



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

---

**MINUTES OF THE REGULAR SCHEDULED MEETING OF  
THE PLANNING COMMISSION  
September 17, 2009**

**CALL TO ORDER:**

Vice Chair Zacuto called the meeting to order at 6:31 p.m.

**FLAG SALUTE:**

Commissioner Rishoff

**ROLL CALL:**

Vice Chair Curtis Zacuto, Commissioners Illece Buckley Weber, Cyrena Nouzille, and Steve Rishoff. Chair John O'Meara was absent.

Also, present were Director of Planning and Community Development Mike Kamino, Assistant Community Development Director Doug Hooper, Associate Planner Valerie Darbouze, Senior Civil Engineer Jay Patel, City Oak Tree and Landscape Consultant Ann Burroughs, Consultant Donna Hebert with Padre Associates, and Recording Secretary Sheila Keckhut.

Vice Chair Zacuto stated that the Commissioners had received notification at the September 3, 2009 Planning Commission meeting of Chair O'Meara's request for an excused absence from the meeting due to scheduling conflicts. There were no objections to excusing the absence.

**APPROVAL OF MINUTES**

1. Minutes – September 3, 2009 Planning Commission Meeting

On a motion by Commissioner Buckley Weber, seconded by Commissioner Rishoff, the Planning Commission moved to approve the Amended Minutes of the September 3, 2009 Planning Commission Meeting. Motion carried 4-0. Chair O'Meara was absent.

**PUBLIC COMMENTS**

None

**NEW PUBLIC HEARING**

2. REQUEST: Request for approval of a Conditional Use Permit to build two, 12,600 square-foot, two-story medical office buildings each; an Oak Tree Permit to encroach in the protected zone of (1) on-site oak tree; a Sign Permit to establish a Sign Program for the proposed project; and a request for adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program.

APPLICANT: Sunbelt Enterprises  
1801 Solar Drive, Suite 250  
Oxnard, CA 93030

CASE NOS.: 05-CUP-006, 05-OTP-032 & 08-SP-028

LOCATION: 29541 and 29555 Canwood Street  
(A.P.N. 2053-001-008)

ENVIRONMENTAL ANALYSIS: Mitigated Negative Declaration

RECOMMENDATION: Staff recommended approval of Conditional Use Permit Case No. 05-CUP-006, Oak Tree Permit Case No. 05-OTP-032, and Sign Permit Case No. 08-SP-028, subject to conditions.

PUBLIC COMMENTS: Vice Chair Zacuto opened the Public Hearing.

The following persons spoke on this agenda item:

Nathan Seamons, The Wren Group, Inc., Architect representing the applicant.

Ullces Garcias, The Wren Group, Inc., representing the applicant.

The following person turned in speaker cards but did not speak

Mark Wessel, representing applicant

Vice Chair Zacuto closed the Public Hearing.

**ACTION:** On a motion by Commissioner Rishoff, seconded by Commissioner Buckley Weber, the Planning Commission moved to adopt Resolution No. 989, approving Conditional Use Permit Case No. 05-CUP-006, Oak Tree Permit Case No. 05-OTP-032, and Sign Permit Case No. 08-SP-028, subject to amended conditions. Motion carried 4-0. Chair O'Meara was absent.

**ANNOUNCEMENTS ON ITEMS NOT LISTED ON THE AGENDA**

None

**ADJOURNMENT**

At 7:24 p.m., on a motion by Commissioner Buckley Weber, seconded by Commissioner Nouzille, the Planning Commission moved to adjourn the meeting to the next scheduled Planning Commission meeting on Thursday, October 1, 2009; at 6:30 p.m. Motion carried 4-0. Chair O'Meara was absent.