cota Circle; complies with zoning regulations; will pay into impact fees for College Park; elevations; alcohol sales; live feed security cameras; mitigated negative declaration; four letters received from Channel Islands High School in support, as well as Community Workshop held on January 28, 2008 supporting the project; and a letter from Watershed Protection Agency regarding hydrology and water quality issues.

Chair Sanchez opened the public testimony.

Mr. Tom Davies gave a presentation on the project including a video. He also discussed delivery hours stating that no semi trucks would be used for deliveries, and discussed the input he received from the community.

Mr. James Biega, Alliance JB, discussed the traffic study that he prepared.

Discussed ensued regarding traffic and the proposed Big League Dreams.

Associate Traffic Design Engineer Abdel-Malik stated that Big League Dreams was not considered in the traffic study as no application had been submitted to the City.

Senior Planner Williamson explained the TAZ file.

Pastor Jess Taylor discussed the hours of operation and services for the future church on the adjacent parcel.

Planning Manager Martin stated that the Special Use Permit for the church would be brought before the Planning Commission at a later date and would include an analysis of parking.

Ms. Rebecca Ralph spoke in opposition to the project due to the proposed alcohol sales.

Mr. Mark Contreras, Vice Principal at Channel Islands High School, and Mr. Rocky Valles, Principal of Channel Islands High School spoke in favor of the project indicating the alcohol sales were not a safety issue, and stated the project would provide welcome opportunities for employment of students.

Ms. Lucy Rodriguez spoke in favor of the project and indicated that all businesses should have restrictions on loading and unloading.

Ms. Shirley Godwin and Ms. Pat Brown stated that the design was attractive, but had a problem with the alcohol sales.

Mr. Dennis Ralph, Diamond Bar Neighborhood Chair, stated that the neighborhood supported the store, but was opposed to the alcohol sales, and suggested as an alternative that the alcohol not be refrigerated at the store.

Mr. Parker Fendler, Evergreen Development, confirmed that the proposal was for a grocery store; alcohol sales were ancillary to the grocery sales with very restrictive conditions. He also explained the type of food sold; they would be at a competitive disadvantage if alcohol sales were not allowed; not cigarettes would be sold; and they agreed to all proposed conditions.

Chair Sanchez closed the public testimony.

MOTION Commissioner Medina moved and Commissioner Okada seconded a motion to adopt a resolution granting PZ 07-500-14, a Special Use Permit for development of a grocery store with alcohol sales and additional retail buildings; adopt a resolution recommending City Council approval of PZ 07-300-13, a Parcel Map; adopt a resolution recommending City Council approval of PZ 07-570-04, a Zone Change to change the zone district for Parcels 1-3 from R-2 to C-2-PD; and adopt a resolution recommending City Council approval of PZ 07-600-06, a General Plan Amendment to change the land use map to designate property located on the southwest corner of Channel Islands Boulevard and Rose Avenue from Low Medium Density residential to General Commercial, subject to certain findings and conditions. The question was called and the motion carried 6-0-0-1, Commissioner Pinkard abstaining.

At 11:00 p.m., Commissioner Frank was absent.

5. PLANNING AND ZONING PERMIT NO. 08-620-01 (General Plan Amendment) and 07-500-13, (Special Use Permit) changing the land use designation from Residential Medium to Light Industrial and allow development of the Advanced Water Purification Facility (AWPF) project on the 4.65 acre vacant site at the northeast corner of Perkins Road and Magellan Road (APN 231-009-225) consisting of a visitor center, process and chemical buildings, parking, service areas, perimeter fencing, and demonstration wetlands. The AWPF is a component of the GREAT Program and was included in the Final GREAT Program Environmental Impact Report that was certified by the Planning Commission on May 20, 2004. Filed by City of Oxnard, Public Works Department, 305 West Third Street, Oxnard, CA 93030.
PROJECT PLANNER: Chris Williamson

Senior Planner Williamson presented the staff report indicating the General Plan Amendment was needed to allow the zoning to be consistent with the use. He also displayed aerial and site photos, architecture, and 3-D site plan.

Public Works Director Ortega gave a presentation on the GREAT program; discussed the wetlands; water purification process and proposed amphitheatre.

Chair Sanchez opened the public testimony.

Ms. Shirley Godwin and Ms. Pat Brown spoke in favor of the project.

Chair Sanchez closed the public testimony.

MOTION Commissioner Pinkard moved and Commissioner Okada seconded a motion to adopt a resolution granting PZ 07-500-13, a Special Use Permit to allow the development of the Advance Water Purification Facility; and adopt a resolution recommending City Council approval of PZ 08-620-1, a General Plan Amendment to amend the land use map for property located at the northeast corner of Perkins Road and Magellan Road, subject to certain findings and conditions. The question was called and the motion carried 5-0-1, Commissioner Frank absent.

G. PLANNING COMMISSION BUSINESS

H. PLANNING MANAGER COMMENTS

Planning Manager Martin indicated that the Planning Commissioners received the revised draft Specific Plan and Final EIR for Camino Real Business Park Specific Plan that will be presented at the meeting on April 3, 2008.

I. ADJOURNMENT

At 11:42 p.m., Commissioner Okada moved and Commissioner Medina seconded a motion to adjourn. The motion carried unanimously.

Michael Sanchez, Chairman

ATTEST: _____
Susan L. Martin, Secretary

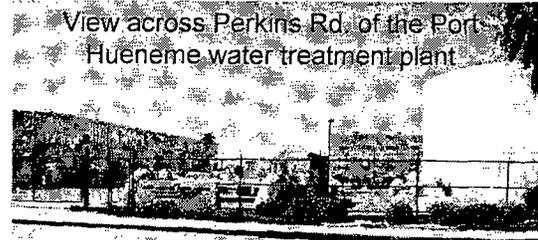
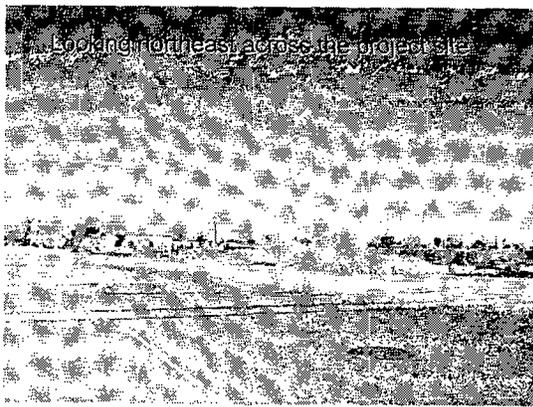
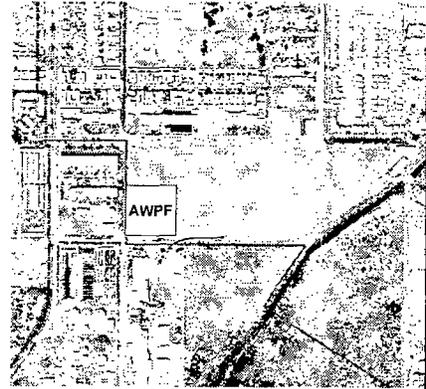
City of Oxnard Public Works, Water Division

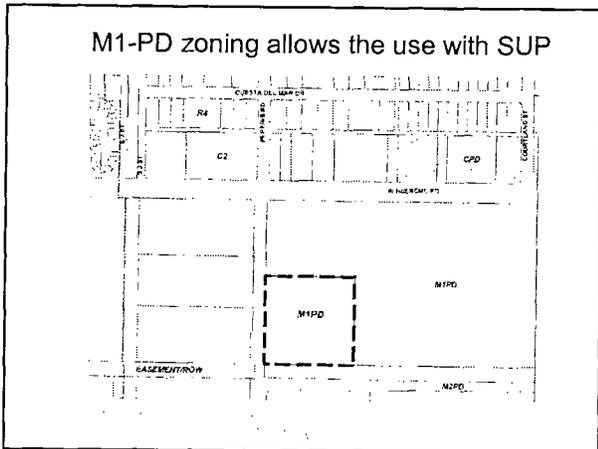
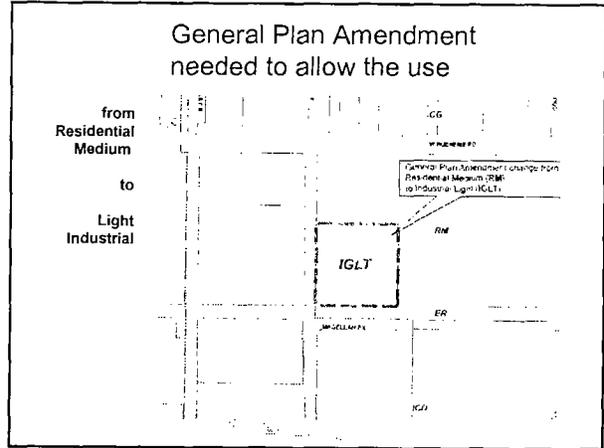
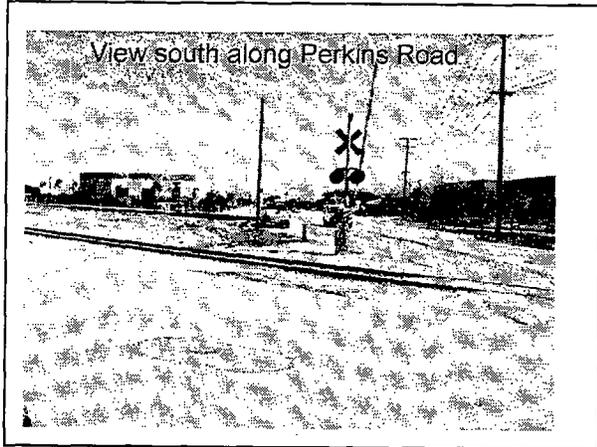
ADVANCED WATER PURIFICATION FACILITY

PZ 07-500-13 Special Use Permit
PZ 08-620-01 General Plan Amendment

Planning Commission
March 20, 2008

Project Location:
Northeast corner of
Perkins
and Magellan
Roads

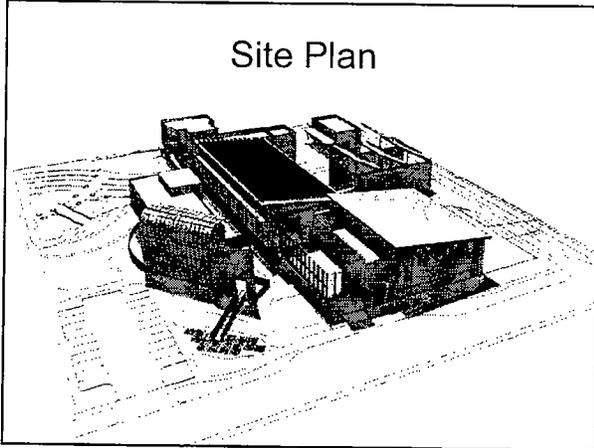




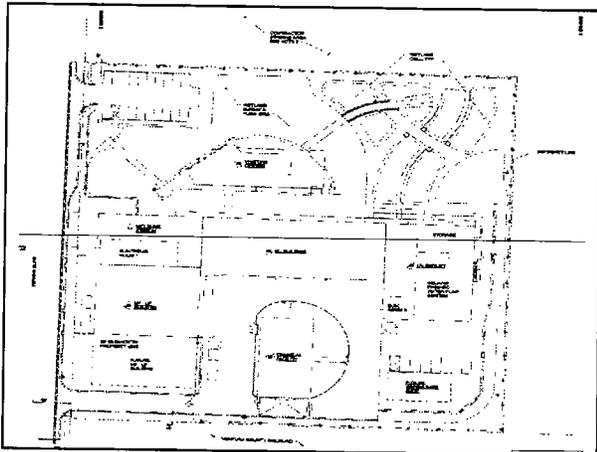
GREAT Program Project

- GREAT Program EIR previously certified
- A dendum for the Demonstration Wetland
- A WPF provides advanced tertiary treatment
- A vailable for non-potable re-use
- In jection into groundwater table for agricultural use
- P ossible use in Ormond Beach wetlands
- K en Ortega has more information to share

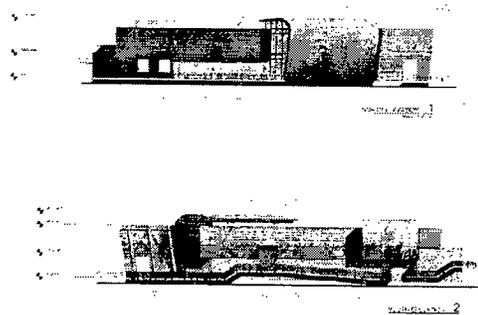
Site Plan



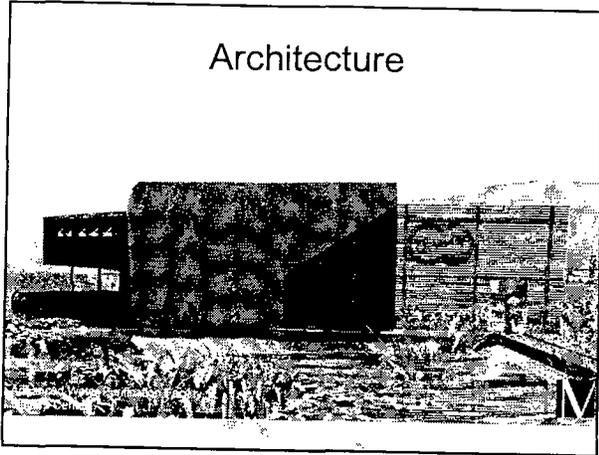
- 4.65 acre site, vacant (staging area)
- Up to 6.25 million gallons per day production
- Six structures that house:
 - Two-story visitors center
 - Lift-pump stations
 - Filtration
 - MR/UF membranes
 - Reverse Osmosis membranes
 - UV oxidation
 - Service areas
 - Future expansion areas
- Lagoon and demonstration wetland



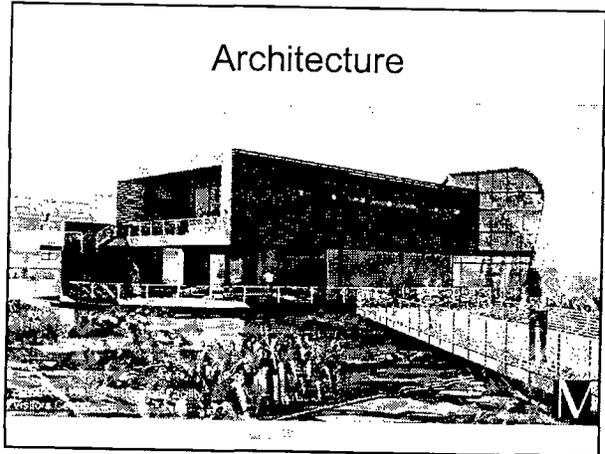
Architecture



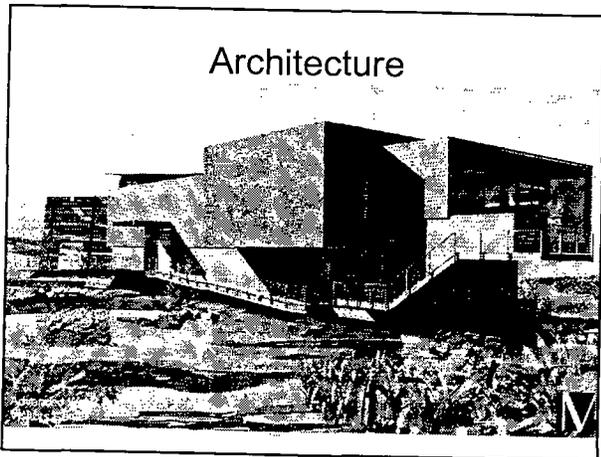
Architecture



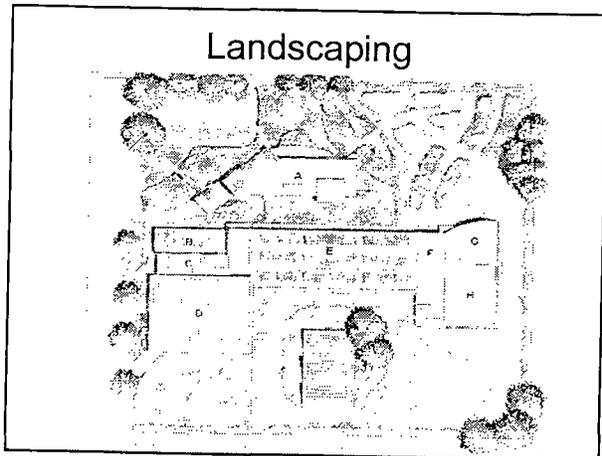
Architecture



Architecture



Landscaping



Wetlands
plants



Recommendations:

Adopt a resolution recommending City Council
approval of General Plan Amendment
PZ 08-620-01.

Approve Special Use Permit PZ 07-500-13