

CITY OF OXNARD PLANNING COMMISSION AGENDA

REGULAR MEETING

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

Thursday, May 4, 2017, 6:00 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** Ã¢â¬â March 2, 2017 and April 6, 2017
- F. PUBLIC HEARING**
 - 1. PLANNING AND ZONING PERMIT PZ NO 16-500-08 (Special Use Permit); 16-535-02 (Density Bonus); and 16-300-09 (Tentative Tract Map).** A request to construct six affordable (very low income) single-family residences, and a Tentative Tract Map to subdivide five parcels into six parcels on a 0.48 acre Project site located within the La Colonia neighborhood. The single-story homes will range from 1,368 to 1,653 square feet in size and are designed to front Hayes Street with rear access for two-car garage parking off of an existing alley. Although the project includes a density bonus request pursuant to State density bonus law, no additional units are being requested. However, three concessions are requested pursuant to the density bonus law: 1) a reduction in the required rear yard setback from 25 feet to 10 feet; 2) a reduction in the required side yard setback from 10 feet to a range of 3 to 7 feet; and 3) a reduction in the required interior yard space requirement of 30% to a range of

between 0% and 4.5%. This project is Exempt from the California Environmental Quality Act (CEQA) pursuant to Statute §21159.23 (Low-Income Housing); Section 15061(b)(3) (“General Rule”); and Section 15332 (In-Fill Development) of the CEQA Guidelines. Filed by Steven J. Dwyer (Habitat for Humanity of Ventura County), 1850 Eastman Avenue, Oxnard, CA 93030. Project Planner: Isidro Figueroa ACTION:

Staff Report PZ 16-500-08; 16-535-02; 16-300-09

2. **PLANNING AND ZONING PERMIT PZ NO 16-500-03 (Special Use Permit) for a Planned Residential Group to redevelop a 7,640 square foot lot located at 600 Cooper Road (APN 201-0-121-170), within the La Colonia Neighborhood. The site is current developed with four legal non-conforming dwelling units. The existing dwelling units will be demolished. Approval is being requested to construct a 4,170 square foot two-story, mixed-use building. The building will be utilized for two- two-story residential dwelling units each totaling 1,385 square feet and two commercial buildings totaling 1,400 square feet. Through approval of a Planned Residential Group (PRG) permit, the applicant is seeking approval to modify the following development standards: reduction in the front yard setback from 20 feet to 10 feet; reduction in the side yard setback from 5 feet to 0 feet along the easterly property line; elimination of required on site loading and unloading; and a reduction in the required visitor parking spaces for the two residential dwelling units. The project is exempt from the California Environmental Quality Act (CEQA) based upon a Class 1 (Section 15301) and Class 3 (Section 15303) exemption. Filed by designated agent Lizette Elenes with Coastal Architects, on behalf of Elio Avalos 2221 San Mateo Place, Oxnard, California 93033. Project Planner: Juan Martinez ACTION: Continued to June 1, 2017**

G. NEW BUSINESS

1. **California Environmental Quality Act (CEQA) Guidelines Project Planner: Isidro Figueroa ACTION:**
Staff Report CEQA Guidelines

H. STUDY SESSION/REPORTS

I. PLANNING COMMISSION BUSINESS

J. PLANNING MANAGER COMMENTS

- K. **ADJOURNMENT FUTURE MEETINGS Thursday, June 1, 2017, 7:00 p.m., City Council Chambers CITY OF OXNARD PLANNING COMMISSION AGENDA**
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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.
