

CITY OF OXNARD

PLANNING COMMISSION AGENDA

REGULAR MEETING
Council Chambers, 305 West Third Street
Thursday, October 17, 2019, 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. CONSENT AGENDA

1. APPROVAL OF MINUTES – September 19, 2019

E. CONTINUED PUBLIC HEARING

1. **Project Name: 7-Eleven** – PLANNING AND ZONING PERMIT PZ NO. 18-500-12 (Special Use Permit) A request to demolish an existing four-story 27,450 square-foot office building and construct a gas fueling facility with six fuel dispenser stations and 12 pumps; construct a one-story 3,000 square-foot convenience store (7-Eleven) operating 24-hours; permit a Type-20 alcohol license for the sale of beer and wine for off-site consumption during the hours of 7:00 a.m. and 12:00 a.m.; approve a street dedication of 3.5 feet along Saviers Road; approve a street dedication of 1.35 feet along Channel Islands Boulevard; and construct associated parking and landscaping improvements on a 1.05 acre (45,738 square feet) site located at 2900 Saviers Road (APN 219-018-035) in the General Commercial (C-2) zone. Filed by Greg Fick of Tait and Associates, 701 N. Parkcenter Drive, Santa Ana, CA 92705.

Project Planner: Veronica Ortiz-DeAnda

Recommendation:

Deny the Project, as submitted, finding the Project to be Statutorily Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15270 (Projects Which are Disapproved), and Approve Resolution 2019-XX for Planning and Zoning Permit Number 18-500-12 (Special Use Permit), denying the Project as the Planning Commission is unable to make all of the Findings required by Oxnard City Code Section 16-531 and City Council Resolution No. 11,896 in order to grant a Special Use Permit.

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 ensure 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.

F. PUBLIC HEARING

1. **Project Name: Romero Duplex** – PLANNING AND ZONING PERMIT NO. 17-500-14 (Special Use Permit) Request for approval to establish a Planned Residential Group (PRG) for the adaptive reuse of an existing two-story 3,244 square-foot industrial building to a residential duplex. The proposed duplex includes a 1,635 square-foot unit and a 1,202 square-foot unit with a detached three-car carport on a 4,110 square-foot parcel. Pursuant to Oxnard City Code (OCC) § 16-445, the project includes the following modifications to the development standards of the Multiple Family (R-2) zoning district:
 - 1) increase in density (from 3,500 square-feet of lot area per dwelling unit required to 2,055 square-feet of lot area per dwelling unit provided);
 - 2) reduction of the required interior yard space (from 1,233 square-feet with minimum dimensions of 15 feet by 15 feet required to 759 square-feet without the 15 feet by 15 feet minimum dimensions provided);
 - 3) reduction in front yard setback (from 25 feet required to 9 feet and 8 inches provided);
 - 4) reduction in side yard setback (from 4 feet to none along the southern property line provided);
 - 5) increase in height of front yard fence (from 42 inches required to 6 feet provided);
 - 6) relief from required resident off-street parking (4 garage parking spaces required to 3 carport parking spaces provided);
 - 7) relief from required visitor parking (from two off-street visitor parking spaces required to zero off-street visitor parking spaces provided); and
 - 8) relief from landscaping (from 10-foot parking area landscaping required to 1 foot and 10 inch parking area landscaping provided).

For the purposes of this staff report, the foregoing project description shall be referred to as “the Project.” The project is located at 212 East First Street (APN 201-0-115-240) in the Multiple Family (R-2) zone. Filed by Jeff Valenzuela on behalf of property owner Juan Romero, 971 Gill Avenue, Port Hueneme, California 93041.

Project Planner: Jay Dobrowalski

Recommendation:

Approve the Project, as submitted, finding the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures), and Approve Resolution 2019-XX for Planning and Zoning Permit Number 17-500-14 (Special Use Permit), subject to certain findings and conditions.

G. STUDY SESSION/REPORTS**H. PLANNING COMMISSION BUSINESS****I. COMMUNITY DEVELOPMENT STAFF UPDATES****J. ADJOURNMENT****K. FUTURE MEETINGS - Thursday, November 7, 2019, at 6:00 p.m., City Council Chambers**

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