

CITY OF OXNARD

PLANNING COMMISSION

AGENDA

REGULAR MEETING

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

Thursday, December 20, 2018, 7:00 P.M.

A. ROLL CALL

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 the 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

1. APPROVAL OF MINUTES “ November 15, 2018

F. CONTINUED PUBLIC HEARINGS

1. PLANNING AND ZONING PERMIT PZ NO. 18-500-01 (Special Use Permit for a Planned Development); 18-300-05 (Tentative Tract Map for Tract No. 6009); and 18-535-01 (Density Bonus). A request for approval of a tentative subdivision map to construct 13 detached single-family dwelling units on 13 lots. A Density Bonus permit is requested to provide ten (10) market rate single family homes and three (3) affordable (low income) single family homes. The 1.49-acre site is located at 130-184 North H Street and 838 Palm Drive. The lots will range in size from 4,574 to 5,739 square feet. Each two-story home will be 1,653 square feet and will have three bedrooms and two and half bathrooms. Approval of Density Bonus concessions/incentives are requested pursuant to Government Code Section 65915(d) (State Density Bonus law) to: a) reduce the minimum lot frontage from 50-feet to 32-feet; b) reduce the lot width from 50-feet to 36-feet; and c) reduce the rear yard

setback from 25-feet to 5-feet. The proposed affordability and three concessions permits the Applicant to seek a 35% Density Bonus. The proposed project is exempt from environmental review pursuant to Section 15332 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Henry Casillas, on behalf of Heritage Homes, LLC 451 West Fifth Street, Oxnard, California 93030. Project Planner: Juan Martinez ACTION: PZ 18-500-01

2. **PLANNING AND ZONING PERMIT PZ NO. 16-540-03 (Special Use Permit).** A request to construct a 15,940 square-foot, single story, multi-tenant commercial retail center and associated on-site improvements on a vacant 1.35 acre lot. The proposed project is located at 2441 N. Vineyard Avenue. The project is exempt from environmental review pursuant to Section 15332, Class 32 of the California Environmental Quality Act Guidelines. Filed by Alex Kang, Applicant, 879 W. 190th Street, Suite 935, Gardena, CA 90248 Project Planner: Paul McClaren ACTION: PZ 16-540-03
3. **PLANNING AND ZONING PERMIT PZ NO. 18-520-01 (Special Use Permit).** A request for a Special Use Permit to authorize retail sales of pawn shop items within the existing 1,172 square-foot Frontera business located at 612 Cooper Road. The proposed project is exempt from environmental review under Section 15301 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Ryan Rapp on behalf of the property owner Heliodoro Avalos, 9040 Stockton Road, Moorpark, California 93021. Project Planner: Jay Dobrowalski ACTION: G STUDY SESSION/REPORTS PZ 18-520-01

H. PLANNING COMMISSION BUSINESS

I. PLANNING MANAGER COMMENTS

J. ADJOURNMENT FUTURE MEETINGS Thursday, January 3, 2018, 7:00 p.m., City Council Chambers CITY OF OXNARD PLANNING COMMISSION AGENDA Page 2

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a meeting, you should contact the office of the City Clerk at (805) 385-7803. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Written materials relating to an item on this agenda that are distributed to the Planning Commission within 72 hours before the

item is to be considered at its regularly scheduled meeting will be made available for public inspection at 214 South C Street, during customary business hours.
