



Meeting Date: 01/06/09

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
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Prepared By: Winston Wright, Associate Planner *WW* Agenda Item No. L-2  
 Reviewed By: City Manager *W* City Attorney *MA* Finance *BV/K JC* Other (Specify) \_\_\_\_\_

**DATE:** December 22, 2008

**TO:** City Council

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

**SUBJECT:** **Development of the Rose Ranch Commercial Project Located at the Southwest Corner of the Rose Avenue and Gonzales Road Intersection. Filed by Parkstone Companies, on Behalf of Owner John McGrath Family Partnership, 860 E. Hampshire Road, Suite U, Westlake Village, CA 91361.**

**RECOMMENDATION**

That City Council:

1. Approve Planning and Zoning Permit No. 07-620-06 (General Plan Amendment) to amend the 2020 General Plan land use designation of the subject property from Low-Medium Residential (8-12 dwelling units/acre) to General Commercial, subject to the conditions set forth in Planning Commission Resolution No. 2008-71. A resolution amending the General Plan will be subsequently adopted on January 13, 2009; and
2. Adopt a resolution approving Planning and Zoning Permit No. 07-630-04 (Specific Plan Amendment) to amend the Northeast Community Specific Plan land use designation of the subject property from Low-Medium Residential (8-12 dwelling units/acre) to General Commercial, subject to the conditions set forth in Planning Commission Resolution No. 2008-72; and
3. Approve the first reading by title only and subsequent adoption of an ordinance amending the City zone map (Planning and Zoning Permit No. 07-570-05) to change the zone designation for the project area from Multi-Family Residential Planned Development (R2-PD) to General Commercial Planned Development (C2-PD), subject to the conditions set forth in Planning Commission Resolution No. 2008-73; and
4. Adopt a resolution approving Tentative Subdivision Map for Tract No. 5768 (Planning and Zoning Permit No. 07-300-15) to divide the property into ten parcels, subject to the conditions set forth in Planning Commission Resolution No. 2008-74; and

5. Adopt a resolution upholding the Planning Commission's approval of Planning and Zoning Permit No. 07-500-15 (Special Use Permit) to entitle the project with a drive-through pharmacy and allow the general sale of alcohol for off-site consumption (ABC Type 21) at two retail establishments, subject to the conditions set forth in Planning Commission Resolution No. 2008-75; and
6. Adopt a resolution approving the Findings of Fact pursuant to the California Environmental Quality Act and adopt a Mitigation Monitoring and Reporting Program as it relates to the Final Subsequent Environmental Impact Report (EIR No. 08-02/SCH #2003051045) certified by the Planning Commission for the Rose Ranch Commercial Project on November 20, 2008.

## DISCUSSION

The proposed Rose Ranch Commercial Project involves the construction of 77,697 square feet of retail and commercial space in 10 single-story buildings on a vacant 9.89 acre property. The proposed shopping center would be anchored by a *Fresh and Easy Neighborhood Market* (13,935 square feet) and a *Walgreens* (14,820). Additionally, the project proposes a 7,035 square foot restaurant space, a 4,928 square foot bank, and 36,979 square feet of multi-tenant specialty retail space. The special use permit would entitle the development with the use of a drive-through pharmacy at the *Walgreens* and allow the general sale of alcohol for off-site consumption (ABC Type 21) in both the *Fresh and Easy Neighborhood Market* and the *Walgreens*.

On September 18, 2007, the City Council reviewed the Rose Ranch Commercial Project through a pre-application and gave initial comments. The City Council generally supported a shopping center comprised of neighborhood serving uses as an appropriate use for the site and noted that such a center would reduce the number of cross-town trips for the residents living in the Northeast Community Specific Plan area.

On November 20, 2008, the Planning Commission certified the Final Subsequent Environmental Impact Report (EIR No. 08-02/SCH #2003051045) prepared for the Rose Ranch Commercial Project. Also on November 20, 2008, the Planning Commission unanimously adopted Resolutions 2008-71 through 2008-75 recommending that the City Council approve the general plan amendment, specific plan amendment, zone change, tentative subdivision map, and special use permit that in their entirety would entitle the proposed Rose Ranch Commercial Project.

The traffic study prepared for the Rose Ranch Commercial Project and included in EIR No. 08-02 indicates that project generated traffic would degrade the level of service (LOS) of the Gonzales Road/Rose Avenue intersection from a LOS C to LOS D and would involve an ICU increase of 0.04. This constitutes a significant impact at this intersection. To address this, the developer will provide improvements to the Gonzales Road/Rose Avenue intersection to mitigate this impact such that the intersection will operate at a LOS C once the improvements are implemented. The operation of the Gonzales Road/Rose Avenue intersection would be improved by converting an eastbound through lane to a left-turn lane, thereby providing triple left-turns on the eastbound approach. With the triple left-turns, two through lanes, and an exclusive right-turn lane on the eastbound approach the resulting volume/capacity and level of service would be 0.63/LOS "B" during the A.M. peak hour period and 0.77/LOS "C" during the P.M. peak hour period. Impacts would not be significant at any other study area intersections.

## **FINANCIAL IMPACT**

EIR 08-02 notes that the project would have the beneficial impact of providing 188 jobs that would be filled, mostly, by local residents rather than commuters. A local economic multiplier effect can be expected from providing neighborhood serving uses and through the creation of locally filled jobs. While the economic multiplying effect was not quantified as part of the planning review process, it is well documented that the economic activity generated by a development such as the Rose Ranch Commercial Project will spur additional economic activities that will further enhance the local economy.

In addition to the creation of jobs, the project has the beneficial impact of increasing sales tax revenues and increasing property taxes. The amount of these tax revenue increases is unknown at this time.

The Developer is required to pay an estimated \$279,511 into the Transportation Demand Management Fund which can be utilized to enhance public transit opportunities, improve bicycle and pedestrian facilities, or be used for other transit related programs that would improve air quality. Additional traffic impact fees will be made to off-set impacts to local roads. Additionally, the Developer will pay an estimated \$15,539 into the City of Oxnard's Art in Public Place Fund.

- Attachment #1 - Reserved for Subsequent General Plan Amendment Resolution
- #2 - Resolution (Specific Plan Amendment)
- #3 - Ordinance (Zone Change)
- #4 - Resolution (Tentative Subdivision Map)
- #5 - Resolution (Special Use Permit)
- #6 - Resolution (CEQA Findings of Fact & Mitigation Monitoring Program)
- #7- Aerial Map
- #8- Vicinity Map
- #9-General Plan Map
- #10- Zone Map
- #11- PC Staff Report
- #12-Final Subsequent Environmental Impact Report (EIR 08-02/SCH#2003051045)
- #13-PC PowerPoint
- #14 - PC Resolution 2008-70 Certifying EIR 08-02
- #15 - PC Resolution 2008-71 Recommending Approval of the GPA
- #16 - PC Resolution 2008-72 Recommending Approval of the SPA
- #17- PC Resolution 2008-73 Recommending Approval of the ZC
- #18- PC Resolution 2008-74 Recommending Approval of the TSM
- #19- PC Resolution 2008-75 Recommending Approval of the SUP

Note: The space for Attachment #1 is reserved for subsequent general plan amendment. Attachment #s 6, 11, 12, 14, & 19 have 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 the Monday prior to the Council meeting.

## Attachment #1

Space reserved for General Plan Amendment (PZ No. 07-620-06) to be adopted at subsequent City Council hearing.

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 07-630-04 (SPECIFIC PLAN AMENDMENT) FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF THE ROSE AVENUE AND GONZALES ROAD INTERSECTION (APN 215-0-061-125) TO AMEND THE NORTHEAST COMMUNITY SPECIFIC PLAN LAND USE DESIGNATION FROM LOW-MEDIUM RESIDENTIAL (8-12 DWELLING UNITS/ACRE) TO GENERAL COMMERCIAL, SUBJECT TO CERTAIN CONDITIONS. FILED BY PARKSTONE COMPANIES, ON BEHALF OF THE OWNER JOHN MCGRATH FAMILY PARTNERSHIP, 860 EAST HAMPSHIRE ROAD, SUITE U, WESTLAKE VILLAGE, CA 91361.

WHEREAS, on November 20, 2008, the Planning Commission of the City of Oxnard considered an application for the Rose Ranch Commercial Project, filed by Parkstone Companies, and made a recommendation of approval for Planning and Zoning Permit Nos. 07-620-06 (General Plan Amendment); 07-630-04 (Northeast Community Specific Plan Amendment); 07-570-05 (Zone Change); and 07-300-15 (Tentative Subdivision Map for Tract No. 5765); and

WHEREAS, on November 20, 2008, the Planning Commission of the City of Oxnard approved Planning and Zoning Permit No. 07-500-15 (Special Use Permit) to entitle the Rose Ranch Commercial Project with the use of a drive-through pharmacy at a *Walgreens* and allow the general sale of alcohol for off-site consumption (ABC Type 21) at the *Walgreens* and a *Fresh and Easy Neighborhood Market*; and

WHEREAS, on November 20, 2008, the Planning Commission of the City of Oxnard also certified that the Final Subsequent Environmental Impact Report (FSEIR) No. 08-02 (SCH # 2003051045) prepared for the Rose Ranch Commercial Project was completed in compliance with the California Environmental Quality Act, and the City Council approves the Planning Commission's certification and has considered the information contained in the FSEIR; and

WHEREAS, the City Council has carefully reviewed Planning Commission Resolution No. 2008-72 recommending approval of Specific Plan Amendment No. 07-630-04; and

WHEREAS, the City Council held a public hearing and received and reviewed written and oral comments related to the proposed Specific Plan Amendment No. 07-630-04; and

WHEREAS, the City Council finds that the specific plan amendment is consistent with the City Zoning Code as amended by Zone Change No.07-570-05; and

WHEREAS, the City Council finds that the specific plan amendment is consistent with the *2020 General Plan* as amended by General Plan Amendment No. 07-620-06.

NOW, THEREFORE, the City Council adopts an amendment to the Northeast Community Specific Plan for the property located at the southwest corner of the Rose Avenue and Gonzales Road intersection (APN 215-0-061-125), as shown in Exhibit A attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 6<sup>th</sup> day of January 2009, by the following vote:

AYES:

NOES:

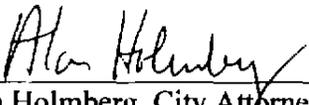
ABSENT:

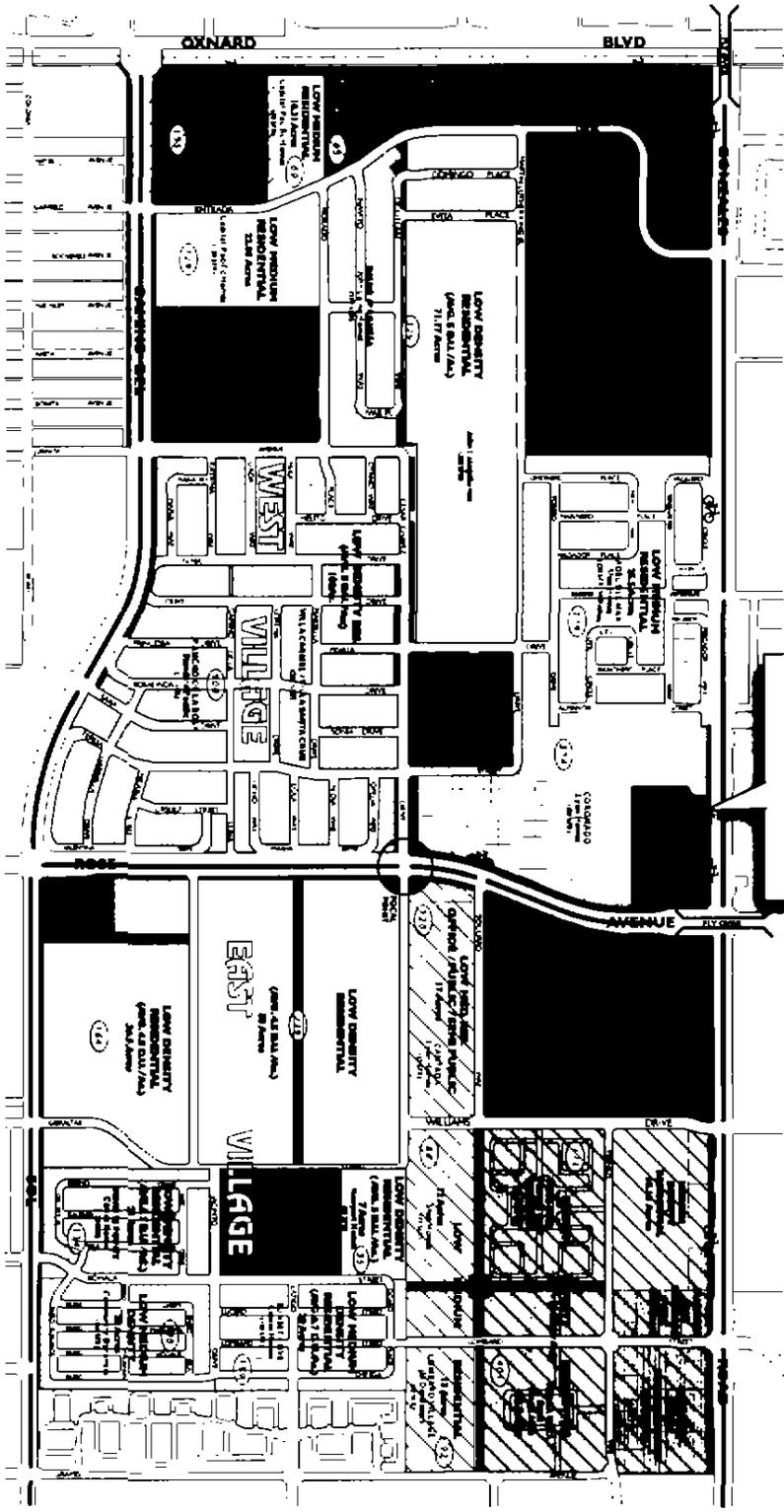
\_\_\_\_\_  
Dr. Thomas E. Holden  
Mayor

ATTEST:

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

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Alan Holmberg, City Attorney



Proposed Specific Plan Amendment  
Change from Residential Low  
Medium to Commercial General

DESCRIPTION	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM
Low Density Residential	> 5	DU/LD	4000 sq.ft.	R1	Single Family Detached	
Medium Density Residential	7 - 11	DU/MD	4000 sq.ft.	R2	Single Family Detached with Home Office	
High Density Residential	12 - 18	DU/HD	2000 sq.ft. per unit	R3	Medium Density Residential / RUD	
	18	DU/HD	2000 sq.ft. per unit	R4	Medium Density Residential with Home Office	

Symbol	Description
[Solid Black]	Low Density Residential
[Diagonal Lines]	Medium Density Residential
[Cross-hatch]	High Density Residential
[Dotted]	Other



**NORTHEAST COMMUNITY SPECIFIC PLAN**

EXHIBIT A

CITY COUNCIL OF THE CITY OF OXNARD

ORDINANCE NO.

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING NO. 07-570-05 (ZONE CHANGE) FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF THE ROSE AVENUE AND GONZALES ROAD INTERSECTION (APN 215-0-061-125) CHANGING THE ZONING DESIGNATION FROM MULTI-FAMILY RESIDENTIAL PLANNED DEVELOPMENT (R2-PD) TO GENERAL COMMERCIAL PLANNED DEVELOPMENT (C2-PD). FILED BY PARKSTONE COMPANIES, ON BEHALF OF OWNERS JOHN MCGRATH FAMILY PARTNERSHIP, 860 EAST HAMPSHIRE ROAD, SUITE U, WESTLAKE VILLAGE, CA 91361.

WHEREAS, on November 20, 2008, the Planning Commission of the City of Oxnard considered an application for the Rose Ranch Commercial Project for property located at the southwest corner of the Rose Avenue and Gonzales Road intersection, filed by Parkstone Companies, and made a recommendation of approval for Planning and Zoning Permit Nos. 07-620-06 (General Plan Amendment); 07-630-04 (Northeast Community Specific Plan Amendment); 07-570-05 (Zone Change); and 07-300-15 (Tentative Subdivision Map for Tract No. 5765); and

WHEREAS, on November 20, 2008, the Planning Commission of the City of Oxnard approved Planning and Zoning Permit No. 07-500-15 (Special Use Permit) to entitle the Rose Ranch Commercial Project with the use of a drive-through pharmacy at a *Walgreens* and allow the general sale of alcohol for off-site consumption (ABC Type 21) at the *Walgreens* and a *Fresh and Easy Neighborhood Market*; and

WHEREAS, on November 20, 2008, the Planning Commission of the City of Oxnard certified that the Final Subsequent Environmental Impact Report (FSEIR) No. 08-02 (SCH # 2003051045) prepared for the Rose Ranch Commercial Project was completed in compliance with the California Environmental Quality Act, and the City Council approves the Planning Commission's certification and has considered the information contained in the FSEIR; and

WHEREAS, the City Council carefully reviewed Planning Commission Resolution No. 2008-73 recommending approval of Zone Change No. 07-570-05; and

WHEREAS, the City Council held a public hearing and received and reviewed written and oral comments related to the proposed Zone Change No. 07-570-05; and

WHEREAS, the City Council finds that the zone change is consistent with the Northeast Community Specific Plan as amended by Specific Plan Amendment No. 07-630-04; and

WHEREAS, the City Council finds that the zone change is consistent with the 2020 General Plan as amended by General Plan Amendment No. 07-620-06.

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

Part 1. The zoning governing the property located at the southwest corner of the Rose Avenue and Gonzales Road intersection (APN 215-05-061-125), as shown on the map on file with the City Clerk, is changed from Multi-Family Residential Planned Development (R2-PD) to General Commercial Planned Development (C2-PD).

Part 2. Pursuant to Government Code Section 65863.5, the City Clerk shall mail a copy of this ordinance to the Assessor of Ventura County within thirty (30) days from the adoption of this ordinance.

Part 3. Within 15 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 \_\_\_\_\_, and finally adopted on \_\_\_\_\_, to become effective thirty (30) days thereafter.

PASSED AND ADOPTED this \_\_\_ day of \_\_\_\_\_, by the following vote:

AYES:

NOES:

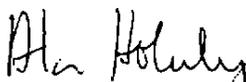
ABSENT:

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

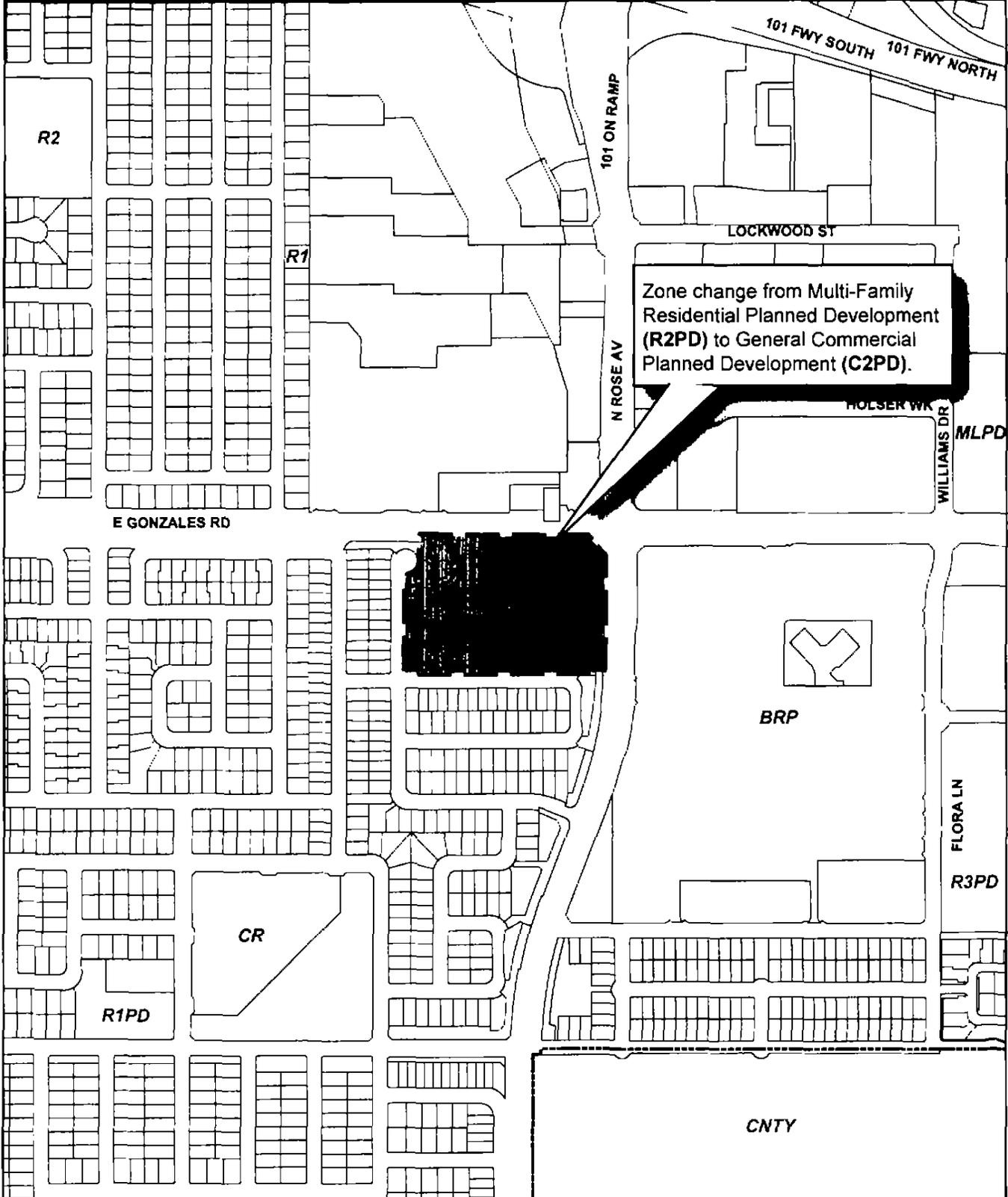
ATTEST:

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

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Alan Holmberg, City Attorney

# Zone Change

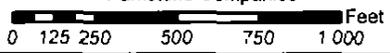


Zone change from Multi-Family Residential Planned Development (R2PD) to General Commercial Planned Development (C2PD).



Onnard Planning  
November 7, 2008

PZ 07-500-15, 07-300-12,  
07-620-06, 07-570-05, 07-630-04  
Location: SW Corner of Rose Av & Gonzales Rd  
APN: 215006112  
Rose Ranch Shopping Center  
Parkstone Companies



## Zone Change Map

EXHIBIT A



1:6,321

000046

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING TENTATIVE SUBDIVISION MAP OF TRACT NO. 5768 (PZ NO. 07-300-15) FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF THE ROSE AVENUE AND GONZALES ROAD INTERSECTION (APN 215-0-061-125) WITHIN THE NORTHEAST COMMUNITY SPECIFIC PLAN, SUBJECT TO CERTAIN CONDITIONS. FILED BY PARKSTONE COMPANIES, ON BEHALF OF THE OWNER JOHN MCGRATH FAMILY PARTNERSHIP, 860 EAST HAMPSHIRE ROAD, SUITE U, WESTLAKE VILLAGE, CA 91361.

WHEREAS, on November 20, 2008, the Planning Commission of the City of Oxnard considered an application for the Rose Ranch Commercial Project, filed by Parkstone Companies, and made a recommendation of approval for Planning and Zoning Permit Nos. 07-620-06 (General Plan Amendment); 07-630-04 (Northeast Community Specific Plan Amendment); 07-570-05 (Zone Change); and 07-300-15 (Tentative Subdivision Map for Tract No. 5765); and

WHEREAS, on November 20, 2008, the Planning Commission of the City of Oxnard approved Planning and Zoning Permit No. 07-500-15 (Special Use Permit) to entitle the Rose Ranch Commercial Project with the use of a drive-through pharmacy at a *Walgreens* and allow the general sale of alcohol for off-site consumption (ABC Type 21) at the *Walgreens* and a *Fresh and Easy Neighborhood Market*; and

WHEREAS, on November 20, 2008, the Planning Commission of the City of Oxnard also certified that the Final Subsequent Environmental Impact Report (FSEIR) No. 08-02 (SCH # 2003051045) prepared for the Rose Ranch Commercial Project was completed in compliance with the California Environmental Quality Act, and the City Council approves the Planning Commission's certification and has considered the information contained in the FSEIR; and

WHEREAS, City Council has carefully reviewed Planning Commission Resolution No. 2008-74 recommending approval of Tentative Subdivision Map of Tract No. 5768; and

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

WHEREAS, the City Council finds that, with the approval of General Plan Amendment No. 07-620-06 and Specific Plan Amendment No. 07-630-04, the Tentative Map, the proposed site, and the design and improvement of the development requested are consistent with the General Plan and the Northeast Community Specific Plan; 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 public utility or easements or access.

ATTACHMENT 4  
PAGE 1 OF 2

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NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OXNARD DOES  
HEREBY RESOLVE AS FOLLOWS:

Tentative Subdivision Map for Tract No. 5768 is hereby approved, subject to the conditions  
set forth in Planning Commission Resolution No. 2008-74.

PASSED AND ADOPTED this 6<sup>th</sup> day of January 2009, by the following vote:

AYES:

NOES:

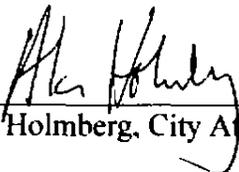
ABSENT:

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

ATTEST:

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

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Alan Holmberg, City Attorney

ATTACHMENT 4  
PAGE 2 OF 2

000048

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING SPECIAL USE PERMIT NO. 07-500-15 FOR THE ROSE RANCH COMMERCIAL PROJECT, A 77,697 SQUARE FOOT SHOPPING CENTER WITH A DRIVE-THROUGH PHARMACY AND THE GENERAL SALE OF ALCOHOL FOR OFF-SITE CONSUMPTION (ABC TYPE 21) FROM TWO RETAIL ESTABLISHMENTS, FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF THE ROSE AVENUE AND GONZALES ROAD INTERSECTION (APN 215-0-061-125), SUBJECT TO CERTAIN CONDITIONS. FILED BY PARKSTONE COMPANIES, ON BEHALF OF OWNERS JOHN MCGRATH FAMILY PARTNERSHIP, 860 EAST HAMPSHIRE ROAD, SUITE U, WESTLAKE VILLAGE, CA 91361.

WHEREAS, on November 20, 2008, the Planning Commission of the City of Oxnard considered an application for the Rose Ranch Commercial Project for property located at the southwest corner of the Rose Avenue and Gonzales Road intersection, filed by Parkstone Companies, and made a recommendation of approval for Planning and Zoning Permit Nos. 07-620-06 (General Plan Amendment); 07-630-04 (Northeast Community Specific Plan Amendment); 07-570-05 (Zone Change); and 07-300-15 (Tentative Subdivision Map for Tract No. 5765); and

WHEREAS, on November 20, 2008, the Planning Commission of the City of Oxnard approved Planning and Zoning Permit No. 07-500-15 (Special Use Permit) to entitle the Rose Ranch Commercial Project with the use of a drive-through pharmacy at a *Walgreens* and allow the general sale of alcohol for off-site consumption (ABC Type 21) at the *Walgreens* and a *Fresh and Easy Neighborhood Market*; and

WHEREAS, on November 20, 2008, the Planning Commission of the City of Oxnard also certified that the Final Subsequent Environmental Impact Report (FSEIR) No. 08-02 (SCH # 2003051045) prepared for the Rose Ranch Commercial Project was completed in compliance with the California Environmental Quality Act, and the City Council approves the Planning Commission's certification and has considered the information contained in the FSEIR; and

WHEREAS, on December 1, 2008, Planning Staff filed an appeal with the City Clerk requesting that the City Council review the Planning Commission November 20, 2008 decision to approve Planning and Zoning Permit No. 07-500-15 (Special Use Permit) in order to provide an efficient and coordinated review of a multiple permit project; and

WHEREAS, the City Council has carefully reviewed the Planning Commission staff report, the minutes of testimony at the November 20, 2008 public hearing, and Planning Commission Resolution No. 2008-75 approving Planning and Zoning Permit No. 07-500-15 (Special Use Permit); and

WHEREAS, the City Council held a public hearing and received and reviewed written and oral comments related to proposed Planning and Zoning Permit No. 07-500-15 (Special Use Permit).

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. With the approval of Planning and Zoning Permit No. 07-620-06 (General Plan Amendment), the proposed use is in conformance with the 2020 *General Plan* and other adopted standards of the City of Oxnard.
2. 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. The site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards except as may be specifically excepted by the special findings and conditions of Planning Commission Resolution No. 2008-75.
4. 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. The site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.
6. With the approval of Planning and Zoning Permit No. 07-630-04 (Northeast Community Specific Plan Amendment) the proposed development is in conformance with adopted goals, policies and standards of the Northeast Community Specific Plan.
7. Planning and Zoning Permit No. 07-500-15 (Special Use Permit) is hereby approved, subject to the conditions set forth in Planning Commission Resolution No. 2008-75.

PASSED AND ADOPTED this 6<sup>th</sup> day of January 2009, by the following vote:

AYES:

NOES:

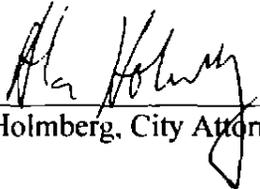
ABSENT:

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

ATTEST:

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

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Alan Holmberg, City Attorney

# Exhibit A of Attachment 6

**STATEMENT OF FINDINGS OF FACT** has 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 the Thursday prior to the Council meeting and at the City Clerk's Office after 8:00 a.m. on the Monday prior to the Council meeting.

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EXHIBIT     A

# Exhibit B of Attachment 6

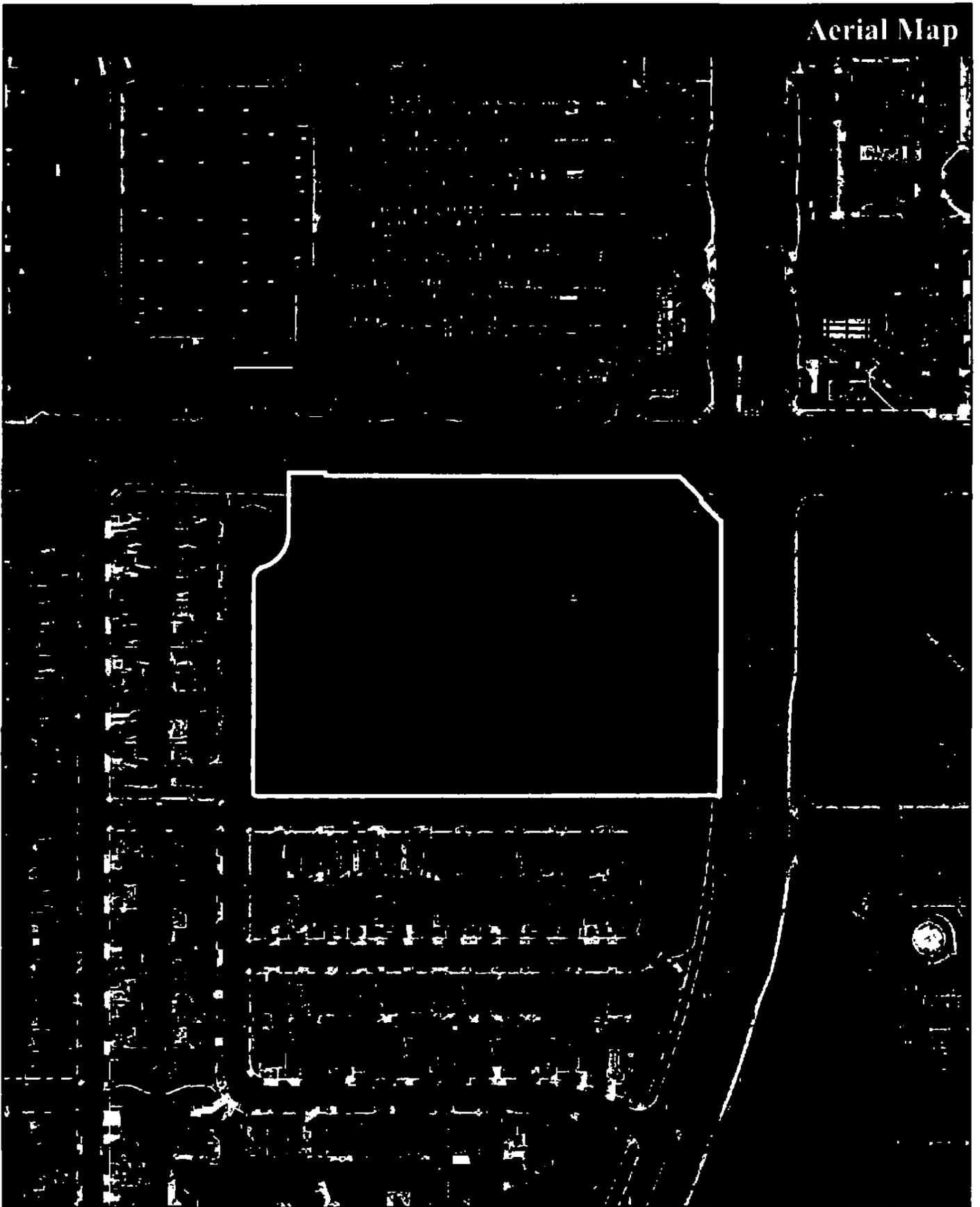
**Mitigation Monitoring and Reporting Program has been provided to the City Council under separate cover. Copies are available for review at the Circulation Desk in the Library after 6:00 p.m. on the Thursday prior to the Council meeting and at the City Clerk's Office after 8:00 a.m. on the Monday prior to the Council meeting.**

000053

EXHIBIT

B

Aerial Map



PZ 07-500-15, 07-300-12,  
 07-620-06, 07-570-05, 07-630-04  
 Location: SW Corner of Rose Av & Gonzales Rd  
 APN: 215006112  
 Rose Ranch Shopping Center  
 Parkstone Companies

0 45 90 180 270 360 Feet

Aerial Map

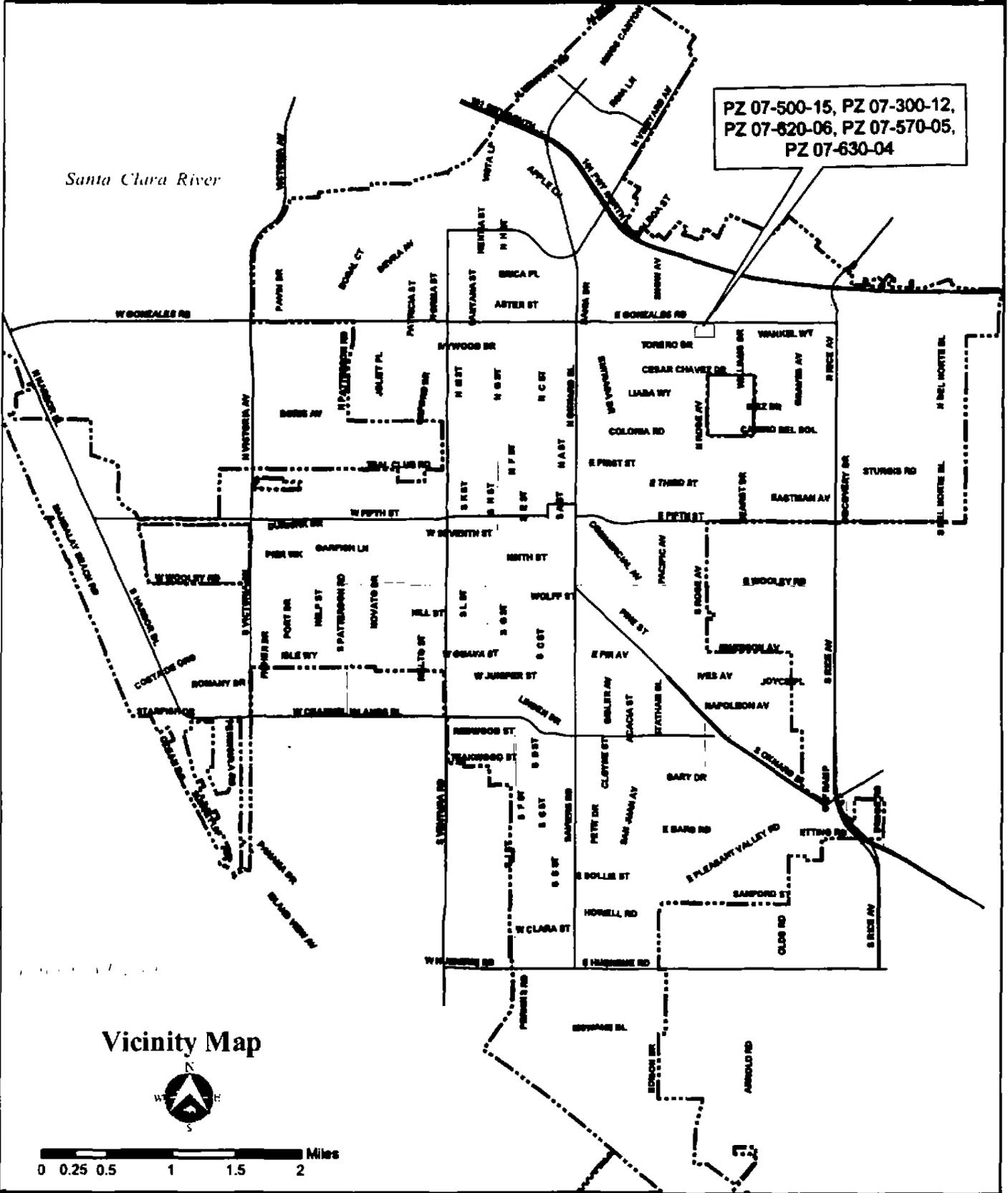
ATTACHMENT 7

PAGE 1 OF 1



000054

# Vicinity Map



Vicinity Map



0 0.25 0.5 1 1.5 2 Miles



Oxnard Planning  
May 1, 2008

PZ 07-500-15, PZ 07-300-12, PZ 07-620-06,  
PZ 07-570-05, PZ 07-630-04  
Location: 1900 S. Victoria Av  
APN: 215006112  
Rose Ranch Shopping Center

ATTACHMENT 8  
PAGE 1 OF 1

# General Plan Map



Oxnard Planning  
May 12, 2008

PZ 07-500-15, 07-300-12,  
07-620-06, 07-570-05, 07-630-04  
Location: SW Corner of Rose Av & Gonzales Rd  
APN: 215006112  
Rose Ranch Shopping Center  
Parkstone Companies



General Plan Map

ATTACHMENT 9

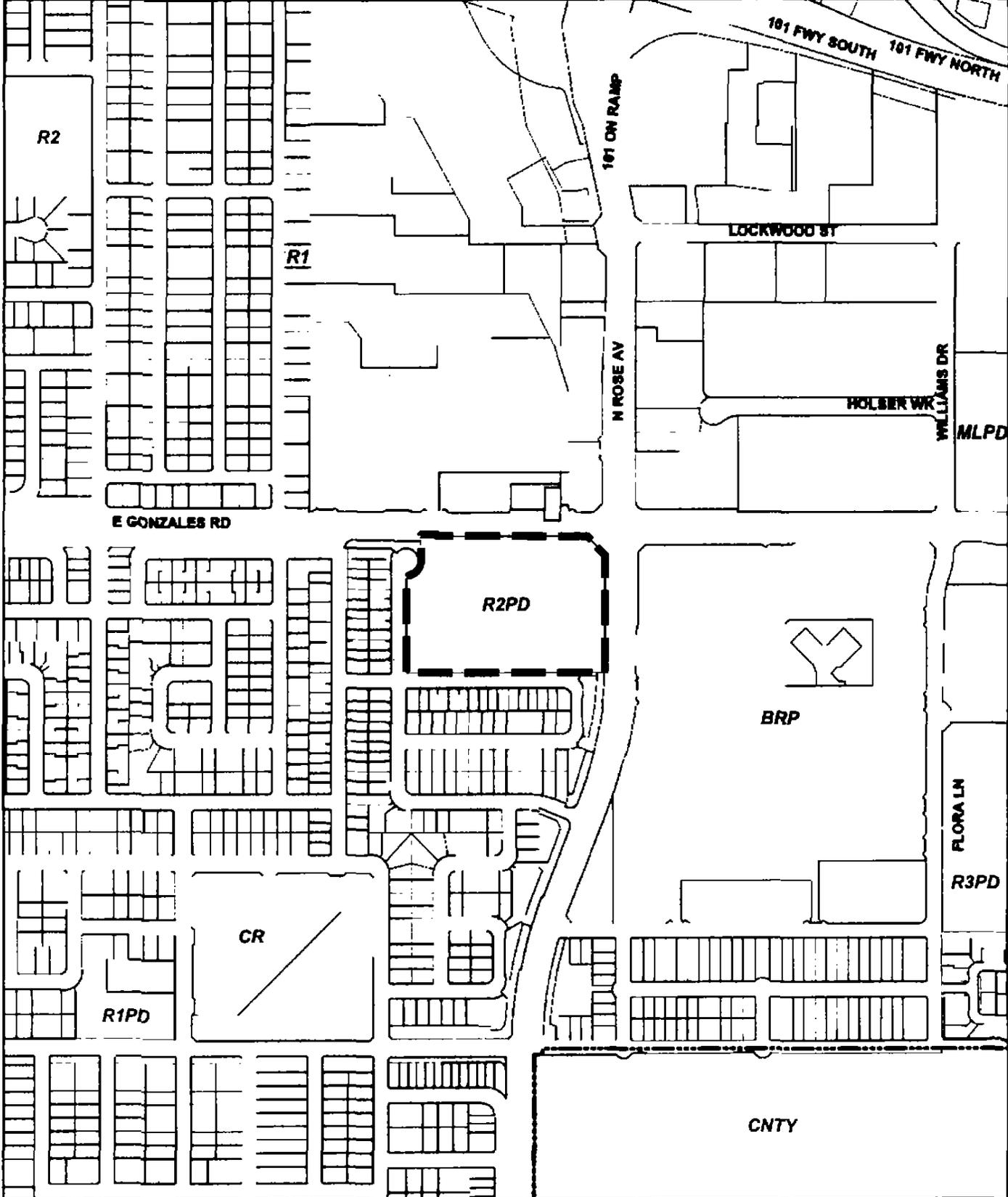
PAGE 1 OF 1



1:6,277

000056

# Zone Map



PZ 07-500-15, PZ 07-300-12, PZ 07-620-06,  
 PZ 07-570-05, PZ 07-630-04  
 Location: 1900 S. Victoria Av  
 APN: 215006112  
 Rose Ranch Shopping Center  
 0 95 190 380 570 760

Zone Map  
 ATTACHMENT 10  
 PAGE 1 OF 1



000057

**Rose Ranch Shopping Center**

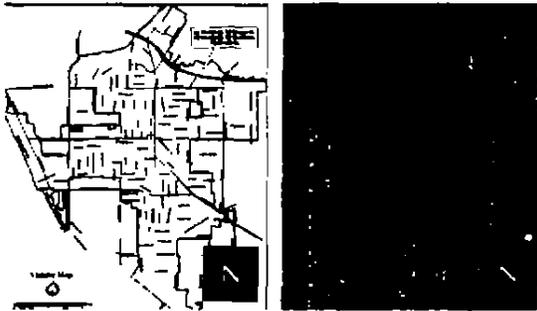


Planning Commission Hearing: November 20, 2008  
Applicant: Parkstone Companies on Behalf of Owner,  
John McGrath Family Partnership

**Model Rendering**



**Vicinity & Aerial**



**Zoning & General Plan/NECSP**



Multi-Family PD (R2PD) & RLM (8-12 DU/Acre)

### Project Description

- 77,697 square feet of commercial/retail in 10 single-story buildings
- Anchored by *Fresh and Easy Neighborhood Market* & *Walgreens Drugstore* with a drive-thru pharmacy
- Includes bank, specialty retail uses, & restaurant space with several outdoor seating areas
- Streetscape and pedestrian connections
- Public art plazas and interior walkways
- 362 parking spaces
- New bus stop on Gonzales Road, improved bus stop on Rose Avenue

### Entitlements/Actions

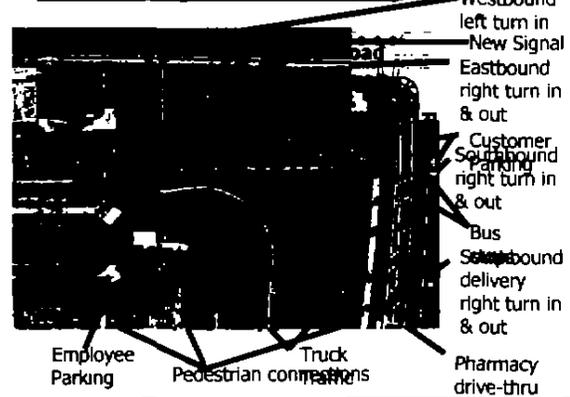
- Certify Final Subsequent Environmental Impact Report
- General and Specific Plan Amendments from Residential Low-Medium (RLM) to General Commercial (GC)
- Zone Change from Multi-Family Planned Development (R2-PD) to General Commercial Planned Development (C2-PD)
- Special Use Permit to allow drive-thru pharmacy at *Walgreens* & sale of alcohol for off-site consumption at *Fresh & Easy* and *Walgreens*
- Tentative Subdivision Map to divide property into 10 commercial parcels to be managed by an Association

### Development Standards

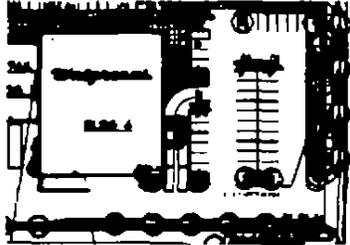
The project complies with all C2-PD requirements:

- All buildings are one story, no taller than 35 ft
- 25% reduction in setbacks allowed in PD zone
  - Reduction requested to create "street-scene"
  - Adds to pedestrian experience
- 51 more parking spaces than required
- 15 more bicycle racks than required
- Additional "UPS truck sized" loading zones for smaller tenant space deliveries
- More landscaping and trees than required

### Site Plan (w/Circulation)



**Drive-Thru Pharmacy**



- Two lanes
- Safe pull in and out
- Window & pneumatic tube delivery under canopy
- Drop off & return later for pick up
- Separated from onsite circulation
- No significant impact to AQ

**Response to Planning Commission**  
**Draft EIR Questions**

Q: Would the extension of Camino del Sol to Oxnard Blvd alleviate traffic congestion on Gonzales Road?

A: Yes, but east of Rose Avenue. The extension does not address the project's impact to the Rose Avenue and Gonzales Road intersection. The applicant has no control over whether or not the extension will occur. At the time of the traffic model run for the project, Oxnard Boulevard was part of State Highway 1 and the City did not have authority to act on the extension. Additionally, the extension is not necessary to mitigate any traffic impacts related to project.

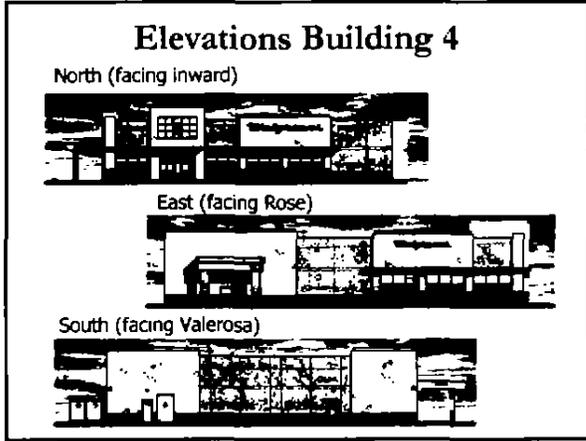
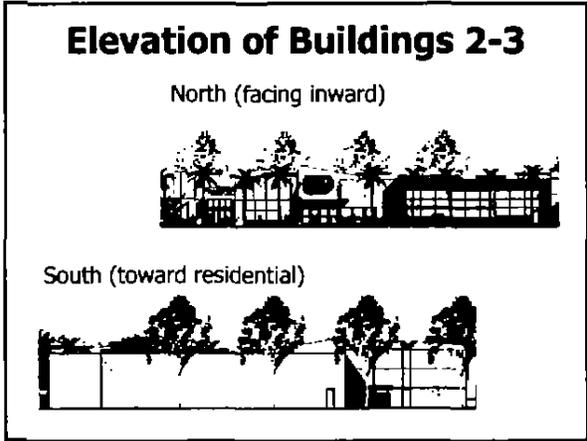
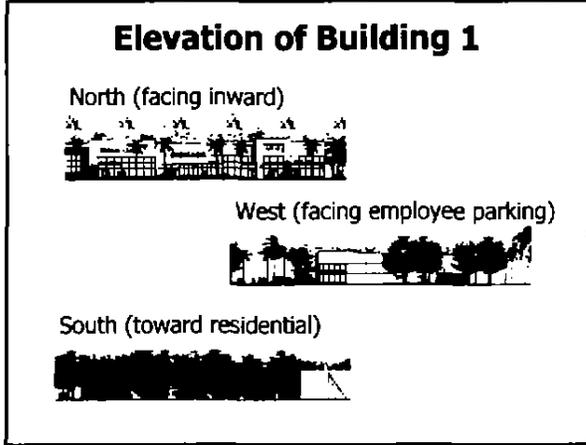
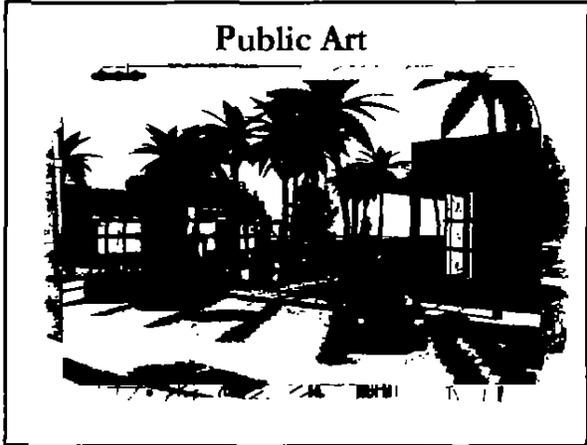
**Response to Planning Commission**  
**Draft EIR Questions**

Q: Would providing a vehicular driveway to the project site from the adjacent West Village Neighborhood alleviate project related traffic impacts to the Rose and Gonzales intersection?

A: Yes, but at a cost to those living in the West Village Neighborhood. The neighbors are against it. The adjacent neighborhood streets were not designed for through traffic. The NECSP promotes safe places to walk and ride a bike. Putting additionally traffic in the West Village Neighborhood would alter the sense of community. Pedestrian and bicycle connections were emphasized during the project's design to encourage alternative modes of transportation and promote energy efficiency and improve air quality. It is not necessary to mitigate project related traffic impacts.

**Required Improvements at the Gonzales and Rose Intersection**





**Composite Elevations  
Buildings 1 thru 4**



**Elevations of Building 5**

North (Gonzales & Rose corner)    South (seen from Rose)



East (facing Rose)

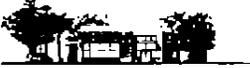


West (facing inward)



**Elevations of Building 6**

East (Gonzales & Rose corner)



North (facing Gonzales)



South (inward)



West (toward Gonzales)



**Elevations of Building 7**

East (facing pedestrian area)



North (facing Gonzales)



West (facing bank parking lot)



South (inward)



### Elevations of Building 8

East (facing pedestrian area)



North (facing Gonzales)



South (facing inward)



West (facing site entry area)



### Elevations of Buildings 9 & 10

West (facing Terronez)



North (facing Gonzales)



East (facing inward)



South (facing employee parking)

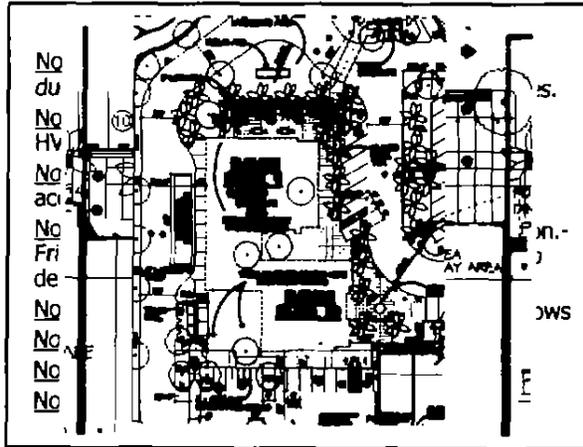


#### **General Plan & Northeast Community Specific Plan**

- High quality contemporary architecture
- Pedestrian-oriented w/buildings oriented towards streets and parking screened from view
- Provides employment opportunities within walking distance of residential areas
- Provides needed commercial services within walking distance of residential areas
- Provides improved public transit opportunities within walking distance to residential areas and employment centers
  - Relieves congestion on regional roadways
- Energy & water efficient design
- Water quality protection
- No significant environmental impacts
- Economically beneficial to City

#### **Police Report**

- St. John's Regional Hospital accounts for many of the Police Department calls for services in the area
- Crime rate in area w/o St. John's Hospital is 50% above City average
- Many of the remaining Police Department calls are associated with thefts at Wal-Mart
- Securing distilled spirits as condition of approval should address theft problems
- Police conditions added to the resolution



### Recommendation

- Adopt a resolution certifying the Final Subsequent Environmental Impact Report; and
- Adopt a resolution recommending that the City Council approve Planning and Zoning Permit No. 07-620-06 for a General Plan Amendment; and
- Adopt a resolution recommending that the City Council approve Planning and Zoning Permit No. 07-630-04 for a Specific Plan Amendment; and
- Adopt a resolution recommending that the City Council approve Planning and Zoning Permit No. 07-570-05 for a Zone Change; and
- Adopt a resolution recommending that the City Council approve Planning and Zoning Permit No. 07-300-15 for Tentative Subdivision Map for Tract No. 5768; and
- Adopt a resolution approving Planning and Zoning Permit No. 07-500-15 for a Special Use Permit.

RESOLUTION NO. 2008 – 71

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING TO THE CITY COUNCIL ADOPTION OF A GENERAL PLAN AMENDMENT (PLANNING AND ZONING PERMIT NO. 07-620-06), TO CHANGE THE LAND USE DESIGNATION FROM RESIDENTIAL LOW MEDIUM (8-12 DWELLING UNITS/ACRE) TO COMMERCIAL GENERAL FOR A 9.89 ACRE PROPERTY LOCATED AT THE SOUTHWEST CORNER OF THE GONZALES ROAD AND ROSE AVENUE INTERSECTION WITHIN THE NORTHEAST COMMUNITY SPECIFIC PLAN (APN 215-0-061-12), SUBJECT TO CERTAIN CONDITIONS. FILED BY PARKSTONE COMPANIES, ON BEHALF OF THE OWNER JOHN MCGRATH FAMILY PARTNERSHIP, 860 EAST HAMPSHIRE ROAD, SUITE U, WESTLAKE VILLAGE, CA 91361.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 07-620-06, filed by Parkstone Companies, to amend the 2020 General Plan land use designation of a 9.89 acre property located at the southwest corner of the Gonzales Road and Rose Avenue intersection from Residential Low Medium (8-12 dwelling units/acre) to Commercial General; and

WHEREAS, the Planning Commission has held public hearings and received and reviewed written and oral comments related to the proposed General Plan Amendment (PZ No. 07-620-06); and

WHEREAS, the Planning Commission finds after due study and deliberation that the public interest and general welfare require the adoption of the General Plan Amendment (PZ No. 07-620-06); and

WHEREAS, the Planning Commission finds that the Final Subsequent Environmental Impact Report (SCH # 2003051045/EIR 08-02) was completed for this project in compliance with the California Environmental Quality Act and reflects the independent judgment of the City; and

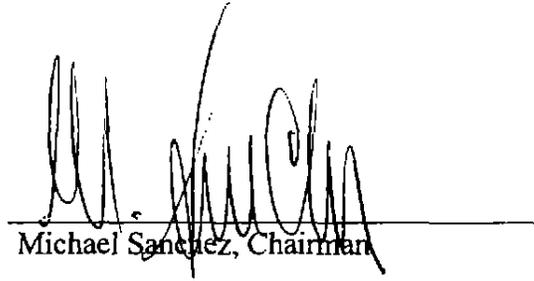
NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby recommends to the City Council the adoption of the General Plan Amendment (PZ No. 07-620-06), amending the City's 2020 General Plan Land Use Map to change the land use designation of one parcel as shown in Exhibit "A", attached hereto and incorporated herein by reference.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 20th day of  
November, 2008, by the following vote:

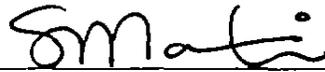
AYES: Commissioners: Okada, Dean, Elliott, Medina, Frank, and Sanchez

NOES: Commissioners: None

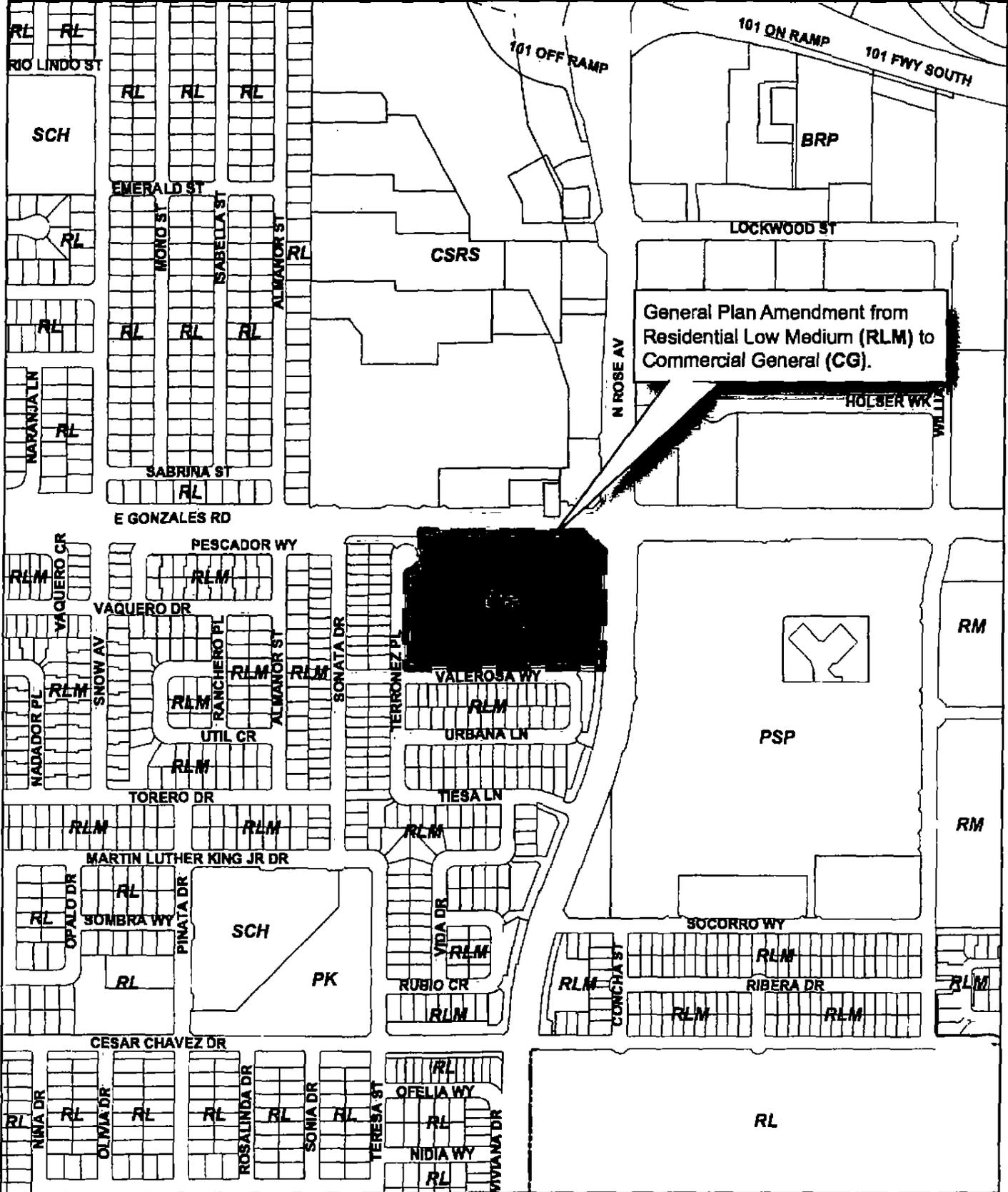
ABSENT: Commissioners: Pinkard



Michael Sanchez, Chairman

ATTEST:   
Susan L. Martin, Secretary

# General Plan Amendment



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



PZ 07-500-15, 07-300-12,  
07-620-08, 07-570-05, 07-630-04  
Location: SW Corner of Rose Av & Gonzales Rd  
APN: 215006112  
Rose Ranch Shopping Center  
Parkstone Companies

0 125 250 500 750 1,000 Feet

## General Plan Amendment

ATTACHMENT 15  
PAGE 3 OF 3



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RESOLUTION NO. 2008 – 72

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING TO THE CITY COUNCIL ADOPTION OF A SPECIFIC PLAN AMENDMENT TO THE NORTHEAST COMMUNITY SPECIFIC PLAN (PLANNING AND ZONING PERMIT NO. 07-630-04), TO CHANGE THE LAND USE DESIGNATION FROM RESIDENTIAL LOW MEDIUM (8-12 DWELLING UNITS/ACRE) TO GENERAL COMMERCIAL FOR A 9.89 ACRE PROPERTY LOCATED AT THE SOUTHWEST CORNER OF THE GONZALES ROAD AND ROSE AVENUNE INTERSECTION WITHIN THE NORTHEAST COMMUNITY SPECIFIC PLAN (APN 215-0-061-12), SUBJECT TO CERTAIN CONDITIONS. FILED BY PARKSTONE COMPANIES, ON BEHALF OF THE OWNER JOHN MCGRATH FAMILY PARTNERSHIP, 860 EAST HAMPSHIRE ROAD, SUITE U, WESTLAKE VILLAGE, CA 91361.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 07-630-04, filed by Parkstone Companies, to amend the Northeast Community Specific Plan land use designation of a 9.89 acre property located at the southwest corner of the Gonzales Road and Rose Avenue intersection from Residential Low Medium (8-12 dwelling units/acre) to General Commercial; and

WHEREAS, the Planning Commission has held public hearings and received and reviewed written and oral comments related to the proposed Northeast Community Specific Plan Amendment (PZ No. 07-630-04); and

WHEREAS, the Planning Commission finds after due study and deliberation that the public interest and general welfare require the adoption of the Northeast Community Specific Plan Amendment (PZ No. 07-630-04); and

WHEREAS, the Planning Commission finds that the Final Subsequent Environmental Impact Report (SCH # 2003051045/EIR 08-02) was completed for this project in compliance with the California Environmental Quality Act and reflects the independent judgment of the City; and

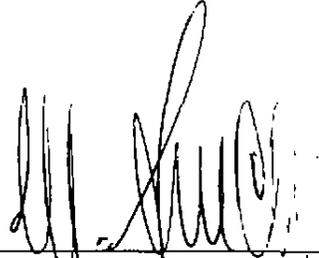
NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby recommends to the City Council the adoption of the Specific Plan Amendment (PZ No. 07-630-04), amending the Northeast Community Specific Plan Land Use Map to change the land use designation of one parcel as shown in Exhibit "A", attached hereto and incorporated herein by reference.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 20th day of  
November, 2008, by the following vote:

AYES: Commissioners: Okada, Dean, Elliott, Medina, Frank, & Sanchez

NOES: Commissioners: None

ABSENT: Commissioners: Pinkard



Michael Sanchez, Chairman

ATTEST:   
Susan L. Martin, Secretary



RESOLUTION NO. 2008 – 73

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING TO THE CITY COUNCIL ADOPTION OF A ZONE CHANGE (PLANNING AND ZONING PERMIT NO. 07-570-05), TO CHANGE THE ZONE DISTRICT FROM MULTI-FAMILY RESIDENTIAL PLANNED DEVELOPMENT (R2-PD) TO GENERAL COMMERCIAL PLANNED DEVELOPMENT (C2-PD) FOR A 9.89 ACRE PROPERTY LOCATED AT THE SOUTHWEST CORNER OF THE GONZALES ROAD AND ROSE AVENUE INTERSECTION WITHIN THE NORTHEAST COMMUNITY SPECIFIC PLAN (APN 215-0-061-12), SUBJECT TO CERTAIN CONDITIONS. FILED BY PARKSTONE COMPANIES, ON BEHALF OF THE OWNER JOHN MCGRATH FAMILY PARTNERSHIP, 860 EAST HAMPSHIRE ROAD, SUITE U, WESTLAKE VILLAGE, CA 91361.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 07-570-05, filed by Parkstone Companies, to change the zoning of a 9.89 acre property located at the southwest corner of the Gonzales Road and Rose Avenue intersection from Multi-Family Residential Planned Development (R2-PD) to General Commercial Planned Development (C2-PD); and

WHEREAS, the Planning Commission has held public hearings and received and reviewed written and oral comments related to the proposed Zone Change (PZ No. 07-570-05); and

WHEREAS, the Planning Commission finds after due study and deliberation that the public interest and general welfare require the adoption of the Zone Change (PZ No. 07-570-05); and

WHEREAS, the Planning Commission finds that the Final Subsequent Environmental Impact Report (SCH # 2003051045/EIR 08-02) was completed for this project in compliance with the California Environmental Quality Act and reflects the independent judgment of the City; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby recommends to the City Council the adoption of the Zone Change (PZ No. 07-570-05), amending the City's official Zoning Map to change the zoning designation of one parcel as shown in Exhibit "A", attached hereto and incorporated herein by reference.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 20th day of  
November, 2008, by the following vote:

AYES: Commissioners: Okada, Dean, Elliott, Medina, Frank, & Sanchez

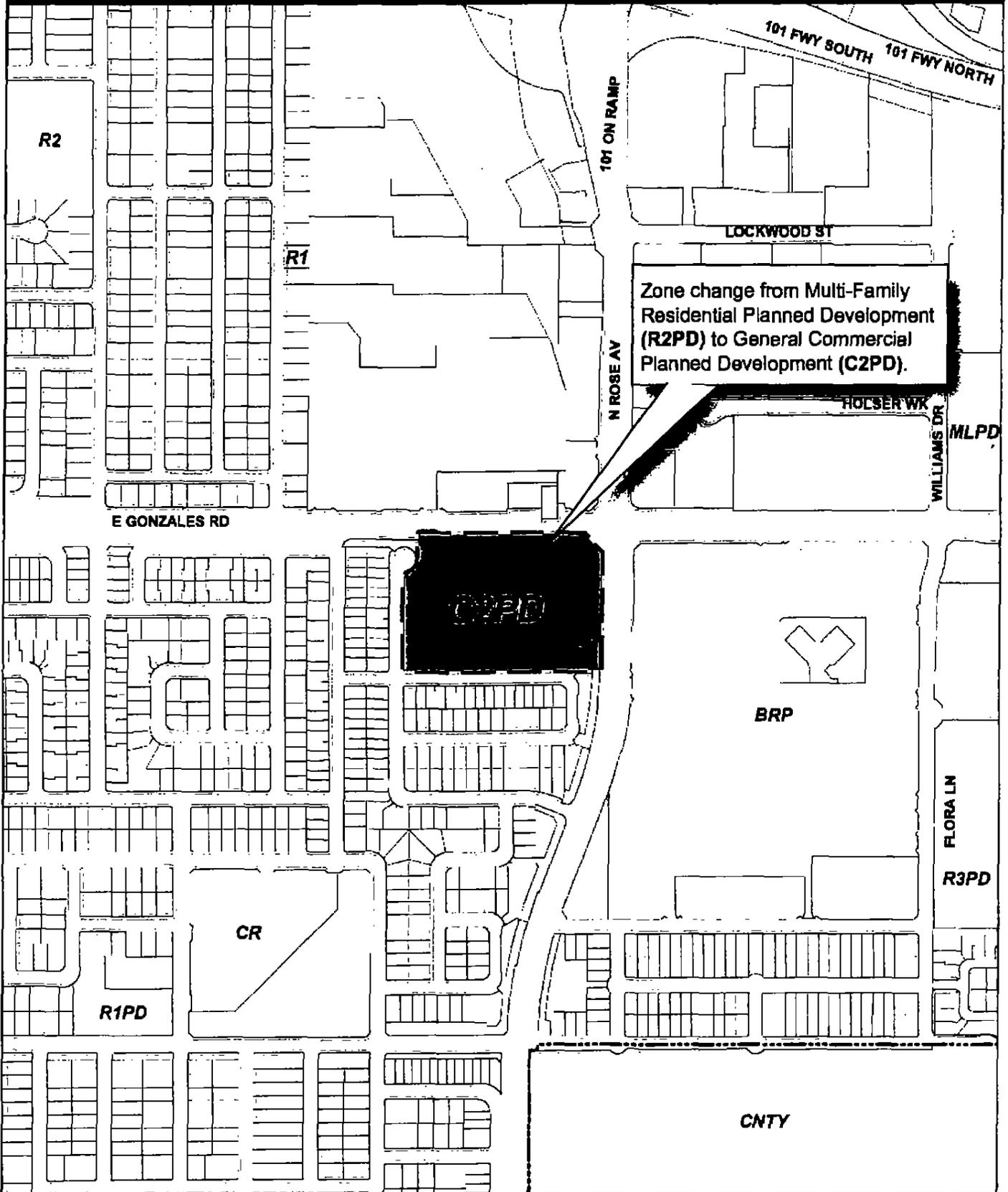
NOES: Commissioners: None

ABSENT: Commissioners: Pinkard

  
\_\_\_\_\_  
Michael Sanchez, Chairman

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

# Zone Change



PZ 07-500-15, 07-300-12,  
07-620-06, 07-570-05, 07-630-04  
Location: SW Corner of Rose Av & Gonzales Rd  
APN: 215006112  
Rose Ranch Shopping Center  
Parkstone Companies

0 125 250 500 750 1,000 Feet

Zone Change Map

ATTACHMENT 116  
PAGE 6 OF 6



000073

RESOLUTION NO. 2008 – 73

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING TO THE CITY COUNCIL ADOPTION OF A ZONE CHANGE (PLANNING AND ZONING PERMIT NO. 07-570-05), TO CHANGE THE ZONE DISTRICT FROM MULTI-FAMILY RESIDENTIAL PLANNED DEVELOPMENT (R2-PD) TO GENERAL COMMERCIAL PLANNED DEVELOPMENT (C2-PD) FOR A 9.89 ACRE PROPERTY LOCATED AT THE SOUTHWEST CORNER OF THE GONZALES ROAD AND ROSE AVENUNE INTERSECTION WITHIN THE NORTHEAST COMMUNITY SPECIFIC PLAN (APN 215-0-061-12), SUBJECT TO CERTAIN CONDITIONS. FILED BY PARKSTONE COMPANIES, ON BEHALF OF THE OWNER JOHN MCGRATH FAMILY PARTNERSHIP, 860 EAST HAMPSHIRE ROAD, SUITE U, WESTLAKE VILLAGE, CA 91361.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 07-570-05, filed by Parkstone Companies, to change the zoning of a 9.89 acre property located at the southwest corner of the Gonzales Road and Rose Avenue intersection from Multi-Family Residential Planned Development (R2-PD) to General Commercial Planned Development (C2-PD); and

WHEREAS, the Planning Commission has held public hearings and received and reviewed written and oral comments related to the proposed Zone Change (PZ No. 07-570-05); and

WHEREAS, the Planning Commission finds after due study and deliberation that the public interest and general welfare require the adoption of the Zone Change (PZ No. 07-570-05); and

WHEREAS, the Planning Commission finds that the Final Subsequent Environmental Impact Report (SCH # 2003051045/EIR 08-02) was completed for this project in compliance with the California Environmental Quality Act and reflects the independent judgment of the City; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby recommends to the City Council the adoption of the Zone Change (PZ No. 07-570-05), amending the City's official Zoning Map to change the zoning designation of one parcel as shown in Exhibit "A", attached hereto and incorporated herein by reference.

ATTACHMENT 17  
PAGE 1 OF 3

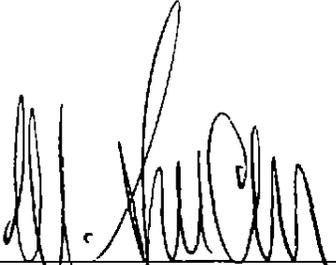
000074

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 20th day of November, 2008, by the following vote:

AYES: Commissioners: Okada, Dean, Elliott, Medina, Frank, & Sanchez

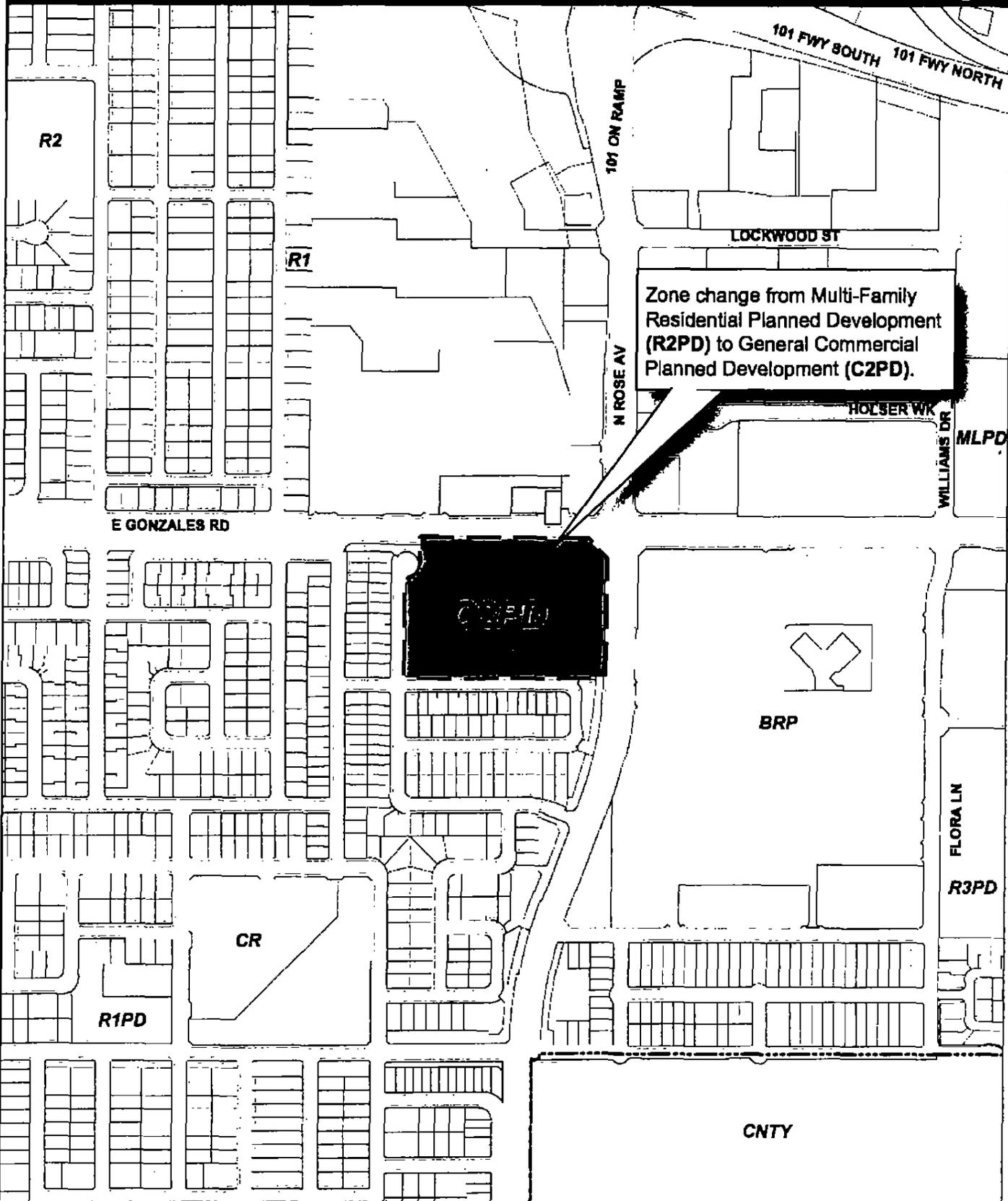
NOES: Commissioners: None

ABSENT: Commissioners: Pinkard

  
\_\_\_\_\_  
Michael Sanchez, Chairman

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

# Zone Change



Zone change from Multi-Family Residential Planned Development (R2PD) to General Commercial Planned Development (C2PD).



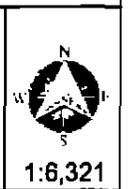
PZ 07-500-15, 07-300-12,  
 07-820-06, 07-570-05, 07-830-04  
 Location: SW Corner of Rose Av & Gonzales Rd  
 APN: 215008112  
 Rose Ranch Shopping Center  
 Parkstone Companies

0 125 250 500 750 1,000 Feet

Zone Change Map

ATTACHMENT 17

PAGE 3 OF 3



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RESOLUTION NO. 2008 – 74

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING TO THE CITY COUNCIL APPROVAL OF TENTATIVE SUBDIVISION MAP OF TRACT NO. 5768 (PLANNING AND ZONING PERMIT NO. 07-300-15) TO DIVIDE A 9.89 ACRE COMMERCIAL PROPERTY INTO TEN PARCELS LOCATED AT THE SOUTHWEST CORNER OF THE GONZALES ROAD AND ROSE AVENUE INTERSECTION IN THE NORTHEAST COMMUNITY SPECIFIC PLAN (APN 215-0-061-12), SUBJECT TO CERTAIN CONDITIONS. FILED BY PARKSTONE COMPANIES, ON BEHALF OF OWNER JOHN MCGRATH FAMILY PARTNERSHIP, 860 EAST HAMPSHIRE ROAD, SUITE U, WESTLAKE VILLAGE, CA 91361.

WHEREAS, the Planning Commission of the City of Oxnard has considered the tentative subdivision map of Tract No. 5768 (Planning and Zoning Permit No. 07-300-15), filed by Parkstone Companies in accordance with Chapter 15 of the Oxnard City Code; and

WHEREAS, said tentative map was referred to various public utility companies, City departments and the Development Advisory Committee for recommendations; and

WHEREAS, the Planning Commission finds the tentative map conforms to the City's General Plan and elements thereof; and

WHEREAS, the Planning Commission finds that the final subsequent environmental impact report was completed for this project in compliance with the California Environmental Quality Act and reflects the independent judgment of the City; and

WHEREAS, the Planning Commission 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, visit or live in this subdivision in particular.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby recommends to the City Council the approval of the tentative subdivision map, subject to the following conditions:

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-1*) while some are taken from environmental documents (e.g. *MND-S2*).

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	PL	Planning Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Public Works, Landscape Design	CE	Code Compliance

### GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, G-1)

### PLANNING SPECIAL CONDITIONS

2. An approved tentative map shall expire thirty-six (36) months after its approval, unless an extension is applied for and approved by the City Council pursuant to Section 15-46 of the City Code. (PL)

### DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

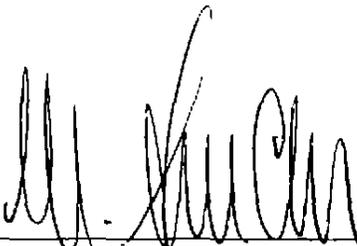
3. The final map for Tract No. 5768 shall be submitted and processed for recordation concurrent with the improvement plans for the permit. (DS)

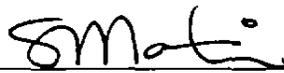
PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 20th day of November 2008, by the following vote:

AYES: Commissioners: Okada, Dean, Elliott, Medina, Frank, & Sanchez

NOES: Commissioners: None

ABSENT: Commissioners: Pinkard

  
\_\_\_\_\_  
Michael Sanchez, Chairman

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