



Meeting Date: 3/28/2006

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s). _____	<input type="checkbox"/> Report
<input type="checkbox"/> Res. No(s). _____	<input type="checkbox"/> Public Hearing (Info/consent)
<input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Other <i>Study Session</i>

Prepared By: Jared Rosengren, Contract Planner

Agenda Item No. Q-1

Reviewed By: City Manager [Signature] Kimbrell

City Attorney [Signature]

Finance [Signature]

Other (Specify)

DATE: March 2006

TO: City Council

FROM: Susan L. Martin, AICP, Planning Manager
Planning and Environmental Services

[Signature]

SUBJECT: Pre-Application Review (PZ 06-600-01) of a Request for the Operation of a Homeless Women and Children's Recovery Facility Located at 416-440 North "A" Street. Filed by Rescue Mission Alliance.

RECOMMENDATION

That City Council review and provide preliminary comments on a pre-application to remodel existing office buildings located at 416-440 North "A" Street to operate a homeless women and children's recovery facility.

DISCUSSION

The pre-application process allows City Council members an opportunity to make individual comments concerning the proposal. The Council's preliminary comments may be helpful for the applicant to refine the proposal or to determine whether entitlements should be pursued for the proposal. Comments provided by the Council on this pre-application do not constitute a decision or endorsement of the proposal. In accordance with State Law, *no formal direction or decision-making will take place until such time as a formal application has been filed and has undergone appropriate environmental review and evaluation for consistency with adopted City plans and policies.*

Description of the Proposal

The pre-application involves the remodel of a 9,950 sq. ft. building complex located on the east side of North "A" Street, between Palm Drive and Deodar Avenue. Parking is proposed on-site (9 spaces) and in a parking lot (14 spaces) owned by the Rescue Mission directly across North "A" Street. The subject site is currently used for medical offices and is bounded by commercial uses on all sides, however, residential uses are in close proximity (closest residence is 250 feet away).

Interior changes are proposed to the existing buildings to support the operation of a homeless recovery facility consisting of 80 beds, an administrative office, a communal kitchen, a dining room and a chapel/learning center. The facility would operate as a women and children's emergency shelter and a women's drug and alcohol residential recovery program. All services at the proposed facility would be provided free of charge.

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The zoning for the area surrounding the proposed project site is inconsistent with the General Plan land use designation. The project site is 16,600 sq. ft. and is zoned General Commercial (C-2) and the General Plan currently designates the subject site for commercial business district (CBD) development.

Issues for Consideration

In order to facilitate review of the pre-application proposal, the City Council should consider the following issues:

1. General Plan Land Use & Zoning Consistency: The City's General Plan designates the subject site for *commercial business district* land uses, which anticipates intense retail and office uses and high density residential located within the core area of downtown. The project site is in an area of the City of Oxnard dominated by older established one-story retail center and free-standing commercial uses and is not located in the core area of downtown. In order to achieve land use consistency and to accurately reflect the proposed land use, staff recommends a General Plan Amendment to *commercial general* land use designation for the area roughly bounded by Robert Avenue to the north, North Oxnard Blvd. to the east, Second Street to the south and as far west as all commercially zoned properties fronting "B" Street and "A" Street to be included as part of the entitlement package submittal:
2. Parking: The City Code requires one parking space per boarder. The project proposes 80 beds, but only 9 parking spaces are provided onsite and 14 spaces are provided across the street in a parking lot. There are available on-street parking stalls adjacent to the project site, but the City Code doesn't permit on-street parking to be counted toward parking requirements. The City Code requires that all parking stalls be located on the same site they are intended to serve, except as authorized by administrative relief. However, in order to qualify for relief the off-site parking cannot be located more than 500 feet away from the use being served and cannot expose pedestrians to hazardous traffic safety conditions. An additional ground for administrative relief is a decrease in the number of parking stalls required by the City Code.

The applicant may submit a parking study prepared by a professional traffic engineer, demonstrating that the required parking is excessive and explaining why a decrease in the required parking is appropriate for the proposed use.

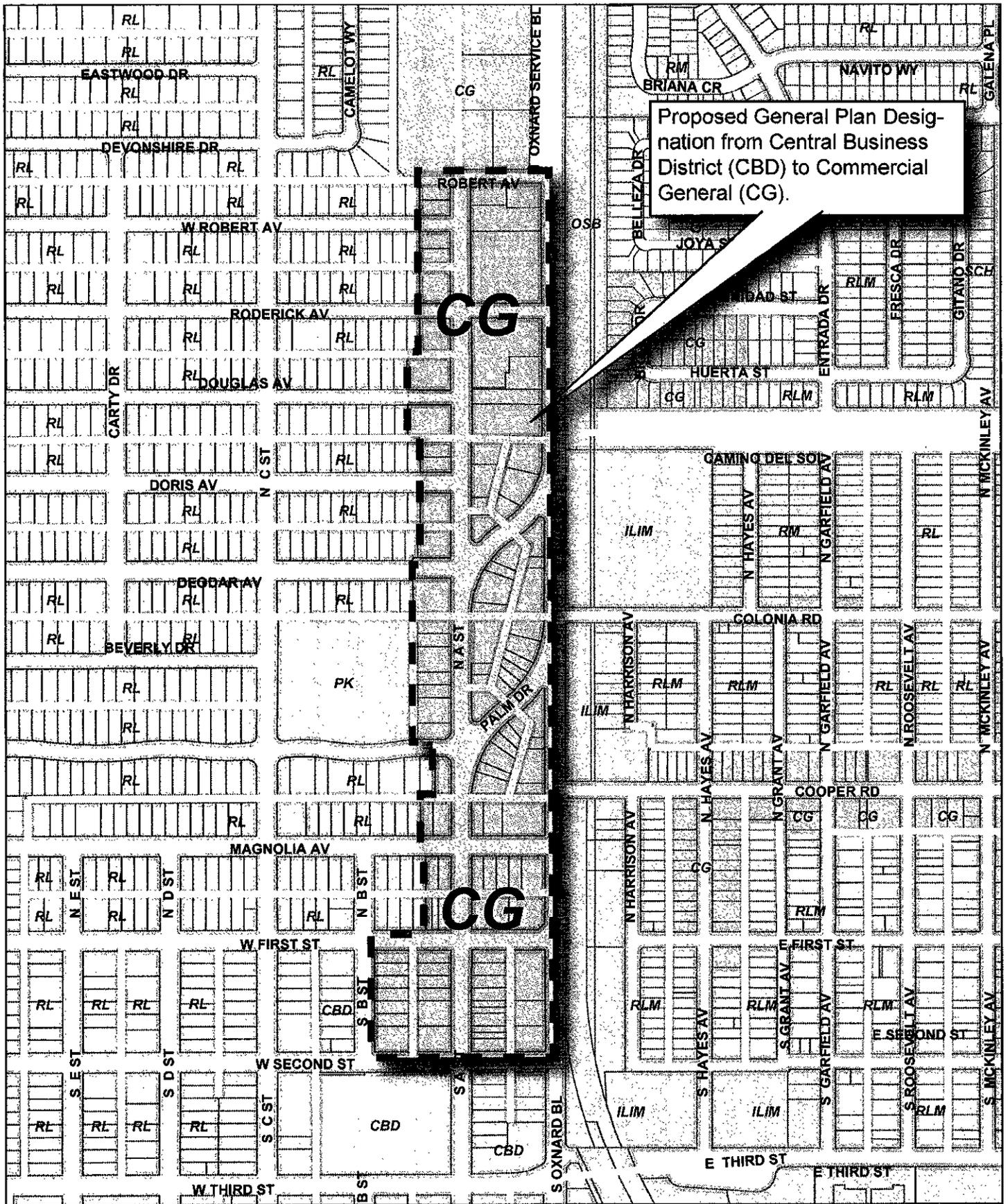
3. Redevelopment Project Area: The project location is within the established Central City Revitalization redevelopment boundaries. The applicant would be required to comply with all the requirements of the redevelopment area plan.

FINANCIAL IMPACT

None.

Attachment #1 - Vicinity Map, General Plan & Zoning Maps
#2 - Reduced Project Plans

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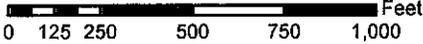
Proposed General Plan Designation from Central Business District (CBD) to Commercial General (CG).

PZ.06-600-1

Location: 416-440 N. "A" Street

APN: 200032214

Rescue Mission Alliance



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2020 General Plan Map

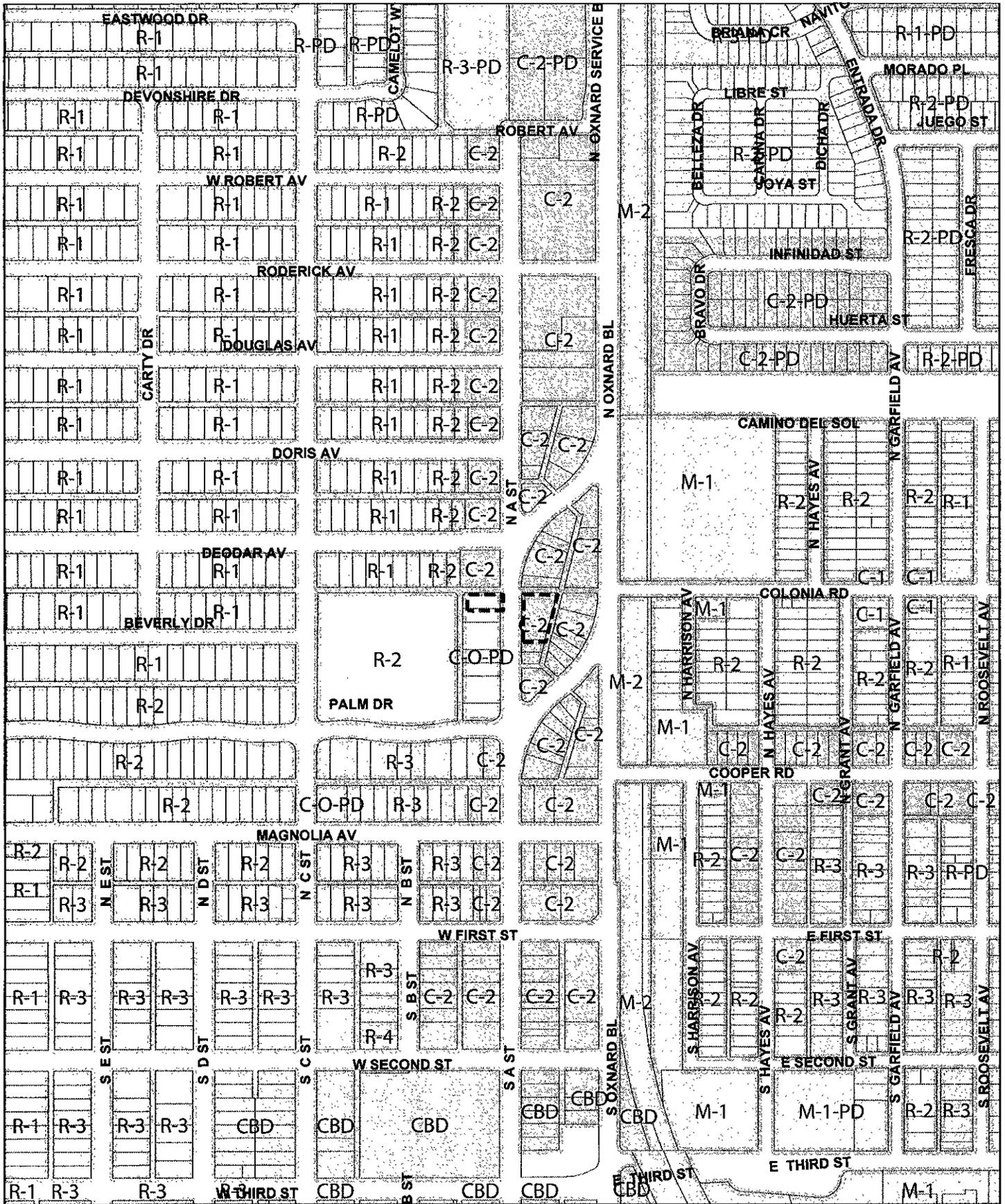


ATTACHMENT January 22, 2006

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PZ 06-600-1

Location: 416-440 N. "A" Street

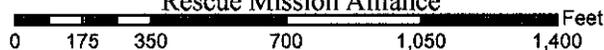
APN: 200032214

Rescue Mission Alliance

Zone Map



Planning & Environmental Services



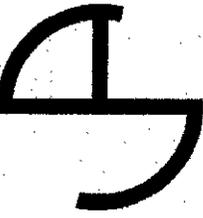
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ATTACHMENT

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March 15, 2006



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PROJECT TITLE:
THE LIGHTHOUSE
WOMEN & CHILDREN'S
MISSION
FOR
RESCUE MISSION ALLIANCE
480 N. 'A' STREET
OWENSBORO, CA
93050

SHEET TITLE:

**SITE
PLAN**

DATE: 02-15-2006
SCALE: AS NOTED
PROJECT: 0560
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DRAWN BY: THK
REVIEWED BY: JEA
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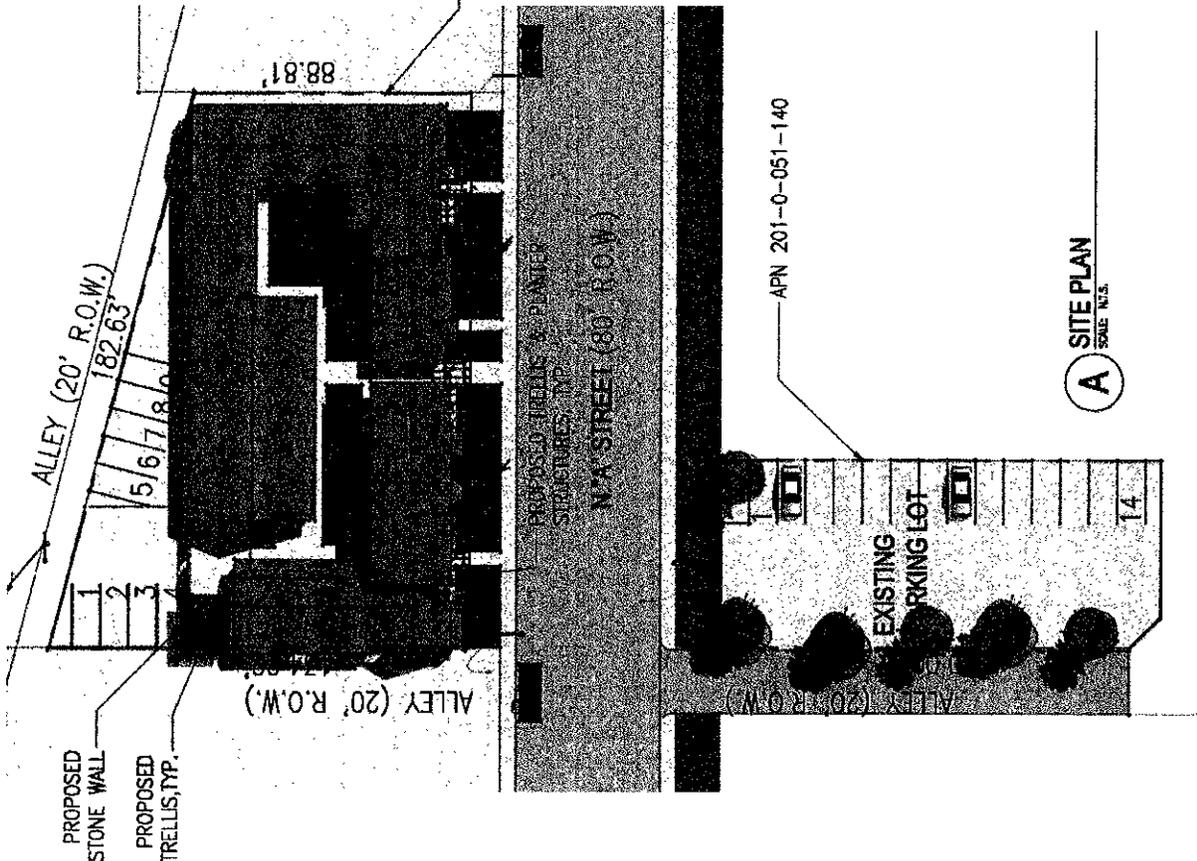
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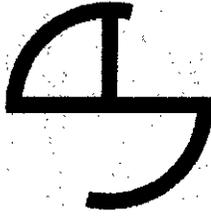
GENERAL NOTES

1. BUILDING FOOTPRINTS ARE EXISTING TO REMAIN.
2. ONLY INTERIOR WALLS CHANGE OTHER THAN INTERIOR CHANGES, ALL ELEMENTS ARE EXISTING UNLESS NOTES AS "PROPOSED"

APN 200-0-322-140



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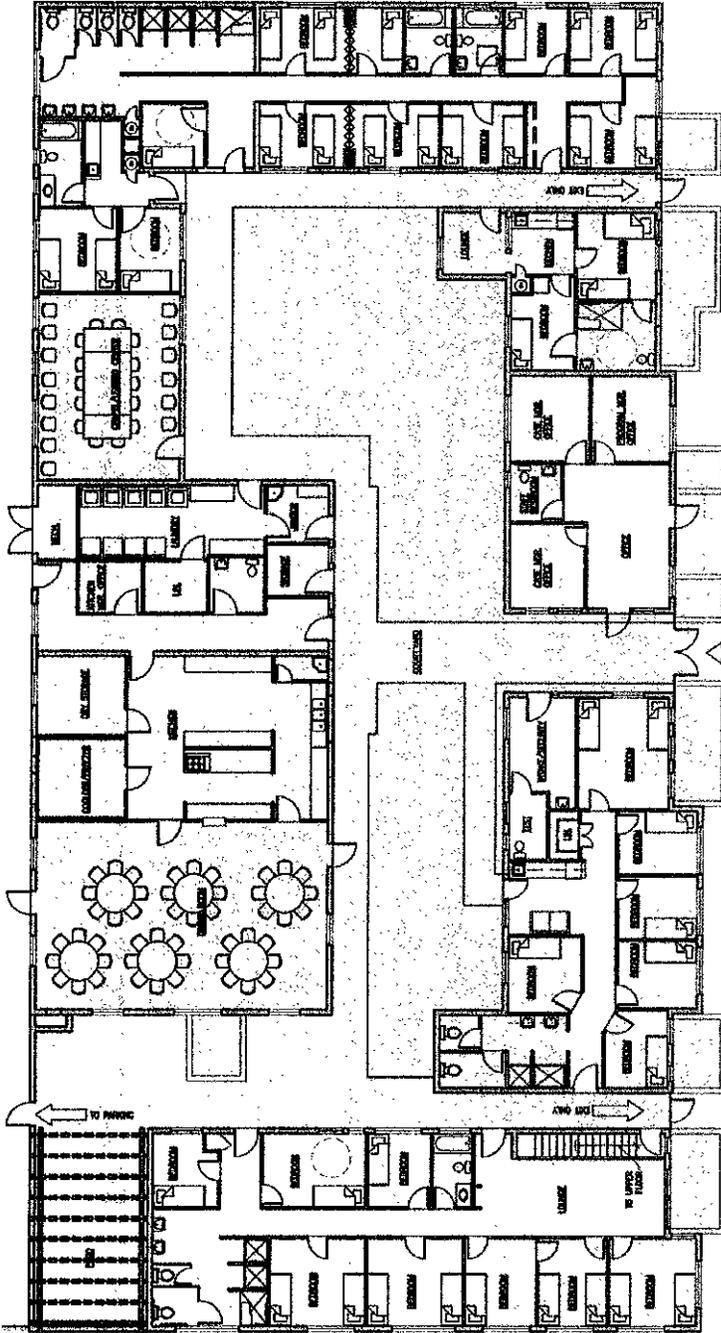


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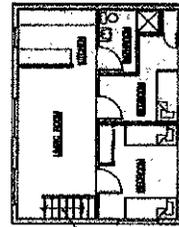
PROJECT TITLE:
THE LIGHTHOUSE
WOMEN & CHILDREN'S
MISSION
FOR
RESCUE MISSION ALLIANCE
450 N. W. STREET
CONARD, CA
93000

SHEET TITLE:

**FLOOR
PLAN**



A FLOOR PLAN
SCALE: 1/8" = 1'-0"



B UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

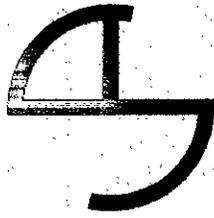
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REVIEWED BY: JEA

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ADJUST THE SCALE OF THE DRAWING ACCORDINGLY.

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SHT. X OF 1

00165



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PROJECT TITLE:
THE LIGHTHOUSE
WOMEN & CHILDREN'S
MISSION
FOR
RESOLVE MISSION ALLIANCE
450 N. "A" STREET
OAKLAND, CA
94612

SHEET TITLE:

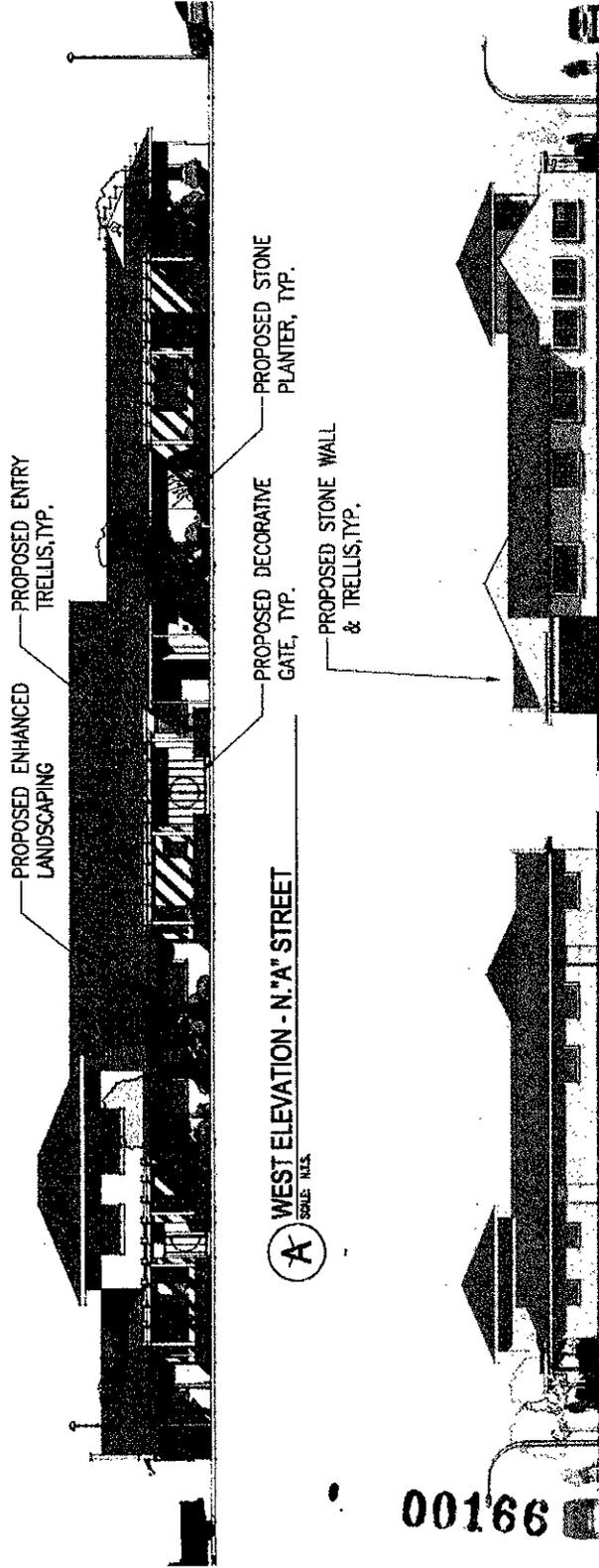
ELEVATIONS

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FILENAME:	REVIEWED BY:	FILENAME:	REVIEWED BY:
A030.DWG	JE	A030.DWG	JE

THE ORIGINAL SIZE OF THE SHEET IS 11" x 8 1/2".
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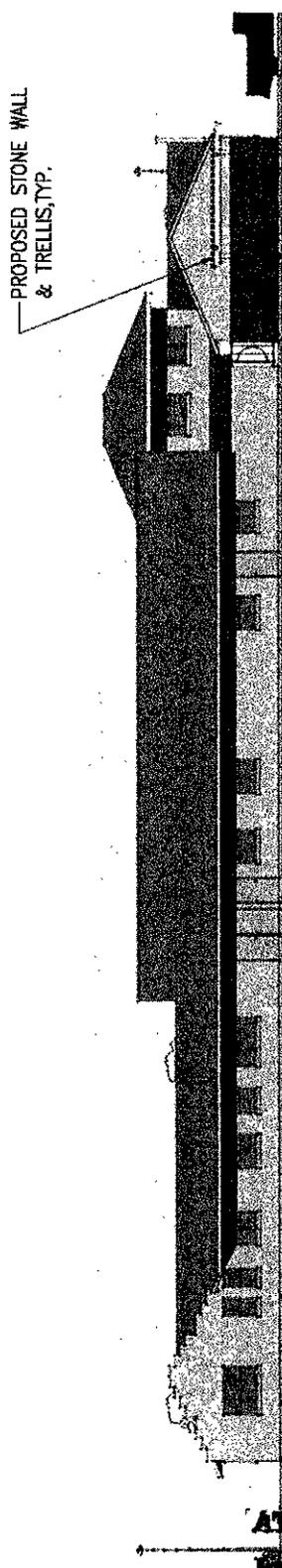
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