

STAFF ANALYSIS

PLANNED DEVELOPMENT PERMIT NO. 290

APPLICANT

Markham F. Maclin
501 Anacapa Street
Santa Barbara, California 93101

REQUEST

To amend Planned Development Permit Application No. 112, for the conversion of an existing service station to include a convenience market and fast-food restaurant in addition to the sale of gasoline in a C-2-PD (General Commercial Planned Development) zone, located at the northeast corner of Wooley Road and Ventura Road shown as Parcel "A" of Record of Survey 69-28 and commonly known as 1050 S. Ventura Road.

HISTORY

1. The subject property is part of the original City limits and was zoned C-2 (General Commercial) when the original zoning ordinance was adopted in 1945.
2. This parcel was a portion of the property used by the Oxnard Housing Authority from 1945 to 1965 to house military and low income families. This area was known as the Dale Park Housing Development.
3. The subject property was rezoned from C-2 to R-1 in 1954.
4. Zone Change Application No. 357, to rezone the subject property from R-1 to C-2 was withdrawn in September, 1966.
5. Zone Change Application No. 396, to rezone the subject property from R-1 to C-2-PD was approved by the Planning Commission in December, 1967, but was denied by the City Council in December, 1967.
6. Zone Change Application No. 453, to rezone the subject property from R-1 to C-2-PD was approved in November, 1969.
7. Planned Development Permit No. 112, to permit the construction of an automobile service station on the subject site was approved in December, 1969.
8. This service station has been closed for several years.

9. The Planning Commission offered Resolution of Intention No. 5106, to rezone the subject property on November 4, 1976.
10. Negative Declaration ND-68 was issued for Zone Change No. 290.

PROJECT DESCRIPTION

1. The subject property is currently zoned C-2-PD and developed with an abandoned service station. Adjacent zoning and land uses are as follows:

North	R-1	Proposed Single Family Subdivision
South (Across Wooley Road)	R-1	Residential
East	R-1	Proposed Single Family Subdivision
West (Across Ventura Rd.)	C-1	Vacant

2. The applicant is requesting to amend Planned Development Permit No. 112 for the conversion of an existing service station to include a convenience market and fast-food restaurant in addition to the sale of gasoline. It appears that this use would be permitted in the C-1 (Neighborhood Commercial) zone as well as this zone.
3. The floor plan submitted indicates that the existing service bay area will be converted to a convenience market with an area designated to be for a wine cellar. The existing office area is to be converted to a small kitchen and dining room area for fast foods.
4. The elevations of the building will remain the same except that the roll up doors on the east elevation will be eliminated and a standard swing door will be installed in the west elevation to allow access to the convenience market area.
5. The subject building would be required approximately 5.5 parking spaces for the general retail area and an additional 5.7 spaces for the restaurant facility for a total number of required spaces of 11 in accordance with Section 34-5 of the City Code which could be provided. The plot plan submitted indicates 32 parking spaces provided. However, most of these spaces do not meet our parking standards for size and access.
6. The plans submitted do not indicate any signing for the use. This property would be permitted a maximum sign area of 150 square feet in accordance with Section 34-186 A-1 in a C-2 zone. The subject property would also be permitted a freestanding sign in accordance with Section 34-186 C-2. If the property were zoned C-1 (Neighborhood Commercial), the maximum sign area would be 75 square feet in accordance with Section 34-185 and no free-standing sign would be permitted.

7. The City has plans to widen Vhntura Road further and additional right-of-way would be required on this property. The necessary right-of-way is approximately 10 feet at the north end of the parcel and narrows down to several feet at the south end. The staff would request that the developer dedicate the necessary right-of-way and improve when necessary.
8. The subject parcel currently has two curb cuts on Wooley Road and two on Ventura Boulevard. The Staff Advisory Committee recommends that the curb cuts nearest the intersection on Wooley Road be closed with curb gutter and sidewalk and that a five foot wide landscape strip be installed to meet the existing landscaping.
9. The staff would also point out that additional interior parking lot landscaping would be required in accordance with Section 34-9.2.
10. The subject parcel is adjacent to Tentative Tract No. 2617 and it is the opinion of the staff that a commercial use at this corner is not a compatible land use with the proposed single family subdivision. This site goes thru to the proposed residential street and there are two homes which would have side-yards adjacent to this use.
11. If this site were to be rezoned and incorporated into this subdivision, the development could increase the total number of lots by approximately three as pointed out by the EIR for this subdivision on Page 66.
12. The Land Use Element of the 1969 General Plan designates this property for a high density residential purpose. The staff feels that rezoning this parcel to R-1 would be more in conformance with the General Plan than the current commercial zoning.
13. The 1969 General Plan on Table 4a, Page II-39, indicates that there is to be no commercial zoning within this neighborhood (S-1) and there is currently approximately 5.8 acres of commercial zoning existing.

RECOMMENDATION

The Staff Advisory Committee recommends denial for the following reasons:

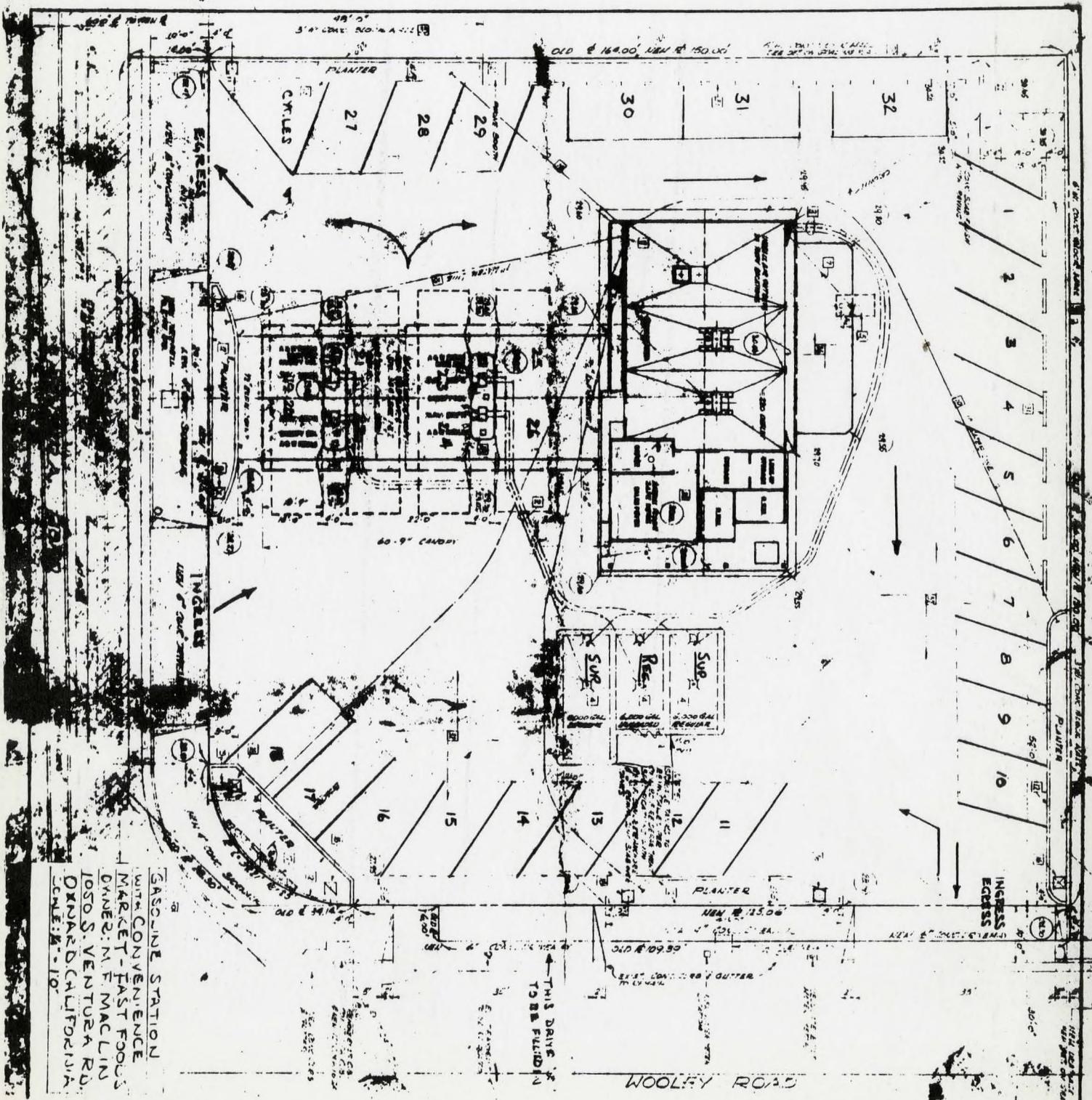
1. That the zoning is not in conformance with the General Plan.

Staff Analysis
PD-290
Page Four

2. That there is currently a neighborhood shopping center site zoned at the southeast corner of Fifth Street and Ventura Road.
3. That the size of the site is not adequate for parking and circulation required for the type of uses proposed.

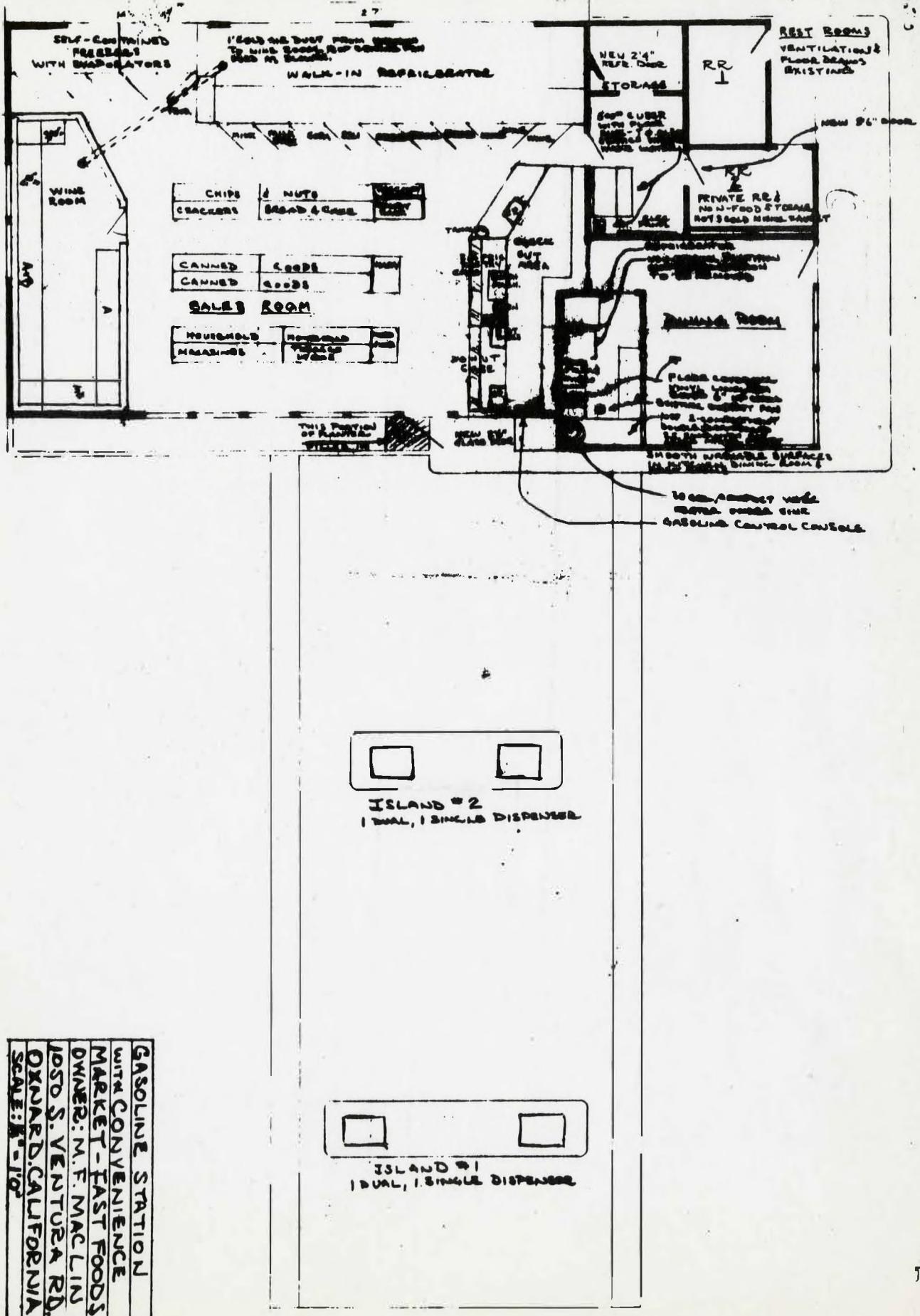
Planning Staff
December 14, 1976

RS:jrh



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48



D-4d

47