

PC MINUTES
OXNARD PLANNING COMMISSION
REGULAR MEETING
December 1, 2016

A. ROLL CALL

At 7:00 p.m., the regular meeting of the Oxnard Planning Commission convened in the Council Chambers. Commissioners Stephen Huber, Steven Nash, Orlando Dozier, Sonny Okada, Deirdre Frank, Patrick Mullin and Vincent Stewart were present. Staff members present were Kathleen Mallory, Planning Manager, Ken Rozell, Assistant City Attorney, Paul Wendt, Supervising Civil Engineer, and Dee Lai, Recording Secretary. Chairman Stephen Huber presided and called the meeting to order.

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

Commissioner Mullin led the pledge of allegiance.

C. PUBLIC COMMENTS – Items not on the Agenda

No public comments were received.

D. READING OF AGENDA

Planning Manager Kathleen Mallory reviewed the agenda.

E. CONSENT AGENDA

1. APPROVAL OF MINUTES – November 17, 2016

MOTION: Approved; 7:0:0:0 (Frank/Okada)

F. CONTINUED PUBLIC HEARING

There were no continued public hearings for this meeting.

G. PUBLIC HEARING

1. PLANNING AND ZONING PERMIT NO. 16-550-03 (Major Modification to Special Use Permit No. 94-500-15) and 16-520-01 (Special Use Permit) to allow Calvary Chapel to amend their existing special use permit at 1925 Eastman Avenue (APN 216-0-182-405) and expand their existing church services into an adjacent 17,000 square-foot warehouse building located at 2001 Eastman Avenue (APN 216-0-191-035). The existing church facility at 1925 Eastman Avenue will be converted to house and operate ancillary church offices, classrooms, and youth ministry services directly related to the principal church facility. The proposed new site at 2001 Eastman Avenue will serve as the main sanctuary and will include interior tenant improvements that will consist of a new 1,110 fixed seat auditorium, Sunday school classrooms, and a 4,200 square-foot, second-story addition for administrative offices.

Exterior alterations include improvements to convert an area formerly permitted for outdoor storage to construct additional parking, landscaping, and lighting. In accordance with the California Environmental Quality Act (CEQA), the project has been determined to be exempt from CEQA, based upon a Class 1 exemption. Filed by Jeffrey Brown on behalf of Calvary Chapel of Oxnard, 1925 Eastman Avenue Oxnard, California 93030.

Project Planner: Juan Martinez

ACTION: Continued to January 5, 2017

MOTION: Approved; 7:0:0:0 (Frank/Okada)

2. PLANNING AND ZONING PERMIT NO. 16-540-01 (Special Use Permit for a Planned Development Permit), a request to construct a two-story, 3,170 square-foot, three-unit apartment complex and associated on and off site improvements at 4830 Terrace Avenue. Pursuant to Oxnard Municipal Code Section 16-271, the project includes a request for deviations from the following development standards: 1) a 22.5% reduction to the required Interior Yard Space, from 1,800 square feet to 1,350 square feet; 2) a 24% reduction to the rear yard setback, from 25 feet to 19 feet; and 3) minor reductions to the width of proposed two and one-car garages. In accordance with the California Environmental Quality Act (CEQA), the project has been determined to be exempt from CEQA, based upon a Class 3 exemption.

Project Planner: James Combs

Discussion: Planning Manager Kathleen Mallory provided a powerpoint presentation outlining the Special Use Permit for a Planned Development Permit to construct a two-story, three-unit apartment complex. Kathleen described three deviations from Municipal Code requirements and presented the location, site photos, floor plans, and maps. Staff's recommendation to the Planning Commission is to adopt a resolution approving the Special Use Permit subject to the findings and Conditions of Approval.

The Planning Commission discussed several topics, including: the previous building that burnt down, the reason why the new building is not being built to the original 4-unit floorplan, parking status on Terrace Ave., similarity in old and new building footprints and setbacks, garage dimensions, irrigation and rain water capture, guest parking spaces, deviation from Municipal Code requirements, energy efficiency, city code requirements on piping for recycling water, and condition to have more parking spaces.

All Commissioners questions to the staff and applicant were addressed.

Public comment was received from Daniel Chavez Jr. regarding the number of units allowed to build, parking spaces blocking the garages, and deck location.

MOTION: Approved: 7:0:0:0 (Okada/Mullin)

H. STUDY SESSION/REPORTS

There were no study session/reports for this meeting.

I. PLANNING COMMISSION BUSINESS

Commissioner Nash thanked his fellow Commissioners, the Mayor, staff members, City Council members, and the public for his time on the Planning Commission. Nash commented on several topics including: his term serving on the Planning Commission and that his term will soon be finished; the Commissioners raising the bar for planning in the City of Oxnard; the City recognizing the Commissioners and to be grateful for what the Commission does because they commit a lot of time and receive little training; and the Planning Commission is at the center of planning at the City. Commissioner Nash also commented that during his term, he was faced with decisions on the Southshore Specific Plan, Teal Club Specific Plan, City Codes, and updates to the Commissions bylaws. Nash said that he will continue to be involved to make Oxnard the best place to live.

Commissioner Mullin commented that he served 8 years on the Commission and that his term is almost complete. Mullin thanked all the Commissioners, the staff and his wife and daughter who attended tonight's meeting for the first time.

Commissioners Huber, Stewart, Frank, Okada, and Dozier commented that they will miss Nash and Mullin and it was a pleasure working with both of them.

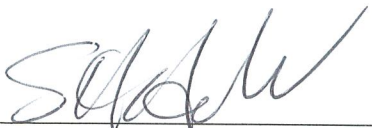
J. PLANNING MANAGER COMMENTS

1. Adoption of Planning Commission 2017 meeting schedule is pending City Council approval of City schedule.

Planning Manager Kathleen Mallory commented that the Commission terms continue until the City Council makes an appointment of new Commissioners. Kathleen commented that she will explore all Commissioner training options and is looking into budget options to provide training to the Planning Commission. Kathleen recommended to the Commissioners that there be an agenda review meeting on the Wednesday, January 4, 2017 in advance of the January 5, 2017 Commission meeting. Kathleen will follow up with an email to confirm.

K. ADJOURNMENT

At 8:00 p.m., the Planning Commission concurred to adjourn.



Stephen Huber, Chairman

ATTEST:



Kathleen Mallory, Planning Manager