Written materials relating to an item on this agenda that are distributed to the legislative bodies within 72 hours before the item is to be considered at its regularly scheduled meeting will be made available for public inspection at the City Clerk's Office, 300 West Third Street 4th Floor during customary business hours. Agenda reports are also on the City of Oxnard web site at www.oxnard.org.

CITY OF OXNARD CALIFORNIA

AGENDA
OXNARD CITY COUNCIL
HOUSING AND ECONOMIC DEVELOPMENT COMMITTEE
Council Chambers, 305 West Third Street
February 12, 2019
Regular Meeting - 4:30 to 5:45 PM

A. ROLL CALL / POSTING OF AGENDA

B. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

At this time, the legislative body will consider public comments for a maximum of fifteen minutes. A person may address the legislative body only on matters not appearing on the agenda and within the subject matter jurisdiction of the legislative body. Speaker cards will not be accepted after the beginning of the general public comment period. Based on the number of speaker cards submitted, the presiding officer may impose time limits per speaker. Typically, speakers are limited to two minutes, but shorter time may be established as deemed necessary. A person not able to address the legislative body at this time because the fifteen minutes expires may do so just prior to adjournment of the meeting. The legislative body cannot enter into a detailed discussion or take action on any items presented during public comments at this time. Such items may only be referred to the City Manager for administrative action or scheduled on a subsequent agenda for discussion.

C. CONSENT AGENDA

City Clerk Department

1. SUBJECT: Approval of Minutes.
RECOMMENDATION: That the Housing and Economic Development Committee approve the minutes of the January 22, 2019 Regular Meeting as presented.
Contact: Michelle Ascencion Phone: (805) 385-7805

D. REPORTS

Development Services Department

1. SUBJECT: Legal Non-Conforming Use at 1700 E. Fifth Street - Camp Vanessa, now known as Villa Las Brisas Project. (5/10/15)
RECOMMENDATION: That the Housing and Economic Development Committee receive a report regarding the proposed voluntary renovation of Villa Las Brisas farmworker employee housing facility located at 1700 East Fifth Street (formerly known as "Camp Vanessa" and "Campo Tres S") and recommend that the City Council find that the proposed renovation is needed in the interest of the public health, safety,

In compliance with the Americans with Disabilities Act, if you require special assistance to participate in a meeting, please contact the City Clerk's Office at 385-7803. Notice at least 72 hours prior to the meeting will enable the City to reasonably arrange for your accessibility to the meeting.

Agenda Item time estimates: (Staff Presentation / Committee Discussion / Public Comment)

and welfare and qualifies for the exception under Oxnard City Code (OCC) Section 16-511, "Exemptions."
Contact: Jeffrey Lambert Phone: (805) 385-7882

E. ITEMS FOR FUTURE AGENDAS

F. ADJOURNMENT

DRAFT

M I N U T E S
OXNARD CITY COUNCIL
HOUSING AND ECONOMIC DEVELOPMENT COMMITTEE
Regular Meeting
January 22, 2019

A. ROLL CALL / POSTING OF AGENDA

At 4:32 p.m., Chair Madrigal called to order the regular meeting of the Oxnard City Council Housing and Economic Development Committee in the City Hall Council Chambers, 305 W. Third Street, Oxnard, California. The City Clerk called the roll and announced the posting of the agenda. Members Tim Flynn, Vianey Lopez, and Chair Oscar Madrigal were present.

Staff members present were Alexander Nguyen, City Manager; Ashley Golden, Assistant City Manager; Kenneth Rozell, Assistant City Attorney; Douglas Spondello, Principal Planner; Claudia Pedroso, Downtown Revitalization Manager; and Michelle Ascencion, City Clerk.

B. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Public comments were received from Daniel Chavez Jr. (remaining amount of Downtown settlement funds, Oxnard Boulevard sidewalk width/height study, additional travel lane in portions where Oxnard Boulevard is wider, adding peak hour curb travel lane on Saviers Road).

C. REPORTS

Development Services Department

1. SUBJECT: Downtown Code and Design Guidelines - Planning & Zoning Permit Nos. 18-620-01 (General Plan Amendment), 18-580-01 (Zone Text Amendment) and 18-570-02 (Zone Change).
   RECOMMENDATION: That the Housing and Economic Development Committee receive a presentation and provide comments to Staff regarding the Downtown Code and Design Guidelines.

The Principal Planner gave a report. Public comments were received from Pat Brown, Steve Nash, Daniel Chavez Jr., and Abel Magana. Discussion ensued among the Council and staff. No action was taken.

D. ITEMS FOR FUTURE AGENDAS

Member Flynn expressed the need for creating an Economic Development Strategic Plan to set priorities for driving economic development in the city and elevating the standard of living for those living in poverty in the city. Chair Madrigal suggested affordable housing should also be included in that plan. He also requested a future agenda item on the balance of the Downtown settlement monies.

E. ADJOURNMENT

There being no further business on the agenda, and without objection, Chair Madrigal adjourned the meeting at 5:22 p.m.

MICHELLE ASCENCION, CMC City Clerk	OSCAR MADRIGAL Chair

DRAFT

CITY OF OXNARD CALIFORNIA	**HOUSING AND ECONOMIC DEVELOPMENT COMMITTEE** **AGENDA REPORT**	**TYPE OF ITEM: Report** **AGENDA ITEM NO.: __1__**

DATE: February 12, 2019

TO: Housing and Economic Development Committee

FROM: Jeffrey Lambert, Development Services Director
jeffrey.lambert@oxnard.org, (805) 385-7882

SUBJECT: Legal Non-Conforming Use at 1700 E. Fifth Street - Camp Vanessa, now known as Villa Las Brisas Project. (5/10/15)

RECOMMENDATION

That the Housing and Economic Development Committee receive a report regarding the proposed voluntary renovation of Villa Las Brisas farmworker employee housing facility located at 1700 East Fifth Street (formerly known as "Camp Vanessa" and "Campo Tres S") and recommend that the City Council find that the proposed renovation is needed in the interest of the public health, safety, and welfare and qualifies for the exception under Oxnard City Code (OCC) Section 16-511, "Exemptions."

BACKGROUND

The property is located west of the Rose Avenue/Fifth Street intersection along the south side of Fifth Street. The camp was established as the Triple S Labor Association in late 1952 when building permits were issued for 13 dormitories, restroom building, superintendent's office and residence, one carport, and dining hall with a kitchen. The 13 one-story dormitory buildings are each about 80 feet by 24 feet. Each dormitory building has five rooms per building; each room is designed to accommodate between four to eight persons. H2A regulations allow a maximum of 9 persons per room. Each dormitory room is approximately 16 feet x 24 feet in dimension. All of the buildings are constructed of concrete walls with flat concrete roofs.

The restroom, superintendent's office and residence, and dining hall are of similar masonry construction with a wood roof over the dining hall. A carport was added in 1954, a recreation building in 1956, and store room and additional living quarters in 1958. Except for minor plumbing and electrical upgrades, repairs, and County Health Department required kitchen facility upgrades, the facility is largely unchanged since the 1950's.

The grid configuration of the camp buildings allows the dining hall to screen most of the dormitories from view, as the dining hall is positioned closest to and parallel to Fifth Street.

There is a fenced parking lot between the dining hall and Fifth Street. At the southeast corner of the property, there is a basketball court. The entire property is enclosed by a combination of block walls and chain link fencing. To the east, small trees separate the property from the adjoining service station/restaurant facility. To the west and south of the project site are industrially zoned and utilized properties. Attachment A is an aerial photo showing the location and existing buildings. Attachment B is a photo of one of the dormitory buildings.

Coastal Growers Association (CGA) operated the camp beginning in 1962 through 1985. Samuel Camacho took ownership in 1986. The next owner, Vicente Martinez, re-named it "Campo Vanessa's" after his chain of bakeries called "Panaderia Vanessa". The facility currently houses approximately 500 farmworkers in 16 single story buildings (of which 13 are residential building), and has communal restroom and dining facilities. Most of the adult farmworkers who reside on site are employed through the H2A program, designed to provide workers with safe and sanitary housing, transportation, and food. No families reside at the facility.

The new owner and applicant, Reiter Affiliated Companies (Reiter), is a family-owned Oxnard-based local farming company and leading supplier of fresh strawberries, raspberries, blueberries, and blackberries. The camp will house H2A visa guest farmworkers and local farmworkers with a capacity of about 500 guest farmworkers, subject to approval by the California Department of Housing and Community Development (HCD), which inspects and sets maximum occupancy; no expansion of capacity is proposed with the renovation action. Most seasonal residents will not have private vehicles and would typically arrive by commercial bus or train and take Reiter-provided shuttle buses to work sites.

ANALYSIS

Property owner and applicant Reiter Affiliated Companies will be pursuing renovation of the existing legal non-conforming use; expansion of the use is not proposed. The proposed health, safety, and quality of life improvements are as identified on the project plans submitted for the proposed project. A summary of the proposed improvements identified on the applicant's project plans includes: demolition of a storage shed, carport, and portions of a roof overhang; installation of new sewer and water lines; replacement lighting and renovated heating and electrical service, resurfacing and striping of the parking lot that includes a shuttle bus loading zone; improved ADA access, refurbished men's restroom; construction of a new women's restroom within the existing women's building, recreation room, and dining room; replacement fencing and entrance gates; replacement signage; new trash enclosure to City standards; and new and replacement water-conserving landscaping along Fifth Street. Onsite drainage improvements will be made through minor on site grading. New roofing, windows, and door frame improvements will occur on existing buildings; replacement lighting and renovated heating will also occur. Smoke and fire alarms will be installed to the satisfaction of the Fire Department. A grassy field for recreational purposes is also proposed towards the southerly portion of the project site. All improvements are intended to comply with Federal and State OSHA living standards for the H2A "guest worker" program. Attachment C is the applicant's initial set of conceptual improvement site plan and typical building plan.

The property is designated Central Industrial Area in the 2030 General Plan with a zone designation of Heavy Manufacturing, neither of which allow residential uses. The property's employee housing use is considered legal non-conforming and subject to OCC Sections 16-505 to 16-515, "Nonconforming Uses," that have the intent to not extend nonconforming uses but also allow for maintenance provided there is no expansion of the nonconforming use. The OCC has a exception provision (OCC §16-511) that allows for more extensive rehabilitation for health, welfare, and safety purposes. Development Services staff have determined that the proposed rehabilitation qualifies for the health, welfare, and safety exemption, subject to the City Council making the necessary finding. In addition, the 2013-2021 Mid-Cycle Housing Element include Program 9, "Farmworker Housing Program," that specifically directs the City to support rehabilitation and continued use of farmworker housing, including this facility. Attachment D is the Farmworker Housing Program text.

The permits which are required for the renovation of the project involve engineering and building permits. Review of these permits will occur through the City's standard building permit review process whereby City departments (Building and Engineering, Fire, Planning, Public Works, and Environmental Resources) will review the proposed plans, and impose standard code requirements. Given that this project is unique and will require a coordinated review by various departments Planning staff will conduct a coordinated review through the City's Development Advisory Committee (DAC). The purpose of the DAC review is to comprehensively identify and coordinate requirements up front in an effort to streamline the review and permit process.

The proposed renovation is considered an exempt activity under the California Environmental Quality (CEQA).

STRATEGIC PRIORITIES

This agenda item supports the Economic Development strategy. The purpose of the Economic Development strategy is to develop and enhance Oxnard's business climate, promote the City's fiscal health, and support economic growth in a manner consistent with the City's unique character.

This item supports the following goals and objectives:

Goal 2. Enhance business development throughout the City.

Objective 2a. Develop a strong citywide economy which attracts investment, increases the tax base, creates employment opportunities, and generates public revenue.

Objective 2b. Improve relationships and communication between the City and the business community.

Objective 2c. Capitalize on historic, cultural and natural resources.

Objective 2d. Public safety will collaborate with the business community to promote an environment that supports economic development.

Goal 3. Enhance business retention and attraction.

FINANCIAL IMPACT

The permit application fees will cover staff and expenses related to reviewing the project and public notifications.

Prepared by Chris Williamson, Consulting Principal Planner.

ATTACHMENTS

A Aerial Photo
B Photo of a Dormitory Building
C Conceptual Site Plan and Example Building Plan
D Housing Element Farmworker Program Text Excerpt

ATTACHMENT "A"

Aerial Photo of Villa Las Brisas

ATTACHMENT "B"

Photos of Dormitory Buildings

11

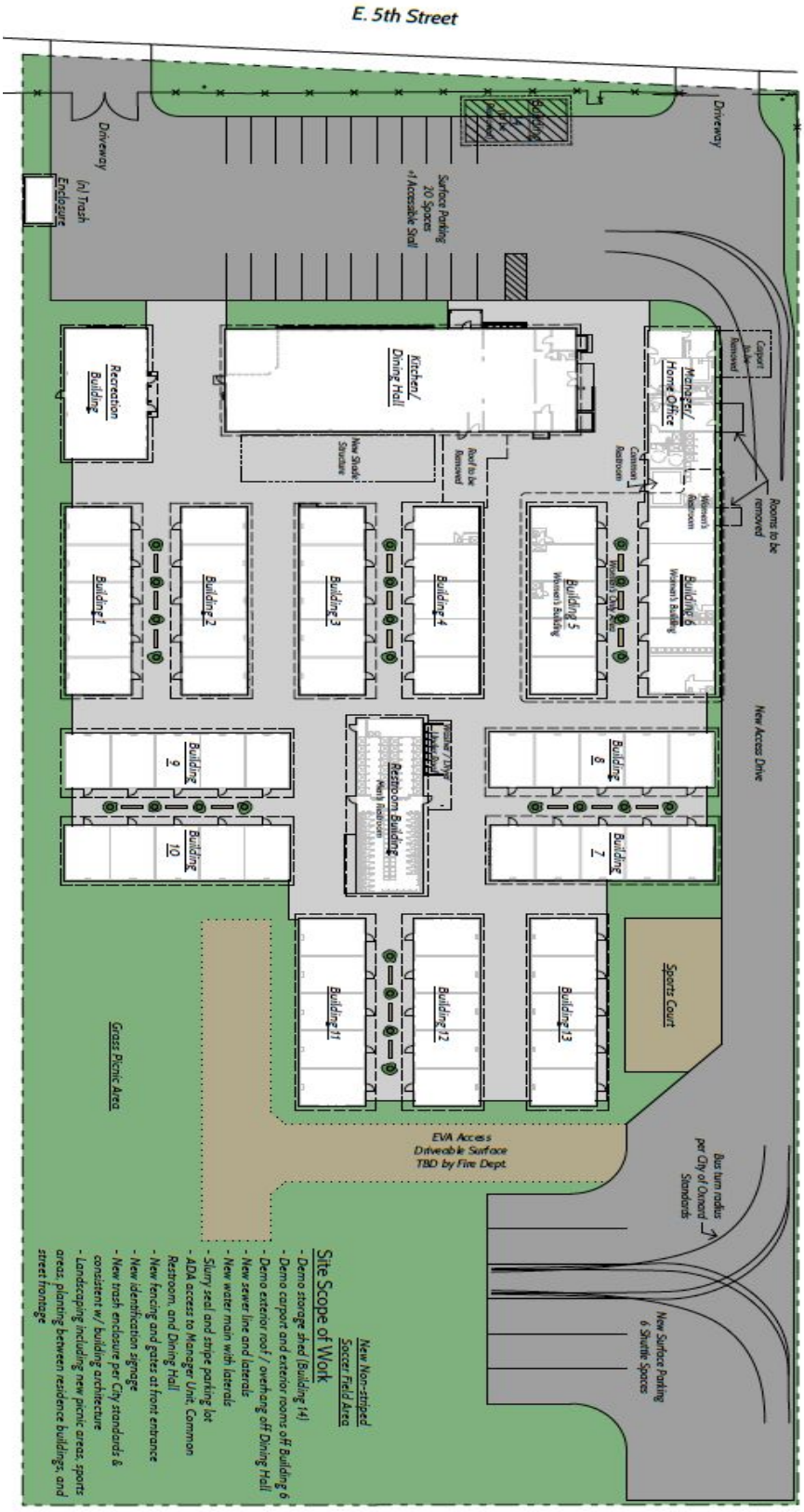
12

15

16

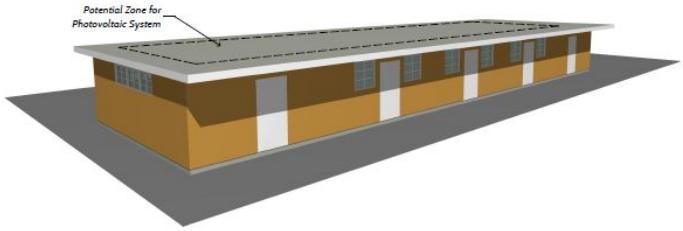
ATTACHMENT "C"

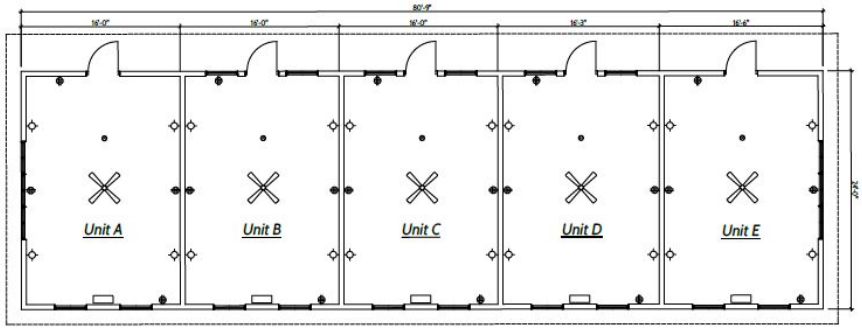
Conceptual Site Plan and Building Plan



Existing Structure
- Concrete slab on grade
- Concrete interior and exterior tilt up walls
- Concrete poured in place roof

Scope of Work
- Reroof building
- Paint building exterior
- Paint building interior
- Restore door frame
- Replace door/weatherstrip/threshold/hardware
- Replace existing windows with casement windows to meet H2A requirements
- Add fourplex receptacles
- Hardwire smoke & carbon monoxide detectors in each dwelling unit
- Service gas space heater as necessary
- Replace interior lighting w/ LED
- Repair or replace ceiling fan as necessary
- Add window blinds
- (Optional) Provide PV & battery system for ZNE Building





Typical Residence Building Plan
Scale: 1/8"=1'-0"

DICECCO ARCHITECTURE INCORPORATED
887 PATRIOT DRIVE, SUITE C MOORPARK, CALIFORNIA 93021
805.552.0088 DICECCOARCH.COM

Villa Las Brisas
Reiter Affiliated Companies

Residence Floor Plan (typ)
1/31/19

ATTACHMENT "D"

Housing Element Program 9 "Farmworker Housing Program"

Table G-2. Housing Element Implementation Programs

Program	Objective (quantified/qualified)	Implements Policy	Implementation by: Completed	2017	2018	2019	2020-2021	Ongoing
Program 9: **Farmworker Housing Program** **Responsibility: Development Services, Economic Development, Housing Department** **Funding: General Fund, SGC AHSC Grant (Cap &Trade) EDC set-aside for highly-qualified census tracts** **Time Frame: Initiate historic evaluation of the Camp Vanessa camp and prepare brochure by 2016; Amend Zoning Code to comply with Employee Housing Act by 2018; continue to participate with House Farmworkers stakeholders and their projects and meet with the group at least twice per year**	Review and pursue farmworker housing opportunities. Amend the Zoning Code to comply with state law regarding Employee (farmworker) Housing. At least three projects to be at least in pre-development planning with a qualified nonprofit developer.	2.1 2.8 3.1			■			■

Agricultural activities in the Oxnard area are in year-round production. Most of the farmworker labor force is permanent and lives in traditional housing units or mobile homes, although many of these units are overcrowded and/or have converted garages to additional rooms. The Housing Department will continue to seek development partners and funding that focus on affordable farmworker housing development. In addition, the City will provide assistance to the farming community and housing developers in obtaining loans and grants and processing applications for the rehabilitation and/or establishment of new farm labor housing under USDA Rural Development and California Department of Housing and Community Development programs and the new SGC AHSC Grant (Cap &Trade) EDC set-aside for five highly-qualified Oxnard census tracts. The five highly qualified tracts are 6111004902, 6111009100, 6111004715, 6111004704, and 6111003900.

The City will develop by 2018 an informational brochure explaining options, the permitting process, and possible funding sources for the development of a range of farmworker housing uses. The City will continue to work with farmworker stakeholders and the nonprofit community to discuss possible options for locating suitable and available sites for farmworker housing. The City's zoning, development standards, and processing requirements encourage and facilitate all types of housing for farmworkers (i.e., multifamily, single-room occupancy, second units, manufactured homes, migrant centers, etc.). In order to fully comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6) the City will amend its Zoning Code to allow farmworker employee housing in the C-R, M-L, M-1 and M-2 zones because those zones allow agriculture in that manner. The zone text amendment will also document that farmworkers may live together as a household in all zoning districts where single-family is allowed in the same way single-family housing is allowed.

The City will work with farmworker housing proponents to develop housing and permit processes that meet the requirements of H2A Guest Farmworker program. The City will also conduct a historic evaluation of the Camp Vanessa "Bracero" farm labor facility and investigate the merits and environmental issues related to changing its land use designation in order for the camp to become a legal use and thus eligible for rehabilitation and continue use .

The City will work with farmworker housing proponents to develop housing and permit processes that meet the requirements of H2A Guest Farmworker program. The City will also conduct a historic evaluation of the Camp Vanessa "Bracero" farm labor facility and investigate the merits and environmental issues related to changing its land use designation in order for the camp to become a legal use and thus eligible for rehabilitation and continue use.

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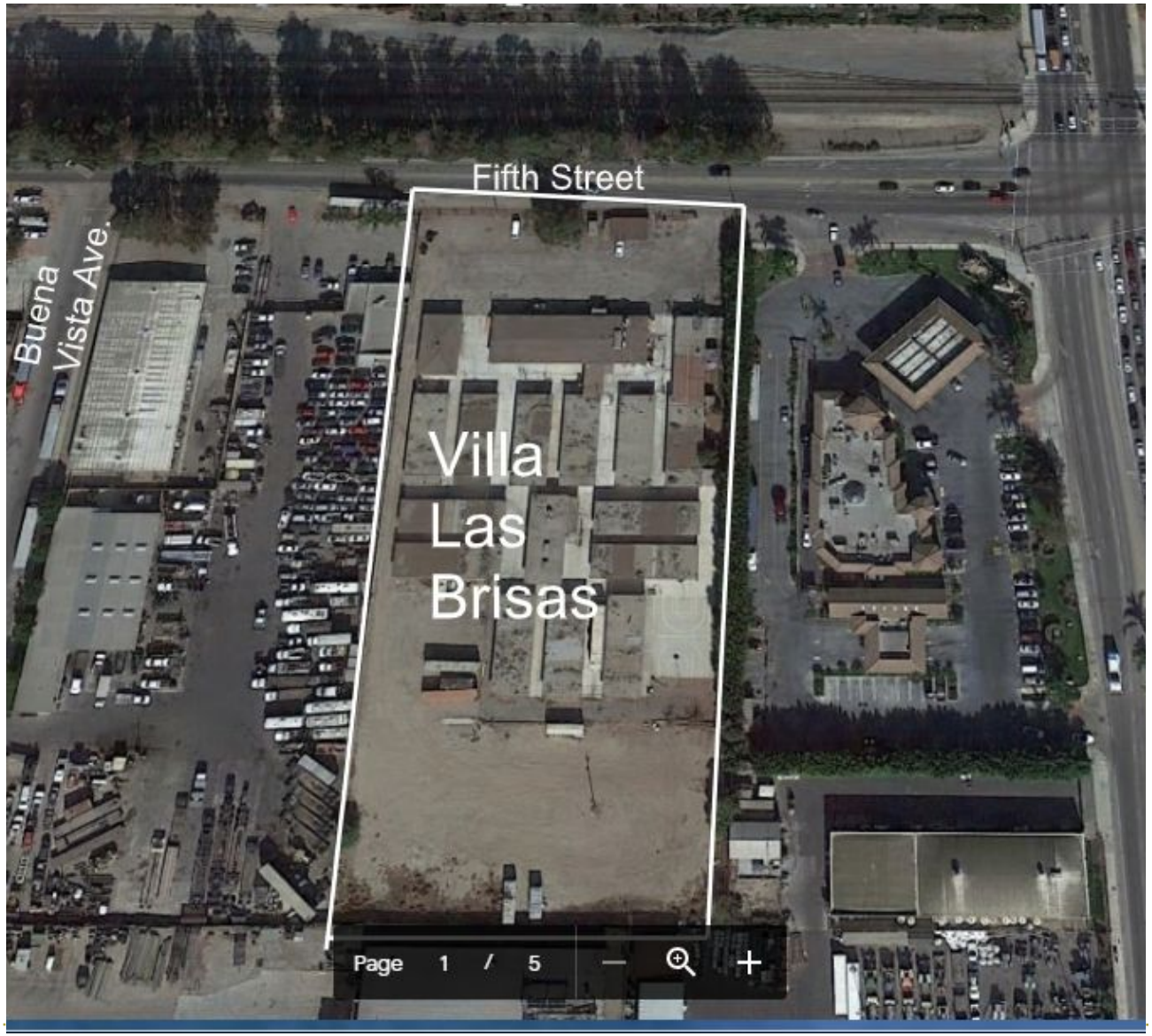
Villa Las Brisas
Employee Housing
(Farm Labor Camp)
1700 E. Fifth Street

Housing & Economic Development Committee
By: Kathleen Mallory, Planning & Environmental Services Manager
February 12, 2019

CITY OF OXNARD CALIFORNIA

Location

1700 East Fifth Street



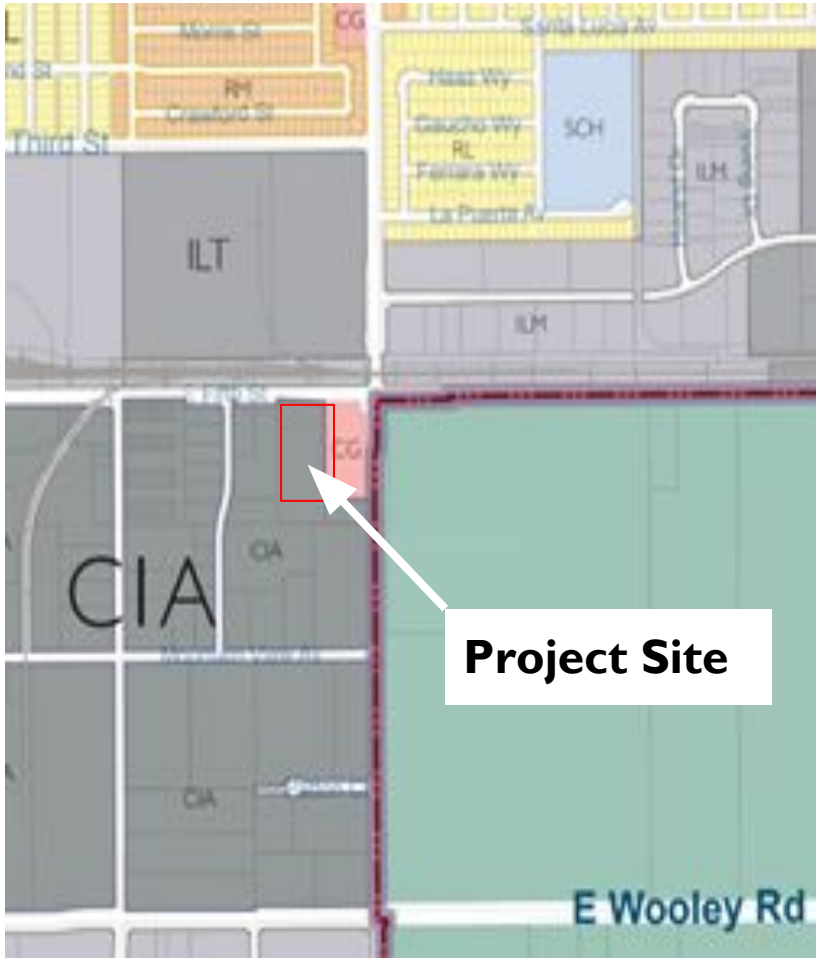
Project Request

- Voluntary renovation of Villa Las Brisas farmworker employee housing facility.

- Subcommittee recommend that the City Council find that the proposed renovation is needed in the interest of the public health, safety, and welfare and qualifies for the exception under Oxnard City Code (OCC) Section 16-511, “Exemptions”.

General Plan and Zoning

CIA = Central Industrial Area

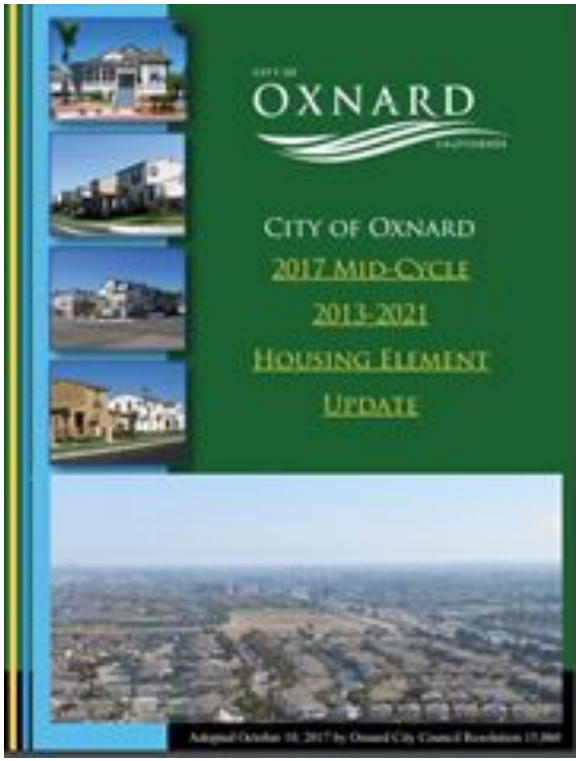


M2 = Heavy Industrial

2013-2021 Housing Element

- Program 9- “Farmworker Housing Program” - Review and pursue farmworker housing opportunities.

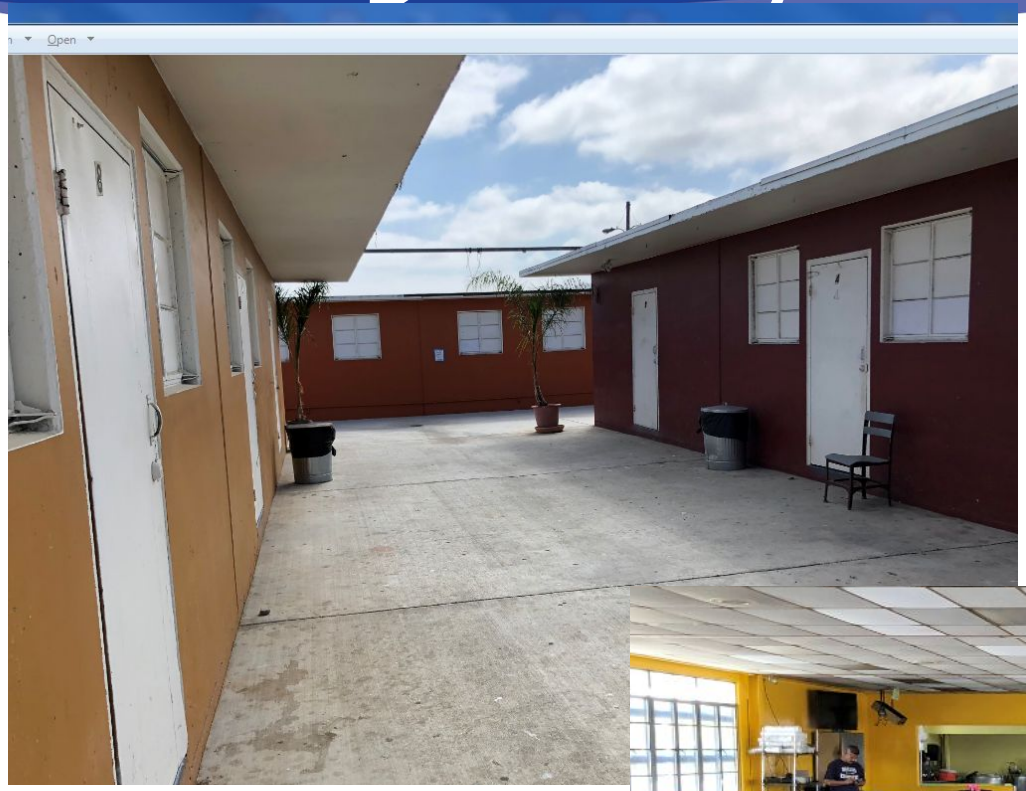
- Program 9 - speaks to supporting rehabilitation and continued use of farmworker housing, including this facility.

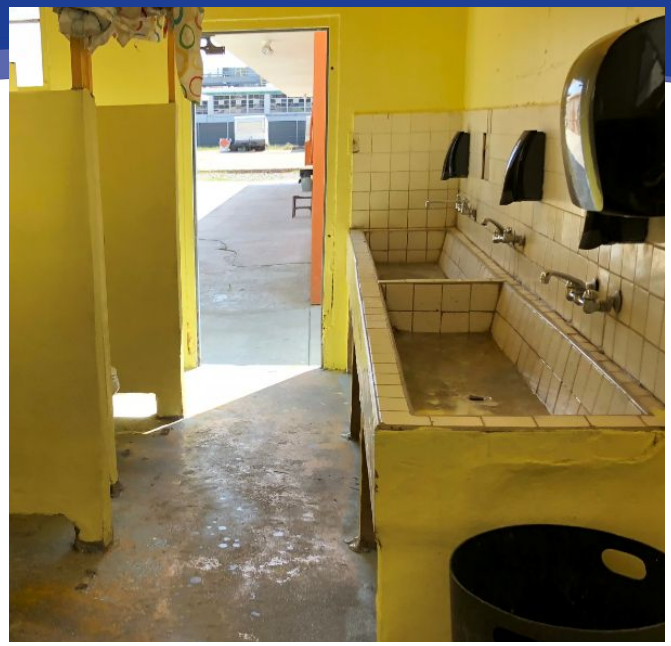


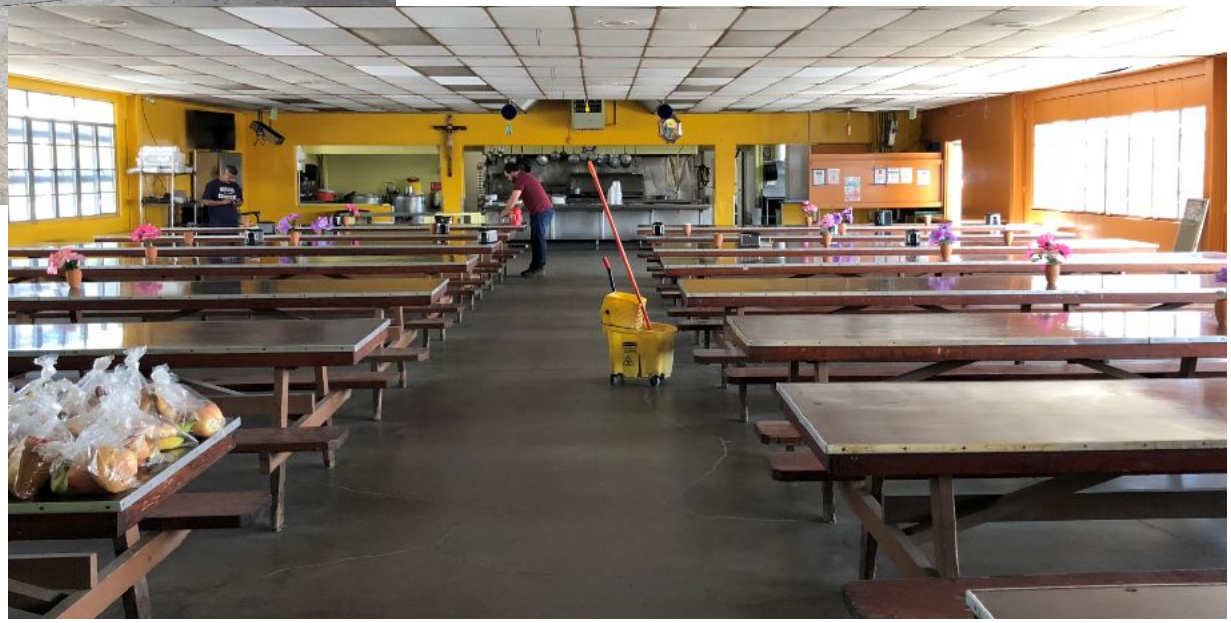
Background

- Use established in 1952.
- Since this time minor plumbing and electrical upgrades, repairs, and County Health Department required kitchen facility upgrades.
- Currently houses 500 farmworkers. Communal restroom and dining facilities.
- Primarily H2A Visa workers.
- State Housing & Community Development inspects and sets maximum occupancy.
- Residents primarily arrive by commercial bus or train and shuttle buses to work sites.

Existing Facility



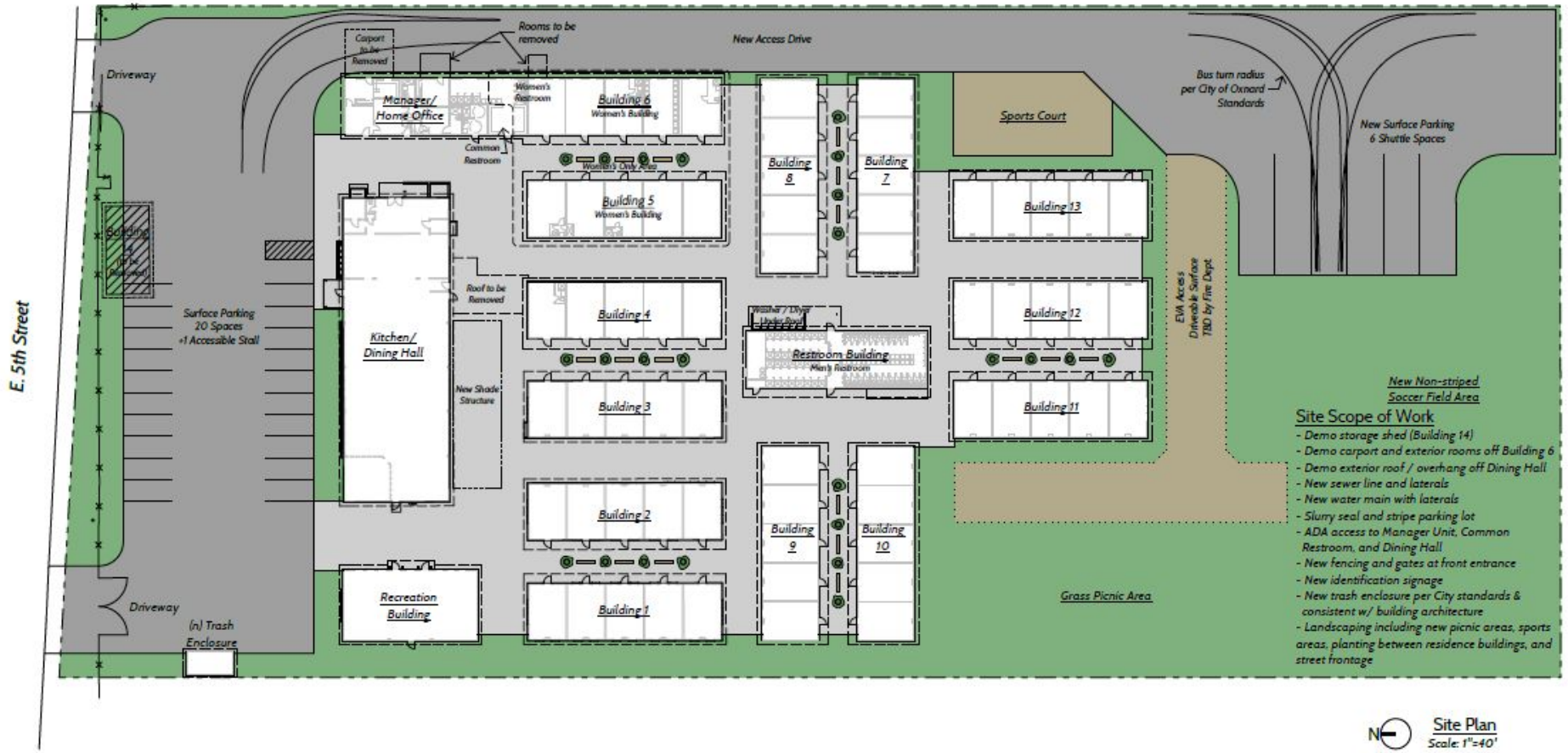




Project Description

- No expansion.
- Refurbish 13 existing dormitories, men's restroom building, recreation building, kitchen/dining hall, and manager residence/office.
- Handicap accessibility improvements.
- Demolish unnecessary small structures.
- Construct new women's restroom within existing dormitory.
- Replacement fencing, lighting, heating, windows.
- Install sewer/water lines.
- Trash enclosure, shuttle bus parking lot.
- Repave and re-stripe parking and drive aisles.
- Replace and/or add landscaping.

Proposed Project



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805.552.0088 DICECCOARCH.COM

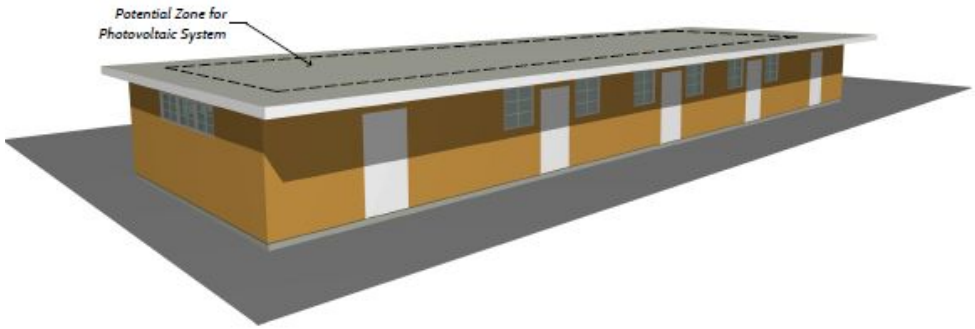
Villa Las Brisas
Reiter Affiliated Companies

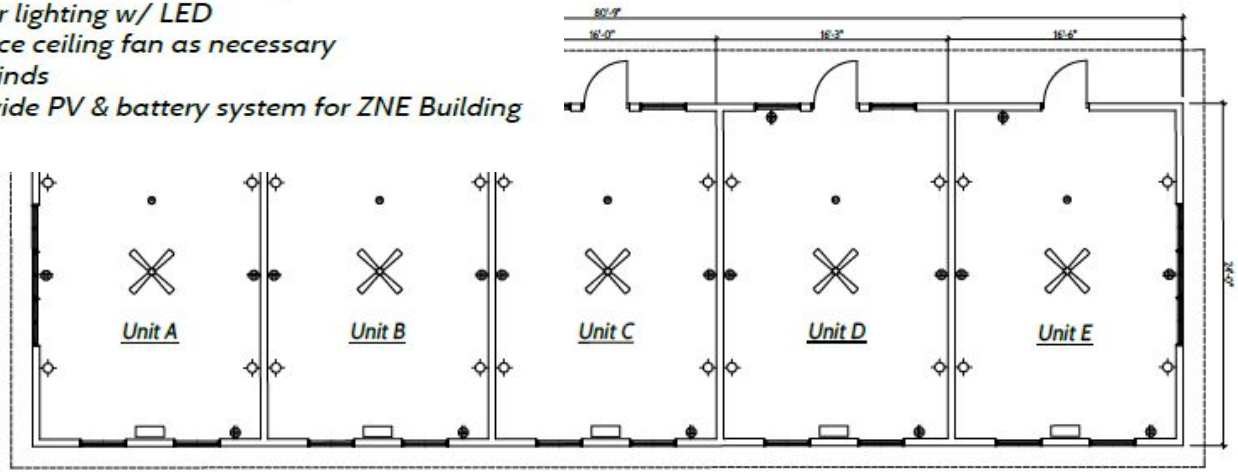
Site Plan
1/31/19

Proposed Project

Scope of Work

- *Reroof building*
- *Paint building exterior*
- *Paint building interior*
- *Restore door frame*
- *Replace door/weatherstrip/threshold/hardware*
- *Replace existing windows with casement windows to meet H2A requirements*
- *Add fourplex receptacles*
- *Hardwire smoke & carbon monoxide detectors in each dwelling unit*
- *Service gas space heater as necessary*
- *Replace interior lighting w/ LED*
- *Repair or replace ceiling fan as necessary*
- *Add window blinds*
- *(Optional) Provide PV & battery system for ZNE Building*





Typical Residence Building Plan
Scale: 1/8"=1'-0"

DICECCO ARCHITECTURE INCORPORATED
PATRIOT DRIVE, SUITE C MOORPARK, CALIFORNIA 93021

Villa Las Brisas
Reiter Affiliated Companies

Residence Floor Plan (typ)
1/31/19

Environmental Review

- Project considered Categorically Exempt subject to a Classes 1, 3 and 4 exemption per California Environmental Quality Act (CEQA)
  - Operation, repair, maintenance, or minor alteration of existing structures not expanding existing uses.
  - New construction of limited small new facilities...conversion of use of small existing structures.
  - Minor alterations...grading, gardening and landscaping that do not affect sensitive resources.

Recommendation

That the Housing & Economic Development Committee recommend that the City Council find that the proposed renovation is needed in the interest of the public health, safety, and welfare and qualifies for the exception under Oxnard City Code (OCC) Section 16-511, “Exemptions”.