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Disclaimer: Minutes are considered unofficial until approved and executed at which time they will contain signatures

MINUTES

OXNARD PLANNING COMMISSION REGULAR MEETING JUNE 16, 2016

- 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 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
- F. APPEAL HEARING Appeal of Planning and Zoning Permit No. 15-200-02 (Development Design Review) to construct an all affordable 240-unit residential apartment complex with associated site improvements and on-site amenities in accordance with the City's adopted All Affordable Housing Opportunity Program (AAHOP) and the Municipal Code Attached Dwelling Unit Development Standards. In accordance with the California Quality Act (CEQA), a Mitigated Negative Declaration (No. 2016-01) was prepared for this project and may be considered by the Planning Commission. The development project site is at 1250 S. Oxnard Blvd, filed by Jan R. Hochhauser with Hochhauser Blatter Architects, 122

East Arrellaga Street, Santa Barbara, California 93101. Appeal application filed by Francine Castanon. Project Planner: Juan Martinez

Document: Staff Report

Document: Memorandum (pdf 140 KB)

Document: Resolution No. PZ 15-200-02 (pdf 1.3 MB)

Document: Opposition Letter by Applicant

Shiri Klima, Assistant City Attorney, provided an overview of the appeal hearing format/process for this evening Commissioner Nash recused himself from the hearing Chair Huber, stated for the record that he had communication with the Mayor, many members of the community, and provide a letter from Port of Hueneme to be included in the record. Juan Martinez, project planner, provided an overview of the project, the AAHOP ordinance, the appeal, response from the applicant. Ms. Castanon presented her appeal; she also submitted a GP analysis/overview that was prepared for by Commissioner Nash (10 minutes) The applicant team addressed the Commission (Jan Hochhauser, Barbara Macri-Ortiz) access, traffic study, community/recreation facilities, noticing, waiting time is about 5 years to get a affordable unit in the city, preference for Oxnard residents, then Oxnard workers, affordability level of the project, noticing of the project, elevator, school district, design, restricted access on Wooley because of the train, met with railroad (Matt D.), the other attorney had not contacted Barbara MO. Questions from Commissioner's: (Frank) Frontage lots - JH - stated those are for future development of mixed use (Mullin) Lot enclosure along the motel side - wall or fence - JH - landscaping and fencing; (Mullin) Lot enclosure along Wooley and industrial - JH- Sound wall (Stewart) Affordability restrictions - BMO- 55 years affordable; (Stewart) CEQA, is it mitigated - BMO- conditions of approval include the mitigations (Huber) Noticing and meetings - FC - Cal Gliser did not get notice of the first meetings; (Huber) Notice of the Port of Hueneme - JM - we provided notice to the Port of Hueneme of the MND (Mullin) traffic light and access - JH - traffic study does not require it (Mullin) What are timing constraints - BMO, there is no additional time in the project schedule. FC was given one additional minute since BMO went over one minute Speakers called up on 8:05 pm (Y= uphold Director's approval) Maury Navarro (N); Reverend A (Y); Christina B (Oxnard Harbor District/Port, neutral - corrections to Risk Assessment); Bert Perello (neutral); Peggy Rivera (Y); Eileen Tracy (Y); Kitty M (Y); Sue Brinkmyer (Y); Pat Brown (? , design concerns); Dr. Okadio (Y); Flavio (Y); Salid A (spelling) (Y); Eileen McCarthy (Y); Sal Gonzales (Y); Francisco (Y); Gail Brown (Y); Took a 5 minute recess BMO started: street light/traffic impact fees; playground; management of the the units; FC: details of the project, not the affordable housing itself; attorney didn't have time to state applicable laws; concern with safety of Oxnard Blvd; last meeting should have been recorded; Commissioner Deliberation (Frank) - Deny the appeal. The denial has no merits. (Okada) - Deny the appeal. (Mullin) - Deny the appeal. (Dozier) - Deny the appeal. Follow

the process in place; it was followed; will alleviate overcrowding; community support (Stewart) - Deny the appeal. BMO response to appeal (Huber) - Deny the appeal. 4 points of the appeal PC Business: Stewart - Juneteeth Nash - Good job to PC Huber - (Huber)

G. STUDY SESSION

H. PLANNING COMMISSION BUSINESS

I. PLANNING MANAGER COMMENTS

J. ADJOURNMENT

H. PLANNING COMMISSION BUSINESS

Deirdre Frank, Chair

ATTEST:

Susan L. Martin, Secretary