

CITY OF OXNARD

PLANNING COMMISSION

AGENDA

REGULAR MEETING

Council Chambers, 305 West Third Street, Oxnard, CA 93030

Thursday, June 6, 2013, 7:00 P.M.

A. ROLL CALL

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B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES

C. PUBLIC COMMENTS- On Items Not On The Agenda At this time, a person may address the Planning Commission on matters within the jurisdiction of the Planning Commission, including information/consent items and any item not appearing on the agenda. The Chair shall limit public comments to three (3) minutes. The Planning Commission cannot take action on any item presented during public comments that is not on the agenda and such item may only be referred to Commission Secretary. Persons wishing to speak on public hearing items should do so at the time of the public hearing.

D. READING OF AGENDA

E. CONSENT AGENDA Items listed under the Consent Agenda may be enacted by one motion and one vote. If discussion is desired, an item may be removed from the Consent Agenda and will be considered individually.

1. APPROVAL OF MINUTES - May 2, 2013

F. CONTINUED PUBLIC HEARINGS

**1. Verbal Report on Energy Action Plan (Kathleen Mallory, Contract Planner; Chris Williamson, Principal Planner) ACTION:
View Staff Report [PDF - 3.65 MB]**

G. NEW PUBLIC HEARINGS

1. **PLANNING AND ZONING PERMIT NO. 12-500-6 (Special Use Permit) & 12-535-01 (Density Bonus) - A request for adaptive reuse of the former Press-Courier commercial buildings to create a total of 115 one-bedroom apartments as affordable senior housing, including a density bonus of 35% in accordance with State law. On-site amenities for residents are proposed to include interior courtyards, a 440-sq.ft. library/game room, and a 594-sq.ft. classroom. Gross building area is 84,352 square-feet on a 2.18-acre developed site, with on-site improvements proposed to include handicap-accessible entrances and ramps, new landscaping, re-stripe the existing parking lot with 99 spaces, and a new refuse enclosure. Proposed architectural treatment of the existing buildings include re-painting the exterior on all sides, new doors and windows, exterior lighting, and 6'0" x 1'0" decorative balconies. Off-site improvements are proposed to include decorative sidewalk and planters along the project site's frontage on Ninth Street, and new angled on-street public parking along the east side of South B Street (between Eighth and Ninth Streets) to include new curbs, sidewalk, planters, trees and landscaping. Project site is located at 300 West Ninth Street, within the Central Business District zone. The project is exempt from environmental review pursuant to Section 15332 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Albert Group Architects on behalf of the property owner Press-Courier Lofts LLC, 12210 Nebraska Ave., Los Angeles, CA 90025. PROJECT PLANNER: BRIAN FOOTE ACTION:**
[View Staff Report \[PDF - 15.0 MB\]](#)

2. **PLANNING AND ZONING PERMIT NOS. 13-580-02 (Zone Text Amendment), 13-620-01 (General Plan Amendment), and 13-570-02 (Zone Change) to: 1) establish the All-Affordable Housing Opportunity Program (AAHOP) with implementing regulations and establish -AH additive zone designation, 2) amend AAHOP section within the 2006-2014 Housing Element (2030 General Plan, Chapter 8) and amend the AAHOP Supplement II site list with 2 additions, 1 deletion, and corrections, and 3) add -AH designation to existing zoning for AAHOP parcels. These actions implement 2006-2014 Housing Element, Program 3, as required by State Law. The -AH additive does not change uses and development standards under existing zoning: the -AH additive allows for 18, 20, or 24 units per acre density, depending on the site, only if the entire housing development is affordable to very low and low income households. The cumulative development opportunity of -AH parcels allows the City to exceed the remaining very low and low income affordable housing 2006-2014 planning target. The certified 2030 General Plan Final Environmental Impact Report examined the potential impacts associated with the proposed action. Filed by Planning Division, 214 South C Street, Oxnard, CA 93030. PROJECT PLANNER: CHRIS WILLIAMSON ACTION:**
[View Staff Report \[PDF - 7.12 MB\]](#)

H. REPORTS; STUDY SESSION

I. PLANNING COMMISSION BUSINESS

J. PLANNING MANAGER COMMENTS

K. ADJOURNMENT
