

CITY OF OXNARD PLANNING COMMISSION AGENDA

REGULAR MEETING
Council Chambers, 305 West Third Street
Thursday, May 4, 2023, 6:00 p.m.

The public may 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. ATTEND THE MEETING AT THE LOCATION LISTED ABOVE: Submit a speaker card.
2. 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/3WtJaKTRmNudoXVS8>, emailing the Planning office at planning@oxnard.org, or calling (805) 385-7858.
3. 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: 854 6895 9991
 3. Enter the meeting passcode: 491525
 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.
 - d. Public comments on items on the agenda shall be taken following the announcement of the item.

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 assure 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.

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**E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS****F. PUBLIC HEARING**

1. **Project Name: Catamaran Duplex Parcel Map Waiver;** Planning and Zoning Permit Nos. 21-300-05 (Tentative Parcel Map for a Parcel Map Waiver) and 21-400-04 (Coastal Development Permit), located at 1001 Catamaran Street (APN: 196-0-031-065). A request to divide a parcel for condominium purposes that has an existing two-story 4,728 square-foot duplex building. The Project is located at 1001 Catamaran Street within the Coastal Multiple-Family (R-2-C) zone within the Oxnard Dunes Neighborhood. Filed by Arthur Tamazyan, on behalf of property owner TMZN Holding, LLC, 6735 Yucca Street, Unit 202, Los Angeles, California, 90028.

City Staff: Daniel Houck, Associate Planner

Recommendation: That the Planning Commission

- a. Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15315 (Minor Land Divisions); and
- b. Adopt Resolution 2023-XX approving Planning and Zoning Permit Nos. 21-300-05 for a Parcel Map Waiver and 21-400-04 (Coastal Development 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/I3CqmdIX8D4>

2. **Project Name: Casa Aliento Major Modification and Map;** Planning and Zoning Permit Nos. 23-550-01 (Major Modification to Planned Development Permit No. 78) and 22-300-04 (Tentative Parcel Map), Property Located at 1245-1255 North Oxnard Boulevard; APNs: 200-0-082-220 & 230. The proposed project includes a development

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proposal to subdivide the existing 1.81 acre lot to create two parcels. Parcel 1 (0.58 Acres) will contain the existing Denny's restaurant and associated parking lot. Parcel 2 (1.23 Acres) will contain the approved Casa Aliento residential development and associated parking and open spaces areas. The project also includes a request for administrative parking relief to decrease the number of required parking spaces on Parcel 1 (Denny's) from 47 to 45 and to allow for 11 compact parking spaces, in accordance with Section 16-561 of the Oxnard City Code. No new buildings are proposed. The property is zoned as General Commercial Planned Development (C-2-PD).

City Staff: Joe Pearson II, AICP, Planning Manager

Recommendation: That the Planning Commission:

- a. Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15301 (Existing Facilities) and 15315 (Minor Land Divisions); and
- b. Adopt Resolution 2023-XX recommending the City Council Approve Planning and Zoning Permit No. 22-300-04 (Parcel Map), subject to certain findings and conditions; and
- c. Adopt Resolution 2023-XX approving Planning and Zoning Permit Nos. 23-550-01 (Major Modification to Planned Development Permit No. 78), subject to certain findings and conditions.

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

G. STUDY SESSION/REPORTS

H. PLANNING COMMISSION BUSINESS

I. COMMUNITY DEVELOPMENT STAFF UPDATES

J. ADJOURNMENT

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FUTURE MEETINGS

Regular Meeting: Thursday, May 18, 2023, 6:00 p.m., Council Chambers

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