

CITY OF OXNARD

PLANNING COMMISSION

AGENDA

REGULAR MEETING

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

Thursday, November 17, 2016, 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 3, 2016

F. PUBLIC HEARING

- 1. PZ NO. 16-520-02 (Special Use Permit):** A request to allow a charter school with an emphasis on independent study within a 9,250 square-foot tenant space at an existing commercial shopping center. The tenant space is located at 1731 E. Ventura Boulevard, within the Rose Santa-Clara Specific Plan. The Project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15301. Filed by Matt Winegar of Sites Pacific, Inc., 1617 Carnation Ave., Ventura, CA 93004. **Project Planner:** Vincent Acuna **ACTION:**
PZ 16-520-02 Staff Report

2. **PLANNING AND ZONING (PZ) PERMIT NO. 15-620-04 (General Plan Amendment).** Resolutions of the Planning Commission of the City of Oxnard recommending that the City Council adopt the 2013-2021 Housing Element as Chapter 8 of the 2030 General Plan and PZ 16-580-02 to PZ 16-580-05 adopting four Municipal Code Amendments to Chapter 16, Zoning Code (non-Coastal Zone) that: 1) repeal Division 7, Sections 16-410 to 16-410M, and replace with new Division 7A, retitle as “Density Bonus and Related Incentives and Concessions Program”, conform to State law, and change the level of approval for a density bonus permit to that of the underlying entitlement application (PZ 16-580-02); 2) codify Ordinances 2615 and 2721, “Affordable Housing Inclusionary Program”, as Division 7B and allow the applicant to choose between in-lieu fee payment, on-site units, and/or land dedication (PZ 16-580-03); 3) codify Ordinance 2870, “All-Affordable Housing Opportunity Program” as Division 7C, add for-sale and moderate income housing subject to certain limits (PZ 15-580-04); and 4) amend Article V, Division 13, Section 16-465 “Second Units” to confirm to State law and retitle to “Accessory Dwelling Units” (ADU) and amend Article X, Section 16-622 relating to ADU parking (PZ16-580-05). Zoning code amendments implement 2013-2021 Housing Element programs and/or conform to State law. An Addendum to the 2030 General Plan Program Environmental Impact Report is being prepared to comply with the California Environmental Quality Act (CEQA). Filed by City of Oxnard, Development Services Department, 214 South C Street, Oxnard, CA 93030. Project Planner: Chris Williamson ACTION:
PZ 15-620-04 Staff Report

Revised Proposed Density Bonus Ordinance

3. **PLANNING AND ZONING (PZ) PERMIT NO. 16-620-02 (General Plan Amendment).** Resolution of the Planning Commission of the City of Oxnard in compliance with SB244 recommending that the City Council adopt an amendment to the 2030 General Plan by: 1) amending Chapter 3 of the 2030 General Plan Goals and Policies by adding Goal CD-23 and three policies that: a) identify Nyeland Acres as a qualified fringe Disadvantaged Unincorporated Community; b) study water, wastewater, flood control, and fire protection needs; and c) study potential funding mechanisms to feasibly extend services; and 2) amending Chapter 9, Implementation, Table 9-2, to assign the new goal and its three policies to the Public Works Department. No annexation is requested or proposed. Nyeland Acres is the approximately 150 acre community bounded by Santa Clara Avenue to the west, Friedrich Road to the north, Farm Service Road to the east, and E. Ventura Boulevard to the south. A study may be found exempt from the requirements of the California Environmental Quality Act (CEQA) under Section 15306 of the CEQA Guidelines. Filed by City of Oxnard, Development Services Department, 214 South C Street, Oxnard, CA 93030. Project Planner: Chris Williamson ACTION:

PZ 16-620-02 Staff Report

4. **PLANNING AND ZONING (PZ) PERMIT NO. 16-620-03 (General Plan Amendment). Resolution of the Planning Commission of the City of Oxnard recommending that the City Council adopt an amendment to the 2030 General Plan to require a specific plan to be prepared in advance of implementing an Urban Village in specific authorized locations. This project is Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines. Filed by City of Oxnard, Development Services Department, 214 South C Street, Oxnard, CA 93030. Project Planner: Isidro Figueroa ACTION:**
PZ 16-620-03 Staff Report

PZ 16-620-03 Revision Statement

PZ 16-620-03 Attachment B Revised

G. STUDY SESSION/REPORTS

H. PLANNING COMMISSION BUSINESS

I. PLANNING MANAGER COMMENTS

J. ADJOURNMENT FUTURE MEETINGS Thursday, December 1, 2016, 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.
