

MINUTES
OXNARD PLANNING COMMISSION
REGULAR MEETING
February 7, 2019

A. ROLL CALL

At 7:00 p.m., the regular meeting of the Oxnard Planning Commission convened in the Council Chambers. Chair Vincent Stewart, Vice Chair Orlando Dozier, Commissioners Sanchez, Frank, Fuhring and Chua were present. Commissioner Huber was absent. Staff members present were Kathleen Mallory, Planning Manager, Ken Rozell, Assistant City Attorney, Chris Williamson, Consultant, and Dee Lai, Recording Secretary. Chair Stewart presided and called the meeting to order.

B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES

Commissioner Chua led the pledge of allegiance.

C. PUBLIC COMMENTS – Items not on the Agenda

No public comments were received.

D. READING OF AGENDA

Kathleen reviewed the agenda. Kathleen introduced and welcomed the new Development Services Director, Jeffrey Lambert to the Commission. Jeffrey made a short welcome speech.

E. CONSENT AGENDA

There was no consent agenda item.

F. PUBLIC HEARING

1. PLANNING AND ZONING PERMIT NO. 18-400-07 (Coastal Development Permit) and PZ 18-300-11 (Tentative Parcel Map. A request to subdivide a vacant, 7,447 square-foot lot for condominium purposes and develop three, three-story (35 feet), contemporary townhouse-style units with rooftop decks, and site and landscaping improvements. Each unit includes three bedrooms (one bedroom on each floor), three baths, a ground level patio area, one or more balconies, and a two-vehicle garage. Units range from 1,833 sf to 1,984 sf. in size. Three off-street guest parking spaces are provided. The project is located at 5201 Driftwood Street. Filed by Michael Hendrickson, 10328 Keokuk Avenue, Chatsworth, CA 91311.

Project Planner: Chris Williamson

Chris provided a powerpoint presentation outlining a request subdivide a vacant, 7,447 square-foot lot for condominium purposes and develop three, three-story (35 foot tall), contemporary townhouse-style units with rooftop decks, and site and landscaping improvements. Chris presented Staff's recommendation which was for the Planning Commission to adopt a resolution approving Planning and Zoning Permit No. 18-400-07, and PZ 18-300-11 (Tentative Parcel Map), subject to certain findings and conditions.

The Planning Commission discussed and inquired about several topics, including: whether the house next door was a duplex or a triplex; vehicle access and maneuverability to the garage parking for units B and C; whether there will be public street closure on Harbor and Driftwood during construction; architectural styles of the homes in the neighborhood; fire truck access; and the possibility of replacing palm trees with other tree species.

The owner's architect, Murray Duncan commented that the owner plans to live in one of the unit and their parents will live in the second unit. They are currently unsure whether the third unit will be for sale or not. He commented that the design of the home is to compliment and improve the neighborhood. He stated that the owner is aware of the design of the garage and they have no issues with it because it's a common footprint and it's the only way to make it work. He also stated that the construction will not block public streets or Harbor Blvd.

All the Commissioners questions and concerns were addressed.

Chair Stewart opened the public comment.

There was no public comment.

Chair Stewart closed the public comment.

MOTION: Commissioner Frank moved and Commissioner Fuhring seconded a motion to adopt a resolution approving PZ 18-400-07, and PZ 18-300-11, subject to certain findings and conditions. The question was called and the motion carried 6:0:1. Commissioner Huber was absent.

2. PLANNING AND ZONING PERMIT NO. 19-580-01 (Accessory Dwelling Unit Zoning Text Amendment). The proposed project would amend Oxnard City Code (OCC) Sections 16-10, "Definitions," and 16-465, "Accessory Dwelling Units" (ADU). These amendments are necessary to be consistent with recent changes in State Law; establish a reduction in the minimum ADU size from 600 to 220 gross square feet (gsf); and make changes to the ADU ordinance to address minimum lot size and development standards to allow a primary unit to be converted to an ADU under specific regulatory standards. In accordance with Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, the Commission's recommendations on the ZTA's is not considered

a project as defined by CEQA. Filed by the City of Oxnard, Ashley Golden, Interim Development Services Director, 214 South C Street, Oxnard 93030.

Project Planner: Chris Williamson

Chris provided a powerpoint presentation outlining the proposed Accessory Dwelling Units (ADU) Zone Text Amendment. Chris presented Staff's recommendation which was for the Planning Commission to adopt a resolution recommending to City Council adopt proposed ADU ZTA, PZ 19-580-01, subject to certain findings and conditions.

The Planning Commission discussed and inquired about several topics, including: whether ADU requirements will affect the housing element; the affordable housing target and reliance on ADU to meet the City's housing targets; the size requirement for the larger ADU; lowering the lot size threshold to 9000 square feet and the allowance to be 110% of the primary unit; the restriction on rent; rent covenant verification; efficiency housing; legal residence; property tax valuation on ADU and Prop 13; whether the City will have any conflict with Homeowners Association and CC & R's; and whether the City has received any applications for ADU that are 1200 square feet.

All the Commissioners questions and concerns were addressed.

Chair Stewart opened the public comment.

A public comment was received by Barbara Macri-Ortiz. Barbara commented that she doesn't think the City should put a restriction that the ADU must be double in size of the existing house. She stated that it should be allowed to be 110% of the size of the primary unit. She commented on having a waiver system to look at it case by case because she thinks a one size fits all approach is not reasonable. She stated that the City should give flexibility and opportunity so the City can have more affordable housing.

Chair Stewart closed the public comment.

MOTION: Commissioner Frank moved and Commissioner Sanchez seconded a motion to approve a resolution recommending to City Council adopt the proposed Accessory Dwelling Unit (ADU) Zone Text Amendment (ZTA) , subject to certain findings and conditions. The question was called and the motion carried 6:0:1. Commissioner Huber was absent.

G. STUDY SESSION/REPORTS

H. PLANNING COMMISSION BUSINESS

Chair Stewart inquired about how to change curb colors on residential streets. Planning Manager Kathleen Mallory stated that this needs to go through Traffic and Public Works.

I. PLANNING MANAGER COMMENTS

Planning Manager, Kathleen Mallory read the Coastal Exemption Determination memo to the Commission. She stated to contact Randy Baez, Assistant Planner for any questions.

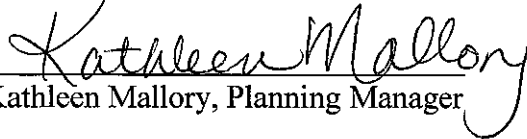
J. ADJOURNMENT

At 8:54 p.m., the Planning Commission concurred to adjourn.



Vincent Stewart, Chair

ATTEST:



Kathleen Mallory, Planning Manager