

CITY OF OXNARD

PLANNING COMMISSION

AGENDA

REGULAR MEETING

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

Thursday, September 7, 2017, 07:00 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** – June 15, 2017
 - 2. APPROVAL OF MINUTES** – July 20, 2017
- F. PUBLIC HEARING**
 - 1. PLANNING AND ZONING PERMIT PZ NO. 16-500-06 (Special Use Permit); 16-535-01 (Density Bonus); and 16-300-06 (Tentative Subdivision Map).** A request to construct 20 townhome units inclusive of 4 affordable units (low income), and a Tentative Subdivision Map to create 20 air-rights condominium units on a .91-acre parcel located at 5489 Saviers Road (APN: 222-0-011-295) within the South Winds neighborhood. The townhomes will be approximately 2,968 square feet in size and are designed to front on Saviers Road and Courtland Street with a two-car tandem garage. The project includes a density bonus request for 4 townhome units in addition to the 16 dwelling units. A 35% density bonus is being requested with these concessions pursuant to the State’s density bonus law: 1) a reduction in the

required front yard setback from 25 feet to 15 feet; 2) a reduction in building separation from 36 feet to approximately 33 feet; and 3) a reduction in the required interior yard space requirement of 30% to 16%. 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 Designated Agent Henry Casillas, 451 West Fifth Street, Oxnard, California, 93030, on behalf of the property owner (the “Applicant”). Project Planner: Isidro Figueroa ACTION:
PZ 16-500-06

2. **PLANNING AND ZONING PERMIT PZ NO. 16-400-04 (Coastal Development Permit); 17-590-01 (Coastal Zone Variance); and 16-300-07 (Tentative Subdivision Map).** A request for approval of a Coastal Development Permit to construct 50, three-story condominium dwelling units, parking garages, a pool and recreation building, and associated site improvements on a 3.96-acre vacant property located at the northeast corner of Harbor Boulevard and Wooley Road (APN 196-0-033-295). A Tentative Subdivision Map will subdivide an existing parcel into two parcels to be utilized for 50 condominium units. Approval is also being requested of a Coastal Zone Variance to allow six-foot walls and condominium units within the required 20-foot front yard setback [City Code Section 17-14(D)(5)]. With implementation of mitigation measures, there is no substantial evidence that the proposed project will have a significant effect upon the environment. Therefore, in accordance with the California Environmental Quality Act (CEQA) Guidelines, an Addendum to the previously adopted Mitigated Negative Declaration (MND 2009-03) has been prepared in accordance to Section 15164(d) (“Addendum to an EIR or Negative Declaration”) of the CEQA Guidelines. Project Planner: Isidro Figueroa ACTION:
PZ 16-400-04

3. **PLANNING AND ZONING PERMIT PZ NO. 16-620-02 (General Plan Amendment): Recommendation to Adopt the 2013-2021 Mid-Cycle Housing Element Update as Chapter 8 of the 2030 General Plan Goals and Policies.** The proposed 2013-2021 Mid-Cycle Housing Element Update identifies programs to improve opportunities for retention and development of safe and affordable housing at all income levels during the 2013 - 2021 planning period set by State legislation. Filed by Ashley Golden, Development Services Director, Development Services Department, 214 South C Street, Oxnard. Project Planner: Chris Williamson and Kathleen Mallory ACTION:
PZ 16-620-02

4. **PLANNING AND ZONING PERMIT PZ NO. 17-580-02/-05/-06/-07/-08/-09 (Zone Text Amendment) Relating to Adoption and Subsequent Implementation of the 2013-2021 Mid-Cycle Housing Element Update.** The proposed 2013-2021 Mid-Cycle Housing Element Update identifies programs to improve opportunities for retention and development of safe and affordable housing at all income levels during the 2013 - 2021 planning period set by State legislation. The proposed six zoning text amendments (Attachments A to F) implement selected programs and fulfill California Department of Housing and Community Development (HCD) certification conditions outlined in the March 27, 2017 HCD conditional certification letter and restated in the HCD August 18, 2017 review letter. Filed by Ashley Golden, Development Services Director, Development Services Department, 214 South C Street, Oxnard. Project Planner: Chris Williamson and Kathleen Mallory
ACTION:
PZ 17-580-02

G. STUDY SESSION/REPORTS

H. PLANNING COMMISSION BUSINESS

I. PLANNING MANAGER COMMENTS

J. ADJOURNMENT FUTURE MEETINGS Thursday, September 21, 2017, 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.
