

CITY of OXNARD

Planning Commission

5-26-77
Page Seven

PLANNED
DEVELOPMENT
PERMIT
PD-311
Continued

(77-339) Planned Development Permit No. 311, to permit the construction of a 64-unit apartment complex to be constructed within three buildings, with 24 one-bedroom units and 40 studio units, in an R-3-PD (Garden Apartment Planned Development) zone, on Parcel "A" of Parcel Map 74-28, located on the east side of Saviers Road north of the easterly extension of Clara Street. Filed by Benstock, Inc., 4175 Paloma Drive, Santa Barbara, California 93110.

Mr. Hunter made the staff presentation of a staff analysis recommending approval of this permit subject to the conditions listed in the analysis, and a staff memo dated May 17, 1977, which recommends two additional conditions of approval.

Commissioner O'Connell recommended that the word "or" be taken out of the second condition listed in the staff memo, since he felt an eight foot wall should be provided on Clara Street to screen parking spaces fronting on Clara.

Commissioner Maron asked if the applicant is in agreement with all the conditions recommended by staff.

Mr. Walrod replied that staff has been in contact with the applicant and he did not mention any disagreement with any of the conditions recommended by staff.

Commissioner Duff asked what disposition would be made for the odd-shaped parcel that will be created at the south end of the property.

Mr. Walrod stated that one of the conditions of approval of this permit was the filing of a parcel map. When this map is filed, this parcel will be discussed. It will probably be added to the property to the south if and when it is developed.

Discussion followed on where the accent colors will be placed on the building.

Commissioner John indicated he had some concern with the railings as illustrated, since they are shown as open railings and the City has been requiring that such railings be 50% open. Another concern is that, in spite of the design features, the buildings look like a barracks. He felt the design of the buildings could be greatly improved if an overhang of the roof were provided, which would also provide some protection for the doors and windows.

Chairman Lopez commented that if the building must be redesigned to have an overhang, this item should be continued to allow the applicant to speak on this.

After further discussion on what the Commission would like to have changed on the building, upon motion, this item was continued to June 2, 1977.

SPECIAL
USE PERMIT
U-732
Continued

(77-340) Special Use Permit No. 732, to permit the construction of a 33-unit apartment complex consisting of 17 one-bedroom and 16 two-bedroom units, in an R-P-D (Residential Planned Development) zone, on Parcel "B" of Parcel Map 74-25, located north of Glenwood Drive between "C" Street and Oxnard Boulevard. Filed by E. V. Mikles, 543 Otero Court, Camarillo, California 93010.

Mr. Walrod made the staff presentation of a staff analysis dated May 4, 1977 and an addendum showing the revised plans presented by the applicant to reduce the density of the project. He went over the revisions made to the original site plan. He stated that staff is still recommending denial, as they feel rezoning the property

AGENDA ITEM NO. P-5c

CITY of OXNARD

Planning Commission

5-26-77
Page Ten

Capital Improvement Program

Commissioner Stoll stated that he felt the City has apparently dropped the parking structure that was in the Capital Improvement Program for the redevelopment of the downtown area of Oxnard. He felt this should not have been dropped, since the City has some obligation to the people who have spent money and relied on the plans for the parking structure for their businesses or proposed businesses in this area. Commissioner Stoll felt this parking structure is a necessary improvement and should be reinstated in the budget.

Mr. Hosford replied that this can be included in the resolution when it is offered. He added that Commissioner Flores had raised a question about the maintenance of minor thoroughfares in the City at the luncheon meeting. Mr. Hosford briefly explained where the money came from for such maintenance, and that 26% of the money available to the Streets Division was spent on maintenance. If some members of the Commission feel that more money should be spent on maintenance of these minor streets, this request could be included in the resolution.

Commissioner Flores pointed out that he felt some of the older minor streets should be dug up and replaced, instead of just repatching them all the time.

Mr. Richard Fajardo, with the Public Works Department, explained that there are some limiting factors in reconstructing old streets. One factor is that it is very costly to get rid of the old asphalt due to high hauling costs and limited dump sites. This is why they go more for the overlay system and repair, rather than putting in new streets.

After discussion on the methods used to fund different projects, Mr. Hosford outlined the points the Commission had raised that should be included in the resolution of approval.

Commissioner Duff questioned if the City has any contingency funds or plans in the event they are needed for such things as sewer lines, etc.

Mr. Hosford stated that he did not think the City has such contingency funds. He thought it might be appropriate to mention contingency relief funds for something like this. If there are such funds, the City Manager could simply point this out to the City Council when the Commission resolution is presented to them.

Commissioner O'Connell offered Resolution 5303 for the approval of the Capital Improvement Program, finding that Account 933-709 is not in conformance with the General Plan as stated above, asking that the Gonzales Road widening project be advanced in priority, asking that consideration be given for the parking structure in the Downtown area, requesting that the City inform the County regarding the dangerous situation with the ditch parallel to Rose Avenue, and mentioning that the Commission would like more attention given to maintenance of non-thoroughfare streets. Commissioner Duff seconded; resolution carried unanimously.

PLANNED
DEVELOPMENT
PERMIT
PD-311
Res. 5304
Approved ✓

Mr. Rudy Ortega, representing the applicant for Planned Development Permit No. 311, explained why he was unable to be present earlier when this item was heard, and asked the Commission to reopen the hearing on this item. Mr. Ortega then gave a brief description of the project design, and explained why such a simple design form was used for the buildings. He stated that they will be making use of landscaping to enhance this project, but he would be willing to redesign the buildings if the Commission wished him to do so, but he would like to have them consider it as presented.

CITY of OXNARD

Planning Commission

5-26-77
Page Eleven

PD-311

With respect to Clara Street, staff is asking that the applicant fully improve that street. The developer is willing to do this if necessary, but he would prefer to only develop the northerly portion of Clara Street, since this street will not benefit this property, but only the property to the south when it develops.

Commissioner Flores pointed out that because of the odd-shaped parcel south of the realignment of Clara Street, the applicant could force the developer of the property to the south to pay his half of the improvements to Clara Street as part of the conditions of purchase of that piece of property.

Discussion followed on the concerns regarding the proposal as expressed earlier in the meeting by the Commission, and the disposition of the parcel southerly of Clara Street.

Mr. Ortega stated that the applicant would be agreeable to dedicating that portion of property to the City, along with the dedication of Clara Street, if the City would allow him to fully improve the northern section of the street, pave both lanes, but forego the curb, gutter and sidewalk improvements on the southern side of Clara. Those improvements could be required of the developer of the property south of the street.

Commissioner Duff suggested that Special Requirement No. 1 could be modified to exempt the curb, gutter and sidewalk improvements on the south side of Clara Street, and a condition added to dedicate that portion of the property shown south of the realignment of Clara Street.

Mr. Walrod stated that Special Requirement No. 1 could be deleted entirely and addressed at the time the parcel map is heard.

Hearing closed at 11:40 p.m. Commissioner Duff offered Resolution 5304 for approval of Planned Development Permit No. 311, subject to the conditions recommended by staff, with the deletion of Special Requirement No. 1, and with the modifications to the building being brought back to the Planning Commission for informal review at a study session, finding that this use is in conformance with the General Plan and meets all legal requirements. Commissioner O'Connell seconded; resolution carried unanimously.

Due to the lateness of the hour, the remainder of the items on the agenda were continued for one week to June 2, 1977.

TENTATIVE
SUBDIVISION
MAP
T-2837
Continued
6-2-77

(77-342) Tentative Subdivision Map of Tract 2837, formerly shown as Parcel "C" of Parcel Map 74-1, located near the intersection of Patterson Road and Wooley Road and north of Kelp Street, for that approximate 11.73 acres, for condominium purposes. Filed by Subblondo & Associates, Inc., 130-C Centennial Way, Tustin, CA, 92680

TENTATIVE
SUBDIVISION
MAP
T-2746
Continued
6-2-77

(77-343) Tentative Subdivision Map of Tract 2746, located at the northeast corner of Second Street and Ventura Road. Filed by Ken Jones Company, P. O. Box 3277, Ventura, California 93003, engineered by Jensen Engineering, 1147 East Main Street, Ventura, California 93003.