

CITY OF OXNARD

PLANNING COMMISSION

AGENDA

REGULAR MEETING

Council Chambers, 305 West Third Street
Thursday, November 21, 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 – October 3, 2019
2. APPROVAL OF MINUTES – October 17, 2019

E. PUBLIC HEARING

1. **Project Name: Romero Duplex – PLANNING AND ZONING PERMIT NO. 17-500-14** (Special Use Permit) request for denial to establish a Planned Residential Group (PRG) for the conversion of an existing two-story 3,244 square-foot medical commercial 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 R-2 zoning district: 1) increase in density; 2) reduction of the required interior yard space; 3) reduction in front yard setback; 4) reduction in side yard setback; 5) relief from garage parking; 6) relief from off-street visitor parking; and 7) reduction in parking area landscaping. 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

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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 17-500-14 (Special Use Permit, Planned Residential Group), denying the Project as the Planning Commission is unable to make all of the Findings required by Oxnard City Code Section 16-445 and Sections 16-530 through 16-553 of the Oxnard City Code in order to grant a Special Use Permit, Planned Residential Group.

2. **Project Name: Public Works Integrated Master Plan Project Programmatic Environmental Impact Report No. 2019-01** – Pursuant to the California Environmental Quality Act (CEQA), the City of Oxnard (City) has prepared a Programmatic Environmental Impact Report (PEIR) on its Public Works Integrated Master Plan (PWIMP) Project. The City is the lead agency under CEQA. The purpose of the PWIMP is to provide a central planning document to guide improvements to the City's water infrastructure through the planning horizon. Specifically, the PWIMP addresses future planning needs including infrastructure additions and upgrades for City's water, wastewater, recycled water, and stormwater utilities. The PWIMP builds upon previous planning efforts using a coordinated methodology, which will allow the City to take full advantage of potential linkages and synergies between the four water utility systems. In addition, the PWIMP is also coordinated with a street improvement plan in an attempt to allow timing of future street upgrades to be tied together with infrastructure upgrades. The PWIMP provides a phased program over the next 15-20 years for constructing improvements to the City's infrastructure facilities that will accommodate planned growth while maintaining treatment reliability, meeting future regulatory requirements, and optimizing costs through the City's 2030 planning horizon. Specifically, the PWIMP addresses future planning needs including infrastructure additions and upgrades for City's water, wastewater, recycled water, and storm water utilities.

The Final PEIR is comprised of the Draft PEIR, response to comments and Draft PEIR comments letters, and the Mitigation Monitoring and Reporting Program. Filed by Thien Ng, Assistant Public Works Director.

Project Planner: Kathleen Mallory, Planning & Sustainability Manager

Recommendation:

Adopt a resolution recommending City Council approval of the Final Programmatic Environmental Impact Report (Final PEIR - No. 2019-01) for the City of Oxnard's (City) Proposed Public Works Integrated Master Plan (PWIMP).

3. **Project Name: Roussey Tentative Parcel Map – PLANNING AND ZONING PERMIT NO. 17-300-09, Tentative Parcel Map for a Parcel Map Waiver: A request to**

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subdivide a 4.19-acre site located at 3501 South Saviers Road, and commonly known as the Swap Meet, into two parcels. Parcel A would be a 3.14-acre lot and Parcel B would be a 1.05-acre lot. No development is proposed at this time. The proposed project is exempt from environmental review pursuant to Section 15315, Minor Land Divisions, Class 15 of the CEQA Guidelines. Filed by David Kesterson of Lauterbach & Associates, 300 Montgomery Avenue, Oxnard, CA 93036.

Project Planner: Paul McClaren

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 15315 (Minor Land Divisions), and Approve Resolution 2019-XX for Planning and Zoning Permit Number 17-300-09 (Tentative Parcel Map for a Parcel Map Waiver), subject to certain findings and conditions.

4. **Project Name: Rio Urbana Development – PLANNING AND ZONING PERMIT PZ NO. NOS. 17-610-01 (Annexation); 17-620-01 (General Plan Amendment), 17-560-01 (Pre-Zoning), 17-300-03 (Tentative Subdivision Map for Tract No. 5998), 17-500-05 (Special Use Permit – Office), 17-500-13 (Special Use Permit - Residential), and 17-535-02 (Density Bonus);** requests to annex a 10.5 acre parcel located at 2714 East Vineyard Avenue (APN 145-0-232-010) to the City of Oxnard, amend the General Plan land use designation to General Commercial; pre-zone to General Commercial-Planned Development (C-2-PD); subdivide and develop a 1.12 acre “Parcel 1” with a two-story, 15,000 gsf office building with 61 standard parking spaces; and a 9.1 acre “Parcel 2” with 167 one- to three-bedroom attached apartment condominiums in eight three-story structures (36 feet in height) that includes a fitness center, 17 low income deed-restricted units (10% of all units), 1,068 gsf recreation pavilion, four refuse structures, 169 resident garages, 163 surface parking spaces, 99 guest parking spaces, stormwater retention and treatment facilities, on-site utilities and off-site connections, landscaping, seven play areas and a tot lot, small dog run; relocate four Southern California Edison (SCE) 66kV power poles; and widen and improve Vineyard Avenue by 23 feet along the property frontage (48,999 sf dedication). The project will maintain parking and access to abutting properties along Rio School Lane which will become a drive aisle. A Density Bonus of two percent (2%) allows for three additional residential units and reduction of the interior yard space development standard from 30% to 24% of the parcel area. The Tentative Subdivision Map (TSM) for Tract No. 5998 creates Parcels 1 and 2 and 167 condominium parcels and a common area parcel on Parcel 2. Filed by Rio School District, 2500 E. Vineyard Ave., Oxnard, CA and The Pacific Companies, 430 E. State Street #100, Eagle, Idaho.
- Project Planner: Chris Williamson, Consulting Planner**

Recommendation:

- a) Adopt a resolution recommending that the City Council adopt Mitigated Negative Declaration (MND) 2017-04 and approve Planning and Zoning Permit No. 17-610-

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- 01 (Annexation) to add the project area to Oxnard municipal boundaries within City Council District No. 2; and Planning and Zoning Permit No. 17-620-01 (General Plan Amendment) to change the land use designation from School to Commercial General, and
- b) Adopt a resolution recommending that the City Council approve Planning and Zoning Permit No. 17-560-01 (Pre-Zoning) to General Commercial Planned Development (C2-PD), and
 - c) Adopt a resolution recommending that the City Council approve Planning and Zoning Permit Nos. 17-300-03 (Tentative Subdivision Map for Tract No. 5998), and 17-535-02 (Density Bonus), subject to certain findings and conditions, and
 - d) Adopt a resolution Approving Planning and Zoning Permit No. 17-500-05 (Special Use Permit - Office), subject to certain findings and conditions, and
 - e) Adopt a resolution Approving Planning and Zoning Permit No. 17-500-13 (Special Use Permit – Residential), subject to certain findings and conditions.

H. STUDY SESSION/REPORTS**I. PLANNING COMMISSION BUSINESS****J. PLANNING MANAGER COMMENTS****K. ADJOURNMENT****FUTURE MEETINGS**

Thursday, December 5, 2019, 6:00 p.m., City Council Chambers

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