

MINUTES
OXNARD PLANNING COMMISSION
REGULAR MEETING
March 21, 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, Huber, Fuhring and Chua were present. Staff members present were Kathleen Mallory, Planning Manager, Ken Rozell, Assistant City Attorney, Paul Wendt, Supervising Civil Engineer, Ryan Kim, Traffic Engineer, Veronica Ortiz, Project Planner 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 Fuhring 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.

E. CONSENT AGENDA

1. APPROVAL OF MINUTES – February 21, 2019

MOTION: Commissioner Huber moved and Commissioner Frank seconded a motion to approve the minutes of February 21, 2019 with the correction to state on the minutes that agenda item F1, PZ No. 17-500-19 (Special Use Permit) was continued to date certain, April 18, 2019. The question was called and the motion carried unanimously.

F. PUBLIC HEARING

1. PLANNING AND ZONING PERMIT NO. 18-500-10 (Special Use Permit) and 18-300-09 (Tentative Tract Map 6010). A request to subdivide a 1.09 acre vacant parcel into seven (7) lots and construct seven (7) - two-story single-family dwelling units with an attached two-car garage. Six (6) of the 7 lots include an option for a 692 square-foot Accessory Dwelling Unit (ADU) to be constructed above the garage. In accordance with Oxnard City Code (OCC) Section 16-271, the applicant is requesting approval of a

modification to allow up to a 25% reduction in the interior yard space and up to 25% reduction in the lot width. Additionally, there is a proposed building height increase of 2 feet, 2 inches for each dwelling unit. The project is located on the 700 Block of Doris Avenue (APN 200-0-291-325) within the Wilson Neighborhood. The proposed project is filed by Blake Rasmussen, 26500 West Agoura Road #652, Calabasas, CA 91302 on behalf of James Rasmussen, the property owner.

Project Planner: Veronica Ortiz

Veronica provided a powerpoint presentation outlining the request.

Commissioner Huber commented on several topics, including: whether the project has any affordable units; whether the ADU units are included in the City's RHNA numbers; recycled water; landscaping and trees on Doris not conditioned; whether the project will have Landscape Maintenance District; whether the condition number 37 will be amended to reflect 20 feet; construction noise conditioned to comply with the City's municipal ordinance; and the dimension of the patio and front porches.

Commissioner Sanchez commented on traffic in the alley and stated that it was a code enforcement issue. He also inquired about the architectural design guidelines for the neighborhood.

Commissioner Dozier commented on several topics, including: access to the guest parking; whether the homes have restrictions or requirements that the owner live in the home for a minimum of 1 year before the house can be for sale or rented out; and home size comparison to other homes in the area.

Commissioner Fuhring inquired as to how the exterior of the home would look like with the construction of the optional ADU.

Commissioner Chua commented on several topics, including: the interior access to the second floor if there's no ADU; the clarification on the waiver request and granting of the waiver; redevelopment of the site; the reason why the City supported the modification to the required interior yard space; whether there will be hardship to the developer without the waiver; the house sizes and lot sizes in the neighborhood; the distance between the garage and the parallel parking on site; the one-way driveway lane; and unit price ranges. Commissioner Chua commented that he didn't feel that the project would benefit the public and he didn't see any good reasons to grant the waiver.

Commissioner Frank commented on several topics, including: the one-way driveway; that the waiver was not mandatory; the prevalence of on street parking problem; and the possibility to develop 6 units (all with ADU options) and not develop on lot 1. Commissioner Frank commented that she's not willing to compromise on the code standards under the conditions presented.

Chair Stewart commented on several topics, including: RHNA numbers; Housing Element; concession for affordable housing; the benefit to the City by allowing interior

yard space reduction; how the project meets the RHNA numbers; the green standards and solar heating.

Mark Dicecco, the applicant's architect, provided a powerpoint presentation outlining the project.

James Rasmussen, the project owner requested to have the condition 116, which is the requirement that the applicant look for arrowheads in the parking lot during the grading operation be removed. He stated that he had no problem with condition 117 which is a requirement to have an American Indian be present during the grading operation. He also commented on the trees on Doris and the reason why he decided with the Magnolia tree. He also commented on the exit gates and the need to have 7 units in order to be financially viable.

All the Commissioners questions and concerns were addressed.

Chair Stewart opened the public comment.

Public comments were received by Eddie Campbell and John Kessler who supported the project.

Chair Stewart closed the public comment.

MOTION: Commissioner Huber moved and Commissioner Dozier seconded a motion to adopt a resolution approving PZ 18-500-10 (Special Use Permit) and PZ 18-300-09 (Tentative Tract Map 6010) with the condition number 37 be corrected to reflect 20 feet. The question was called and the motion carried 5:2:0. Commissioners Frank and Chua voted no.

The Planning Commission took a short break. Commissioner Frank left the meeting for the rest of the evening.

2. **PLANNING AND ZONING PERMIT NO. 18-500-11 (Special Use Permit).** A request to construct a dog boarding facility with indoor and outdoor play areas and associated on-site improvements for the property located at 481 - 491 Ventura Boulevard. The existing .89 acre property is partially developed with three residential dwelling units which are proposed to be demolished. The proposed 7,059 square foot building includes a mezzanine (second-level - 996 square-foot two-bedroom caretaker residence), grooming facility for patrons' dogs, indoor and outdoor play areas, and indoor kennels. A mezzanine kennel area is also proposed. The proposed use will be occupied by the business known as "Doggin Around". Filed by Jeff Zook of Coastal Architects, 505 South A Street #200, Oxnard, CA 93030 for Nancy Barna, the property owner.

Project Planner: Veronica Ortiz

Veronica provided a powerpoint presentation outlining the request.

The Planning Commission discussed and inquired about several topics, including: the similarities between this project and the Dioji Doggie Daycare that was recently approved; hours of operation; the time when the dogs are outside on the weekend; the diagram of the building; whether the applicant is aware of the similar business down the street; whether the project is within the City of Oxnard boundary because El Rio county is on the other side; noise level and noise study; dog waste; noise insulation material; caretaker ratios to dogs; the amount of dogs that the facility can accommodate; whether the applicant anticipates if their existing clients in the Ventura facility would come over to the Oxnard facility; the amount of dogs at the kennel at one time; compliance with the City's landscape standards; differences between the Ventura store and the Oxnard facility; the possibility of having a block wall instead of a chain link fence for aesthetic reasons; the building color; whether the applicant could post a sign outside the facility with the onsite manager contact information; and the possibility of having a wall higher than 8 feet.

All the Commissioners questions and concerns were addressed.

Chair Stewart opened the public comment.

One public comment was received from Moses Varela who is the owner of the property adjacent to the property. He commented that he understood about the noise, the waste and he doesn't mind the proposed building color blue. He supported the project.

Chair Stewart closed the public comment

MOTION: Commissioner Chua moved and Commissioner Sanchez seconded a motion to adopt a resolution recommending to City Council approving PZ 18-500-11 (Special Use Permit) with the condition that the applicant post a sign outside the facility with the contact information and to comply with the minimum landscape standards. The question was called and the motion carried 6:0:1:0. Commissioner Frank was absent.

G. STUDY SESSION/REPORTS

None.

H. PLANNING COMMISSION BUSINESS

Commissioner Dozier asked to receive information on where the City stands on the RHNA numbers.

Commissioner Sanchez thanked Kathleen and Dee for the copies of the General Plan resources documents.

Commissioner Chua commented that he will be out of the country for the whole month of April and will miss 2 meetings in April.

I. PLANNING MANAGER COMMENTS

Planning Manager, Kathleen Mallory stated that the Cannabis Ordinance will be going to the Planning Commission on April 4, 2019 and the documents are available on the City's website for public review and comment. Kathleen also stated that the City Council will have a special meeting on Short Term Rental at the Performing Arts and Convention Center on March 25, 2019.

J. ADJOURNMENT

At 10:50 p.m., the Planning Commission concurred to adjourn.



Vincent Stewart, Chair

ATTEST:



Kathleen Mallory, Planning Manager