

CITY OF OXNARD PLANNING COMMISSION AGENDA

REGULAR MEETING

Council Chambers, 305 West Third Street
Thursday, December 2, 2021, 6:00 p.m.

This meeting is being held in accordance with Assembly Bill 361, allowing members of the Planning Commission, members of the public and staff to participate via teleconference.

Consistent with City policies imposed to promote social distancing, the facility where the Planning Commission regularly meets is temporarily closed to the public. The public is encouraged to view the meeting from home on the City's website at Oxnard.org/city-meetings, Spectrum Channel 10, Frontier Channel 35, or YouTube at Youtube.com/oxnardnews. Video recordings are typically available online following the meeting at the City's website at <http://www.oxnard.org/city-meetings>

YOU MAY PARTICIPATE IN THE MEETING IN THE FOLLOWING WAYS:

1. EMAILING COMMENTS OR REQUESTS TO SPEAK BEFORE THE MEETING

- a. Submit an email to Planning@oxnard.org no later than 3:00 p.m. on the day of the meeting (Please indicate the agenda item number in the subject line). All email correspondence will be forwarded to the Planning Commission prior to the start of the meeting and made part of the legislative record.
- b. Submit a request to speak by no later than 3pm on the day of the meeting by using the form <https://forms.gle/nWgSZvwGG4DRdUqw7>, emailing the Planning office at planning@oxnard.org, or calling (805) 385-7878.

2. PROVIDING PUBLIC COMMENTS DURING THE MEETING

- a. Speakers shall have up to three minutes to speak.
- b. If you wish to speak during public comments or a particular item on the agenda, please follow the below instructions:
 1. Dial phone number (888) 475-4499
 2. Enter the meeting ID: 819 0196 7709
 3. Enter the meeting passcode: 165525
 4. Wait in the Zoom waiting room. Once the Chair calls for public speakers, press *9 to raise your hand to inform the recording secretary you would like to speak..
- c. Public comments on items not on the agenda shall be taken at the beginning of the meeting. If there are more speakers than can be accommodated during thirty minutes, additional speakers who will be given an opportunity to speak at the end of the meeting. After all public speakers have been given an opportunity to speak, the public comment period shall be held open for three minutes to allow additional speakers to register or otherwise be recognized for the purpose of providing public comment. During this three minute time period, the Planning Commission or staff may briefly respond to comments on items not appearing on the agenda.
- d. Public comments on items on the agenda shall be taken following the announcement of the item. After all public speakers have been given an opportunity to speak on an agenda item, the public comment period shall be held open for three minutes to allow additional speakers to register or otherwise be recognized for the purpose of

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providing public comment. During this three minute time period, the Planning Commission or staff may discuss the item being considered.

In the event of a disruption which prevents a legislative body of the City of Oxnard from broadcasting a meeting using a call-in option or internet-based service option, or in the event of a disruption within the City's control which prevents members of the public from offering public comment using the call-in option or internet-based service option, the legislative body shall take no further action on items appearing on a meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. However, if any of the broadcast options are disrupted, but any of the other broadcast options is still available to the public, the legislative body may take further action on items appearing on a meeting agenda without waiting for the disrupted broadcast option(s) to be restored.

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. **Subject:** Adoption of a Resolution reauthorizing remote teleconference meetings of the Planning Commission of the City of Oxnard.

Recommendation: That the Planning Commission adopt Resolution 2021-XX reauthorizing remote teleconference meetings of the Planning Commission in accordance with Assembly Bill 361.

2. APPROVAL OF MINUTES - October 7, 2021
3. APPROVAL OF MINUTES - October 13, 2021
4. APPROVAL OF MINUTES - October 21, 2021
5. APPROVAL OF MINUTES - November 4, 2021

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

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F. PUBLIC HEARING

1. **Project Name: Encanto Homes Subdivision - Major Modification** - PLANNING AND ZONING PERMIT No. 21-550-03 (Major Modification) to Modify PZ 20-500-05 (Special Use Permit for a Development Plan); and PZ 20-300-04 (Tentative Subdivision Map for T6054); and PZ 20-535-03 (Density Bonus). A request to:
 - a) Adjust the site plan and Tentative Tract Map plotting of five lots (Lots 23 through 27) to exclude a 126 square-foot area designated to be transferred to an adjacent property (1101 West First Street) located north of Lot 27 of Tentative Tract No. 6054. The five lots have been reconfigured to accommodate the 126 square-foot area. The Major Modification the Planning Commission's recent (August 26, 2021) approval of Planning and Zoning Permit 20-500-05 (Special Use Permit for Planned Development); PZ 20-300-04 (Tentative Subdivision Map for T6054); and PZ 20-535-03 (Density Bonus) would allow for a 27-unit residential project with a reconfigured site and plotting changes to Lots 23 through 27. The Modified Project entitlements include a request to:
 - i) Demolish existing infrastructure consisting of modular classroom buildings and site improvements serving the former Oxnard Union High School's Adult Education Program; and
 - ii) Subdivide the Project 4.10-acre site into 27 lots ranging between 3,891 and 10,584 net square feet in size and dedication of approximately 1-acre of land for the benefit of public right-of-way for existing and proposed roadway improvements along all four sides of the proposed development. The net developable area will be 3.13 acres; and
 - iii) Allow for the construction of 27 detached single-family dwelling units. The single-story, three bedroom homes will offer a two plan mix with two unit sizes (1,149 & 1,201 square feet) and attached or detached 484 square-foot two-car garages with alley access and associated site improvements; and
 - iv) The Project also includes a request for the ministerial approval of a Density Bonus Permit to allow for a 23 percent Density Bonus to increase the maximum number of units from 22-units to 27-units. Of the 27 homes, twenty (20) of the homes will be market rate, seven (7) of the homes will be affordable units as follows: Three (3) units will be set aside for low income households and four (4) units will be set aside for moderate income households. Approval of the following Density Bonus concessions/incentives are requested pursuant to Government Code Section 65915(d) (State's Density Bonus law):
 - (1) reduce the minimum lot area from 6,000 square feet to lots averaging 5,332.6 square feet;
 - (2) reduce the minimum lot dimensions: frontage and width from 50-feet to 32-feet

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- or greater with two flag lots having frontages of 14 and 20 feet and depth from 100 feet to 71 feet; and
- (3) reduce the rear yard setback from 25-feet to 5-feet primarily to allow the garages in the rear yard.

The Project site is located at 1101 & 1111 West Second Street & 1101 West First Street within the Residential Low land use designation, Single Family Residential (R-1) zone, and is in the Fremont South Neighborhood. Filed by Henry Casillas, on behalf of the Oxnard Union High School District, property owner, 451 West Fifth Street, Oxnard, California 93030. **City Staff: Juan Martinez, Associate Planner**

Recommendation: That the Planning Commission

- a) Find the Project to be Exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15332 (In-fill Development Projects) of the CEQA Guidelines; and
- b) Adopt Resolution No. 2021-XX repealing Resolution No. 2021-22 and approving Planning and Zoning Permit No. 21-550-03 (Major Modification to PZ 20-500-05 Special Use Permit for a Development Plan and PZ 20-535-03 Density Bonus), subject to certain findings and conditions; and
- c) Adopt Resolution 2021-XX repealing Resolution No. 2021-23 recommending that City Council approve Planning and Zoning Permit No. 20-300-04 (Tentative Tract Map for Tract No.6054), subject to certain findings and conditions.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/wLH4J-hxqKM>

2. **Project Name: Vineyard Starbucks Site Renovations** - PLANNING AND ZONING PERMIT No. 21-550-01 (Major Modification to U-916 (Special Use Permit). The project includes modifications to an existing 2,450 square-foot drive through fast food restaurant building and to allow for a Starbucks coffee shop on a 0.66 acre site. The proposed improvements will consist of a series of site changes to convert the existing Wendy's restaurant drive-through restaurant into a Starbucks drive-through coffee shop. The changes include a small 50 square-foot addition to allow for the relocation of the drive-through pick-up window. The resulting building will be 2,500 square feet. The exterior of the building will be renovated with new colors and materials which will consist of tan stucco and a bronze metal roof, with a weathered copper siding.

The site layout will be reconfigured to allow for a larger vehicle queue. The revised drive-through lane will increase the queuing capacity from 5 vehicles to 16 vehicles. The

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project includes a Transportation Demand Management Plan.

Other changes include revised signage, upgraded landscaping, and new parking lot striping.

A request for an administrative parking relief is also be requested to allow for two modifications: 1) Allow for a decrease in the number required parking spaces from 50 parking spaces to 35 parking spaces, including 15 spaces which are provided via the drive-through queue, and 2) allow for 11 of the required parking spaces to be compact parking spaces. The Project site is located at 2551 North Vineyard Avenue (APN: 132-0-043-215) within the General Commercial Planned Development (C-2-PD) zone district and within the Commercial General land use designation. Filed by Beverly Metz, of Starbucks, 555 Anton Boulevard, Costa Mesa, CA 92626.

City Staff: Joe Pearson, Senior Planner

Recommendation: That the Planning Commission

- a) Finds the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and
- b) Adopt Resolution 2021-XX approving Planning and Zoning Permit No. 21-550-01 (Major Modification to U-916 (Special Use Permit)), subject to certain findings and conditions

Please click the following link to view the required Measure M pre-recorded presentation video: https://youtu.be/GuM_jawL1e8

G. STUDY SESSION/REPORTS

H. PLANNING COMMISSION BUSINESS

I. COMMUNITY DEVELOPMENT STAFF UPDATES

J. ADJOURNMENT

FUTURE MEETINGS

Thursday, December 16, 2021, 6:00 p.m., Council Chambers

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MEMORANDUM

Agenda Item No.: F.1

Date: December 2, 2021

To: Planning Commission

From: Juan Martinez, Associate Planner (805) 385-7556
Scott Kolwitz, Planning & Environmental Services Manager

Subject: **Transmittal Memo No. 1 – Encanto Homes Subdivision - Major Modification** - PLANNING AND ZONING PERMIT No. 21-550-03 (Major Modification) to Modify PZ 20-500-05 (Special Use Permit for a Development Plan); and PZ 20-300-04 (Tentative Subdivision Map for T6054); and PZ 20-535-03 (Density Bonus). A request to adjust the site plan and Tentative Tract Map plotting of five lots (Lots 23 through 27) to exclude a 126 square-foot area designated to be transferred to an adjacent property (1101 West First Street) located north of Lot 27 of Tentative Tract No. 6054. The five lots have been reconfigured to accommodate the 126 square-foot area. The Major Modification of the Planning Commission's recent (August 26, 2021) approval of Planning and Zoning Permit 20-500-05 (Special Use Permit for Planned Development); PZ 20-300-04 (Tentative Subdivision Map for T6054); and PZ 20-535-03 (Density Bonus) would allow for a 27-unit residential project with a reconfigured site and plotting changes to Lots 23 through 27. The Project site is located at 1101 & 1111 West Second Street & 1101 West First Street within the Residential Low land use designation, Single Family Residential (R-1) zone, and is in the Fremont South Neighborhood. Filed by Henry Casillas, on behalf of the Oxnard Union High School District, property owner, 451 West Fifth Street, Oxnard, California 93030.

Subsequent to the release of the Staff Report, staff has received public correspondence regarding the subject project (attached).

Attachments

- A. Public comment transmitted by a letter dated December 29, 2021, sent by Jules Kumagai

RECEIVED

NOV 20, 2021

PLANNING DIVISION
CITY OF OXNARD

jm

TO JUAN MARTINEZ

1101 & 1111 WEST SECOND STREET
& 1101 WEST FIRST STREET
OXNARD UNION HIGH SCHOOL
NO FIVE ADDITIONAL HOME LOTS

Jules KUMAGAI
155 SOUTH I STREET
OXNARD, CAL 93030