



Planning Division

## PLANNING COMMISSION STAFF REPORT

**TO:** Planning Commission

**FROM:** Christopher Williamson, AICP, Senior Planner *CW*

**DATE:** June 18, 2009

**SUBJECT:** Report on Chapter 3, Community Development, and Chapter 7, Military Compatibility, of the Draft 2030 Oxnard General Plan

- 1) **Recommendation:** That the Planning Commission receive a report on the Community Development and Military Compatibility chapters of the Draft 2030 Oxnard General Plan.
- 2) **Project Description:** This is the second in a series of four reports on specific chapters of the Draft 2030 Oxnard General Plan. The Community Development chapter incorporates growth management, land use, economic development, historic preservation, city image and public art, and community design goals and policies. The Military Compatibility chapter covers topics related to the city's physical and economic relationship with Naval Base Ventura County (NBVC) and Naval Air Station Point Mugu (NAS).
- 3) **Chapter 3, Community Development:** The community development chapter begins with a vision statement, then defines 29 land use categories. Six new land use designations are created and ten 2020 General Plan land use designations are discontinued, as shown on Tables 1 and 2, respectively. The 2020 General Plan designation 'Easement' was omitted in error and will be added. Easement is currently used for County flood control channels and railroad right-of-ways in the non-coastal zone, and for channels and the harbor in the coastal zone.

### Consistency with Zoning Code, LCP, Specific Plans, and CEQA

The City's Zoning Code (Chapter 16) implements the General Plan and must be consistent by State Law. General Plan land use designations have one or more implementing zone codes that have lists of allowed, conditional, and prohibited uses; design standards; and/or performance standards (Table 3.1 in the Draft General Plan). Work/Live, Live/Work, Mixed Use, and the Height Overlay District are incorporated into the consistency table. Once the 2030 General Plan is adopted, Chapter 16 will be updated accordingly. Procedures and guidelines for determining consistency between a project and the General Plan are also being prepared.

<b>Table 1: New Land Use Designations</b>		
<b>New Designation</b>	<b>Replaces?</b>	<b>Rationale</b>
Medium-High Residential [18 to 30 units per acre]	High Density Residential	High is redefined as more than 30/acre
Open Space	Buffer, Planning Reserve	More flexible, covers variety of uses other than traditional parks
Schools	new	Called for in 2030 General Plan, for public school and college campuses
Height Overlay District	Increased FAR	Establishes six story height limit except as allowed by permit and fee
Urban Village	new	Creates flexible mixed use centers
Mobile Home Park	MH 1 MH 2	MH 2 intended for replacement parks, not needed, one designation for MH

<b>Table 2: Discontinued Land Use Designations</b>		
<b>Old Designation</b>	<b>Replaced by?</b>	<b>Rationale</b>
Rural Residential	Low Density	Only in County, switches to Low Density
Very Low Density Residential	Low Density Residential	9.2 acres only within Teal Club Specific Plan
Mobile Home 1 and 2	MH Park	Consolidated
Specialized Commercial	Regional Commercial	Fully developed areas or within Teal Club Specific Plan
Buffer and Planning Reserve	Open Space	Buffer (60 acres) Planning Reserve (2 acres)
Mineral Resources	NA	Not used, not needed
Increased FAR	Height Overlay	More flexible
Mixed Use Overlay	Urban Villages	Mixed use is available in most commercial

The Oxnard Local Coastal Program (LCP) consists of the Coastal Land Use Plan and Chapter 17 of the City Code, Coastal Zoning. The proposed General Plan cannot change land uses in the Coastal Zone without first amending the LCP through the Coastal Commission. However, proposed LCP changes may be adopted as 2030 General Plan policies (i.e. “Explore feasibility of changing coastal power plant sites to resource protection”). We may want to add a new goal with policies that focuses just on the Coastal Zone and a future LCP update.

The City’s adopted and proposed specific plans augment the 2030 General Plan and supercede the General Plan if there are conflicting provisions. A list of specific plans will be added to Section 3.4 of Chapter 3 and language that clarifies this relationship.

Even though the California Environmental Quality Act (CEQA) will be satisfied by certification of the 2030 General Plan Final Program Environmental Impact Report (EIR), specific

development projects and future General Plan amendments will continue to be subject to CEQA, probably as Addenda or Mitigated Negative Declarations for smaller projects that are consistent with the adopted 2030 General Plan that are not otherwise CEQA exempt. A Supplemental or Subsequent EIR may be required for minor or major General Plan revisions (respectively) and/or required for larger projects such as Village Specific Plans.

### Villages

Village is a largely a design concept that would allow varying density and design standards within the overall density allowed by the underlying General Plan land use designation(s).

Villages would require mixed land uses, minimum density, affordable and workforce housing, neighborhood serving retail uses, and strongly encourage existing and future transit connectivity. Urban Villages are intended to be a key strategy for meeting greenhouse gas emission reduction targets that are being developed in compliance with SB 375 and AB 32.

Each of the proposed Villages would be initiated by a concept study that examines alternative land uses and street connectivity. The capacity of the City's street network to handle Village traffic would be a prime consideration, as well as utilities and parks. Villages may involve redevelopment, the SOAR affordable housing exemption, and/or amending the CURB with voter approval. The City may initiate Village concept studies in advance of a project application, as staff resources allow. Development of Village concepts may include a public design charrette process. The Village concept would then proceed to a specific or strategic plan that would be subject to regular CEQA and planning review and adoption procedures.

### Land Use Designation Changes

Proposed land use designations fall into one of five explanation categories: 1) implements new and discontinued designations, 2) better reflects completed development, 3) improves economic development opportunities, 4) approximates a proposed project for purposes of citywide traffic and related analyses but does not imply approval of the proposed project, and 5) creates consistency between the General Plan and zoning designations.

Proposed land use designation changes are shown in Attachment A.

### Goals and Policies

The 2030 General Plan is in a different format from the 2020 General Plan in that background and discussion are in the separate Background Report (2006). There are 20 goals in Chapter 3, and 117 implementing policies (roughly 6 policies per goal). The first six goals are new, however they largely restate and continue various sections of the Growth Management and Land Use chapters of the 2020 General Plan. Goal CD-7 is the Village initiative that replaces the Master Planned Development, Infill Development, and Major Study Areas within the Land Use chapter of the 2020 General Plan. Goals CD-8 and CD-9, Growth Management and Urban Design, are carried over from the 2020 General Plan. Goals CD-10 to CD-14 are new and emphasize neighborhood quality, historic awareness and preservation, enhancing the City's image, public arts, and higher quality design, respectively. Goals CD-15 to CD-20 add additional economic development related polices such as child care, regional cooperation, emphases on education, agriculture support, and port trade enhancement.

**4) Chapter 7, Military Compatibility:** Staff previously reviewed Chapter 7 goals and policies at the May 12 joint study session. The chapter is included with Chapter 3 because the major military compatibility issue is related to land uses that may create a conflict with military operations at either Naval Base Ventura County (NBVC), located in Port Hueneme, or Naval Air Station (NAS) Point Mugu, located south of Ormond Beach. The impact of NAS Point Mugu military aircraft noise on residential or school uses is a specific concern. The proposed 2030 General Plan does not propose housing or schools south of Hueneme Road or east of Olds Road, which satisfies the Naval Facilities Engineering Command that oversees NAS Point Mugu and NBVC planning.

Attachments

A. Proposed 2030 General Plan land use designation changes

Prepared by:	 CW
Approved by:	 SM



# ATTACHMENT A

(maps are slides 12 to 38)

## Draft 2030 Oxnard General Plan

Chapter 3, Community Development  
Chapter 7, Military Compatibility

July 2, 2009  
Planning Commission

1

2030 General Plan

## Four Topics .....

1. Update on EIR
2. Community Development (Chap. 3)
3. Military Compatibility (Chap. 7)
4. What's Next

Slide 2

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## UPDATE ON EIR

63 comment letters:

41 EIR specifically

7 Housing Element

15 General Plan (Goals and Policies, Map)

Additional comments since May 22

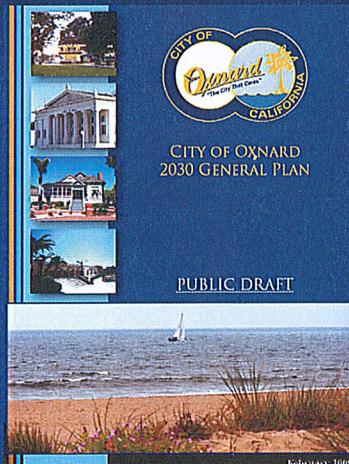
Consultants and staff are preparing responses



## Chapter 3 COMMUNITY DEVELOPMENT

2020 General Plan:

- IV Growth Management
- V Land Use
- XI Economic Development
- XII Community Design



### Nine Chapters:

1. Introduction
2. Sustainable Community *(new)*
3. Community Development
4. Infrastructure and Community Services
5. Environmental Resources
6. Safety and Hazards
7. Military Compatibility *(new)*
8. 2006-2014 Housing Element *(separate document)*
9. Implementation *(new)*



## Chapter 3 COMMUNITY DEVELOPMENT

- 3.1 Three Directions (pgs 3-1 to 3-3):
  1. Continuing 2020 General Plan within CURB
  2. Urban Villages
    - New planning tool
    - Creates flexible mixed-use centers
    - Reducing vehicle trips (AB 32 and SB 375)
  3. Del Norte Community Extension (Jones Ranch SP)
    - Key part of affordable housing strategy
    - Amending CURB needs voter approval



### 3.4 Land Use Designations and Standards

#### NEW

**Table 1: New Land Use Designations**

New Designation	Replaces?	Rationale
Medium-High Residential [18 to 30 units per acre]	High Density Residential	High is redefined as more than 30/acre
Open Space	Buffer, Planning Reserve	More flexible, covers variety of uses other than traditional parks
Schools	new	Called for in 2030 General Plan, for public school and college campuses
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Mobile Home Park	MH 1 MH 2	MH 2 intended for replacement parks, not needed, one designation for MH



#### DISCONTINUED

**Table 2: Discontinued Land Use Designations**

Old Designation	Replaced by?	Rationale
Rural Residential	Low Density	Only in County, switches to Low Density
Very Low Density Residential	Low Density Residential	9.2 acres only within Teal Club Specific Plan
Mobile Home 1 and 2	MH Park	Consolidated
Specialized Commercial	Regional Commercial	Fully developed areas or within Teal Club Specific Plan
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Mineral Resources	NA	Not used, not needed
Increased FAR	Height Overlay	More flexible
Mixed Use Overlay	Urban Villages	Mixed use is available in most commercial



## Continue traditional land use hierarchies:

2030 General Plan

### RESIDENTIAL

Low  
Low-Medium  
Medium  
Medium High (new)  
High (redefined)  
Mobile Home  
Park (new)

### COMMERCIAL

Convenience  
Neighborhood  
Community  
Regional  
General  
Central Business District  
Visitor Serving  
Office

### INDUSTRIAL

Business Research  
Limited  
Light  
Central Industrial  
Area (heavy)  
Public Utility/Energy  
Easement

### OPEN SPACE

Agriculture  
Open Space  
Resource Protection  
Parks

### OTHER

Public/Semi Public  
Airport Compatible  
Urban Village (new)  
Schools (new)  
Height Overlay (new)

### [Coastal Zone]

Coastal Dependent Ind.  
Visitor Serving  
Recreation



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## Relationships

2030 General Plan

### TO ZONING ORDINANCE

Zoning implements GP (one or more zones for each GP designation)  
Consistency required  
Code update to follow GP adoption

### TO LOCAL COASTAL PROGRAM (Land Use Plan and Chapter 17)

Adopt GP policies to direct LCP update

### TO SPECIFIC PLANS

Add list  
Add statement of which prevails

### TO CEQA

GP EIR is an "umbrella" for citywide and long range impacts  
Future projects may require Subsequent EIR, MND, or be exempt



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# Proposed Land Use Designation Changes

2030 General Plan

Areas.....

- 1 North
- 2 Northwest
- 3 Midwest
- 4 Southwest
- 5 Ormond Beach
- 6 Southeast
- 7 Mideast
- 8 Northeast
- 9 Downtown
- 10 Harbor
- 11 Shores

For each change:

from 2020 (lower case)  
to 2030 (UPPER CASE)

underlying map is  
2020 General Plan

Citywide:  
Residential High changed to  
**RESIDENTIAL MEDIUM-HIGH**  
(same allowed density)

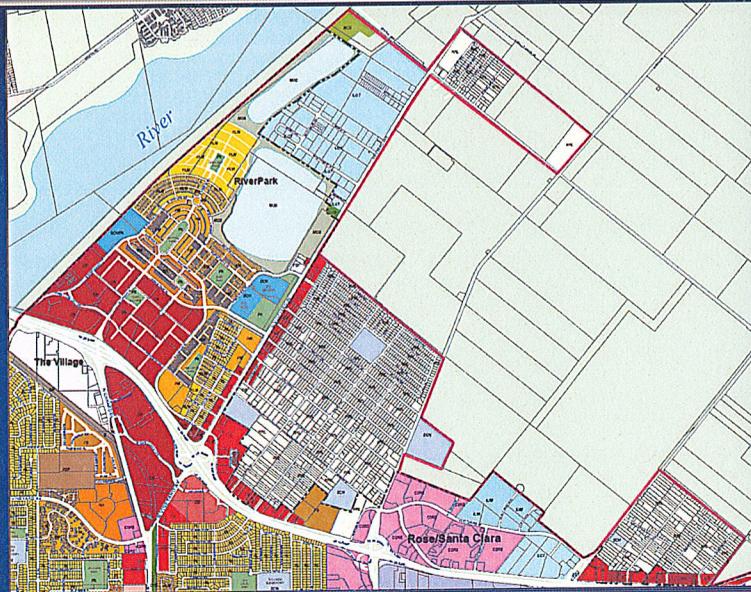


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## 1 North (of the 101)

2030 General Plan

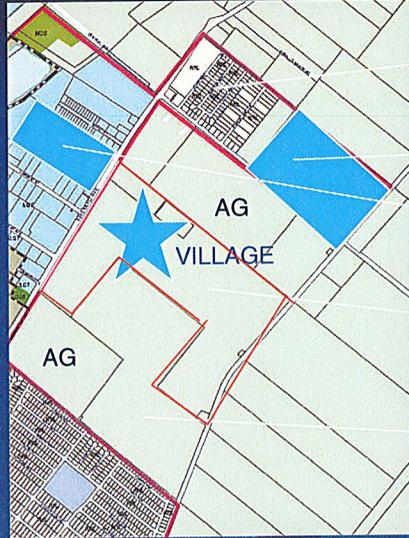


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# 1 North

2030 General Plan



Strickland Acres  
Rural to RES LOW

Ag to SCHOOL  
(Rio Mesa HS)

Light Industrial to  
PUBLIC (JJC)

Ag to MEDIUM HSG  
and PARK

Ag to UTILITY  
(United Water  
spreading grounds)

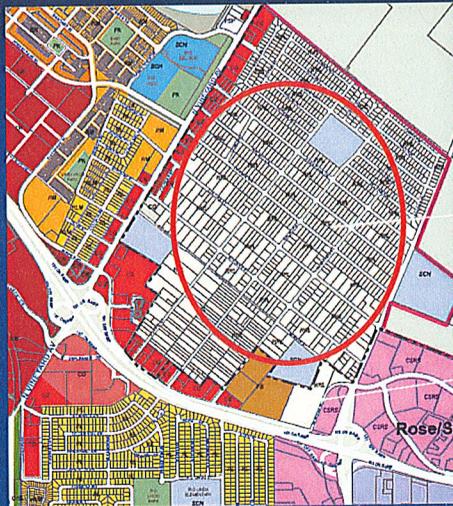


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# 1 North

2030 General Plan



El Rio  
Rural to RES LOW

Rural to MH PARK



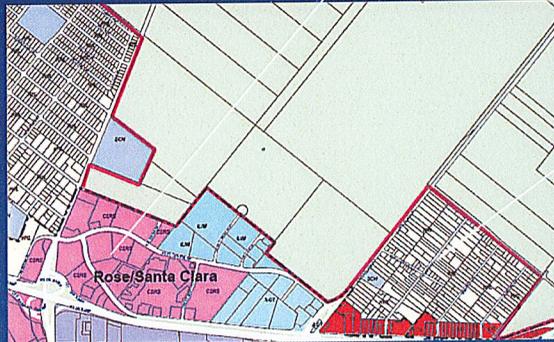
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# 1 North

2030 General Plan

From RSC Specific Plan to  
REGIONAL COMMERCIAL



Nyeland Acres  
From Rural  
To RES LOW

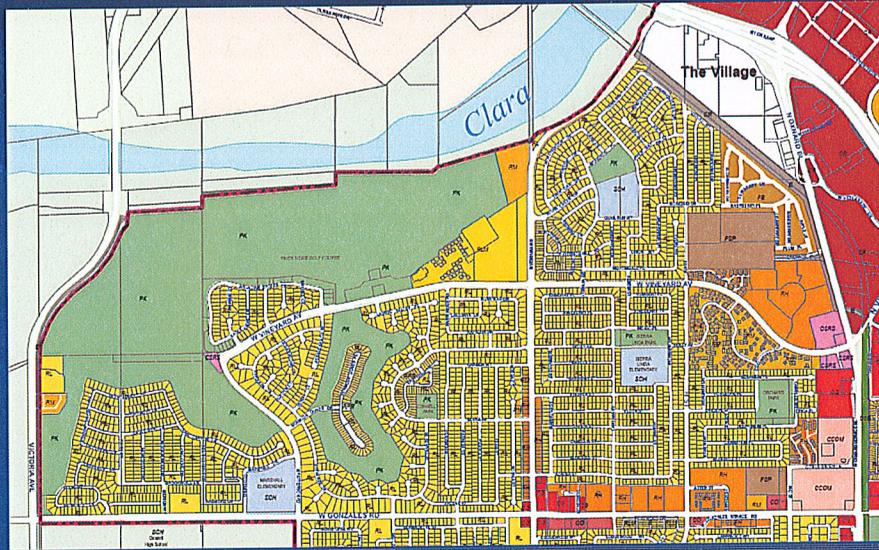


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# 2 Northwest (N. of Gonzales, W of Oxnard)

2030 General Plan

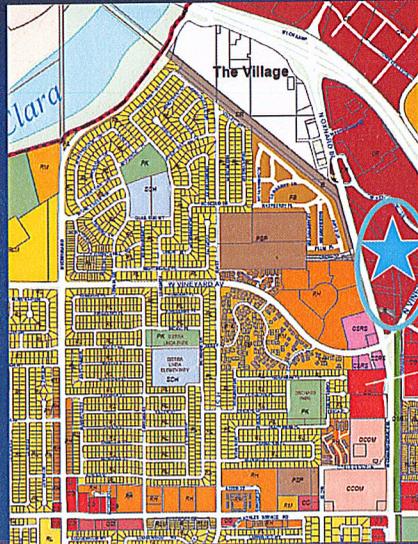


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## 2 Northwest

2030 General Plan



No changes to Wagon Wheel or Vineyard/Ventura projects recently approved.

No changes west of Ventura Rd.

VILLAGE → Regional to COMM GENERAL (allows housing)

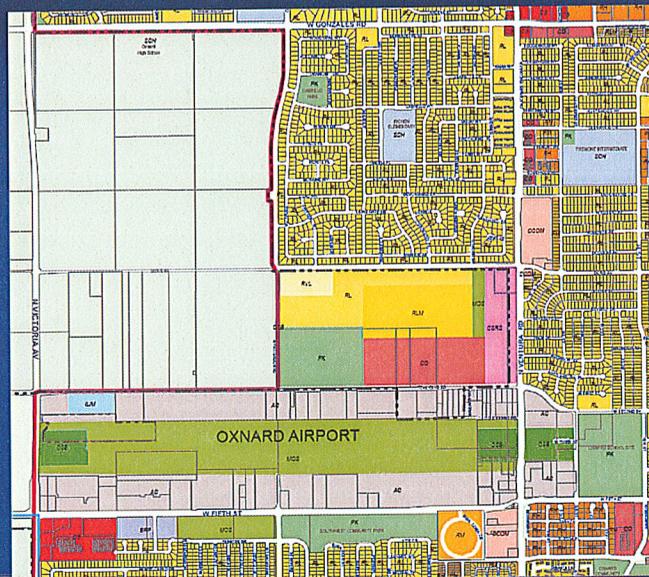
→ Comm General to MH PARK

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## 3 Midwest (Fifth to Gonzales, W of H St.)

2030 General Plan



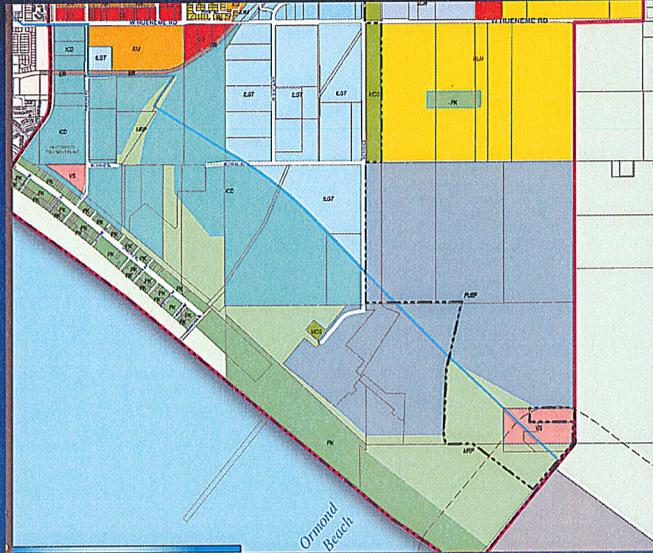
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## 4 Ormond Beach (South of Hueneme Rd.)

2030 General Plan

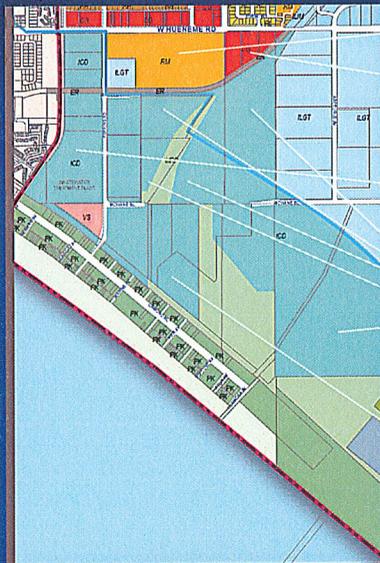


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## 4 Ormond Beach

2030 General Plan



- Res Medium to LIGHT IND
- Comm General to PARK  
(PARK to be moved to preferred location, revert to 2020 use)
- Coastal Industry to PUBLIC for water dept. facilities
- Coastal Industry to RESOURCE PROTECTION (TNC and other public lands)
- Halaco site remains industrial ?

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# 6 Southeast

2030 General Plan



No changes west of Saviers Rd.

School to PUBLIC for South Library

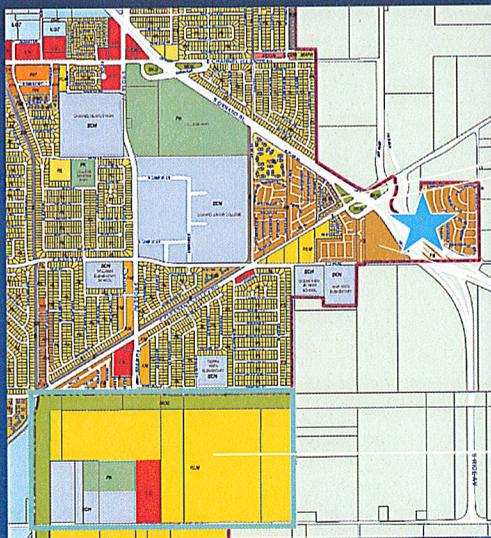


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# 6 Southeast

2030 General Plan



Open Space to  
COMM GENERAL

VILLAGE

MH Park to  
RES LOW MEDIUM

Open Space, Res. Low, Comm General, Park, and School to SCHOOL, PARK, RES LOW, RES Med., and COMM GEN to approximate proposed Southshore SP/project

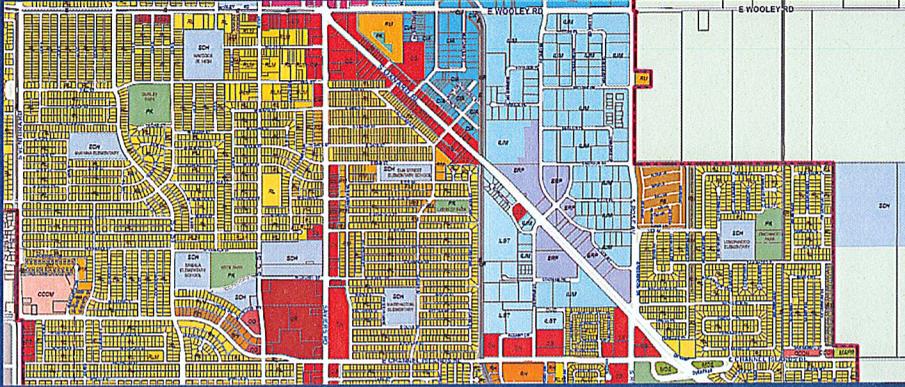


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# 7 Mideast (Channel Is. to Wooley, east of Ventura)

2030 General Plan



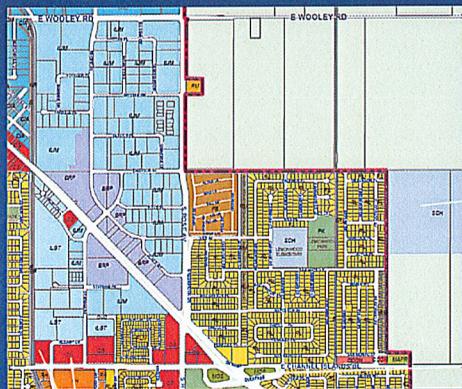
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# 7 Mideast

2030 General Plan

No changes west of Ventura RR



School to AG

Open Space  
to COMM GENERAL

Comm Neighborhood  
to COMM GENERAL

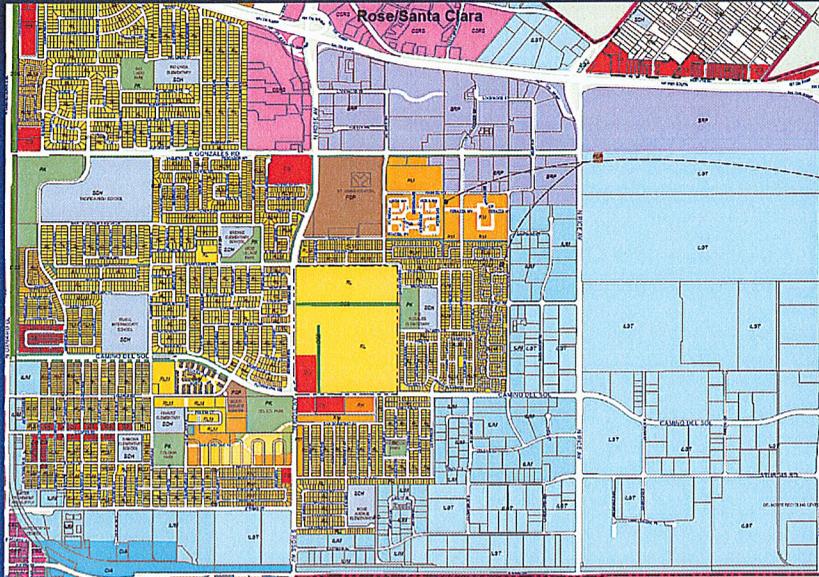


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# 8 Northeast (Fifth to 101, east of Oxnard)

2030 General Plan

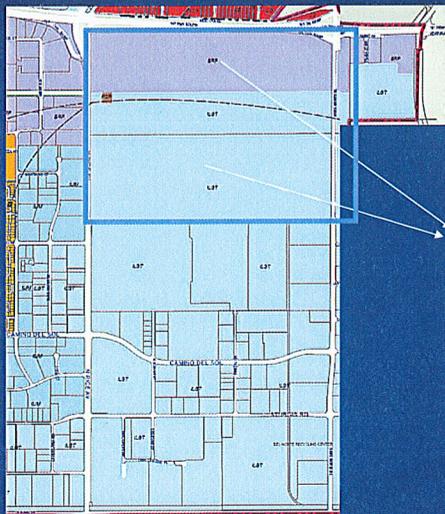


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# 8 Northeast

2030 General Plan



No change to Camino Real Business Park

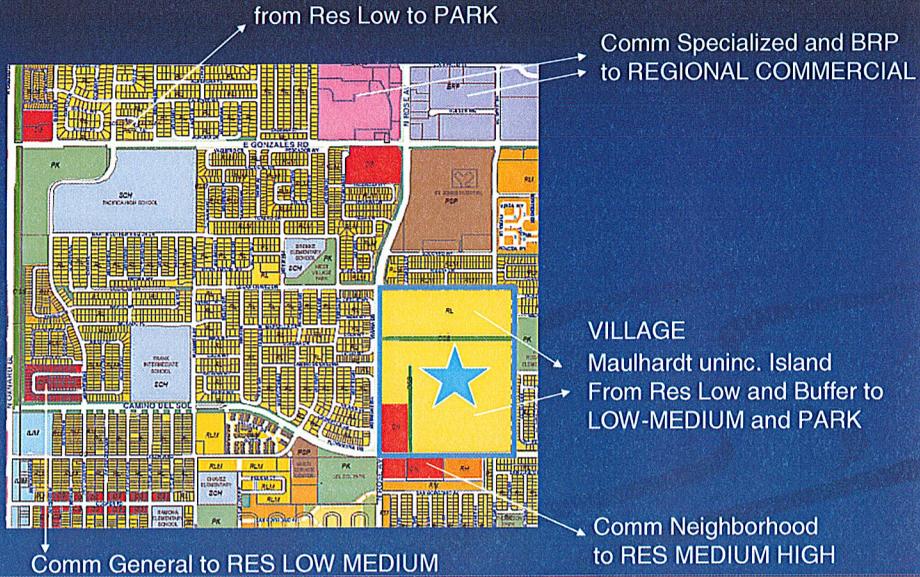
Sakioka Farms Specific Plan BRP and Light Industrial to BRP, LIGHT INDUSTRIAL, and RES LOW to approximate proposed specific plan, with housing for traffic analysis

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# 8 Northeast

2030 General Plan

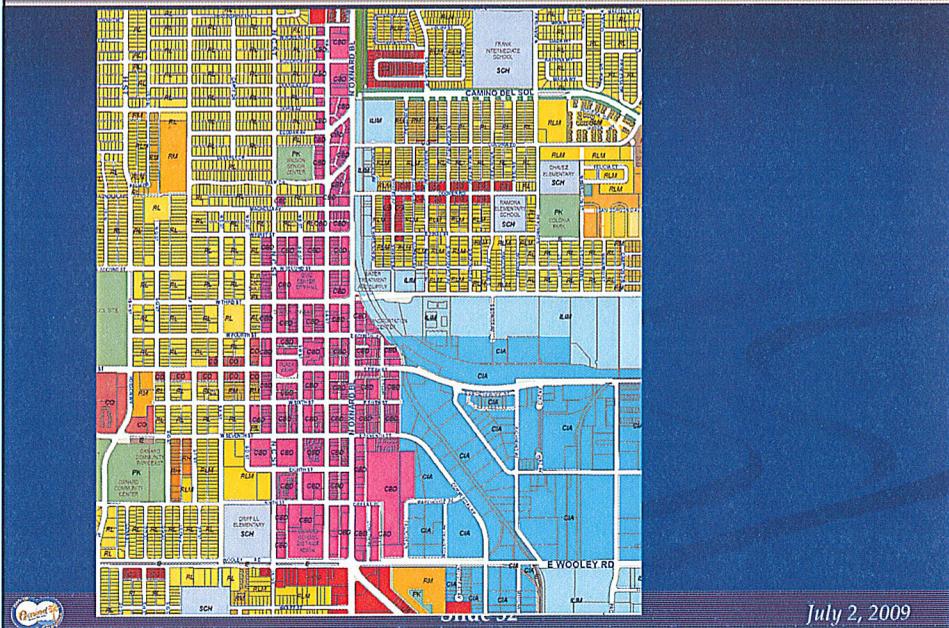


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# 9 Downtown

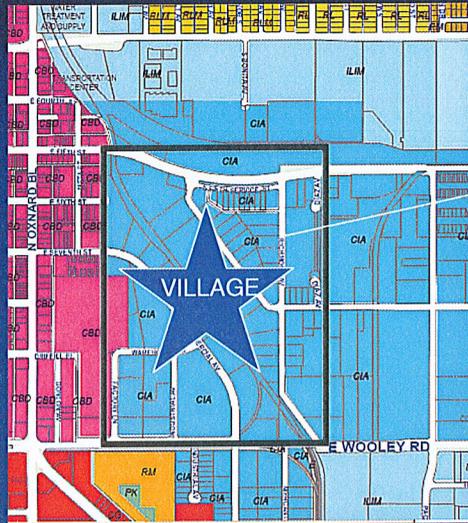
2030 General Plan



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# 9 Downtown

2030 General Plan



Downtown East Expansion gradual public and/or private redevelopment into Transit Oriented mixed-uses.

Central Industrial Area to CBD and PARK

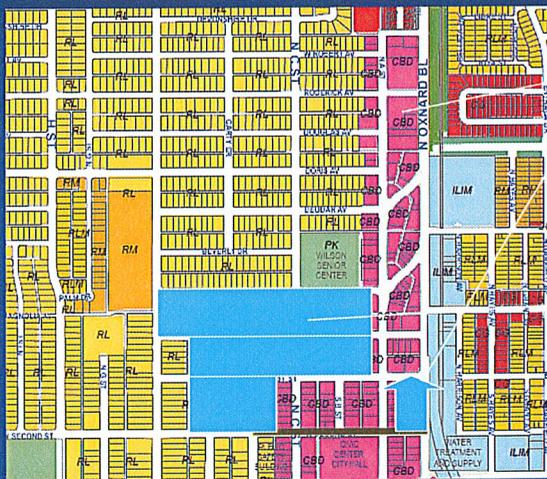


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# 9 Downtown

2030 General Plan



CBD to COMM GENERAL North of 2<sup>nd</sup> Street (zoning consistency)

Res Low to RES LOW MEDIUM (zoning consistency)

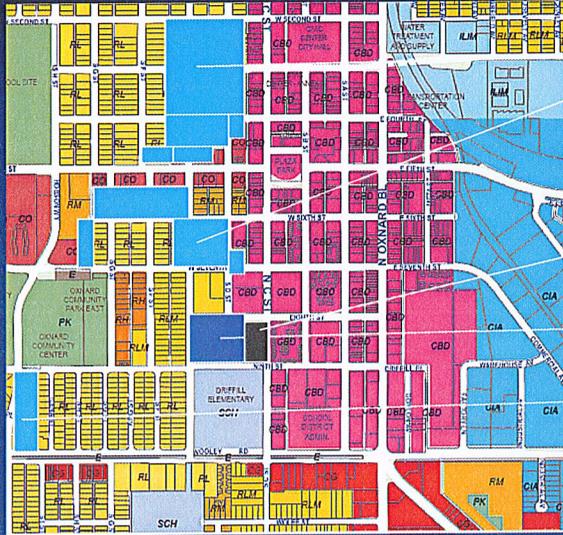


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# 9 Downtown

2030 General Plan



Res Low to LOW MEDIUM

Low Medium to MEDIUM

Low Medium to MEDIUM HIGH

Res Low to MEDIUM HIGH

(zoning consistency)

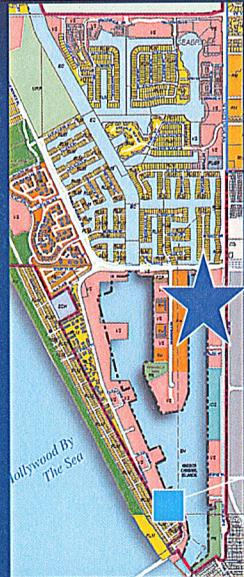


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# 10 Harbor

2030 General Plan



VILLAGE  
Fisherman's Wharf redevelopment  
in cooperation with Ventura County,  
County amends Public Works Plan  
and Oxnard LCP.

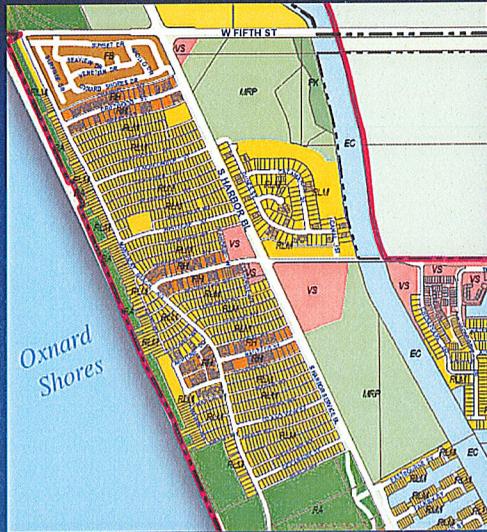
Visitor Serving to  
RES MEDIUM HIGH



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# 11 Shores



No proposed changes

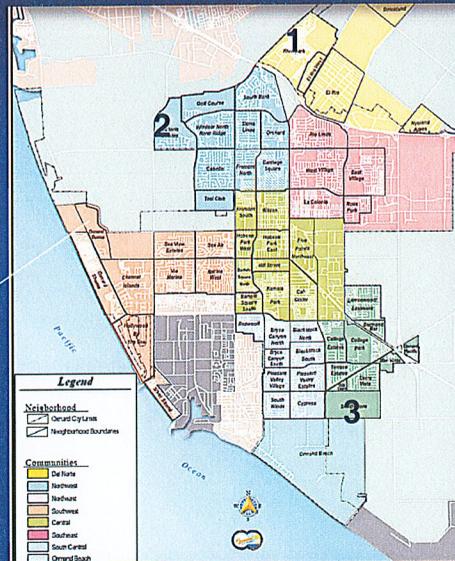


## Neighborhoods Map

- new
- 1 Riverpark
- 2 Victoria Estates
- 3 Southshore

Northshore project added to Oxnard Dunes

Other existing 'hoods not changed



Map comments already received:

1. Do not make a proposed change.
2. Different designation.
3. Include parcel(s) within CURB.

Staff compiling a running list of all map suggestions:

- Date
- Person or organization
- Parcel(s) and Address(es)
- 2020 General Plan designation
- Proposed 2030 General Plan designation
- Suggested rationale
- Effect on traffic?
- Other concerns or issues?
- Staff recommendation

Will revise 2030 Land Use Map, public review of list along with the Response to General Plan EIR comments for at least 30 days



**Balanced Community**

<b>Goal</b> CD-1	A balanced community consisting of residential, commercial, and employment uses consistent with the character, capacity, and vision of the City.
---------------------	--

12  
DS

**Consistency**

<b>Goal</b> CD-2	Legal requirements for general plan and zoning consistency are fulfilled.
---------------------	---

1  
DS  
Atty

**Development Potential to Achieve Vision**

<b>Goal</b> CD-3	Adequate development potential for sufficient residential development to meet future community needs, subject to the community's vision.
---------------------	--

7  
DS  
HSG  
POL



**Compatible Commercial Development**

**Goal  
CD-4**

Commercial uses compatible with surrounding land uses to meet the present and future needs of Oxnard residents.

**5  
DS  
CD**

**Appropriate Industrial Development**

**Goal  
CD-5**

Development of industrial uses in appropriate areas, assist in the location of new industry, retain and expand existing industry, and maintain the City's economic vitality.

**5  
DS  
CD**

**Compatible Agriculture**

**Goal  
CD-6**

Continued agriculture use within the Planning Area, compatible with the community vision.

**3  
DS**



**Urban Villages**

**Goal  
CD-7**

Development of vibrant mixed-use villages characterized by a mix of land uses, transit accessibility, pedestrian orientation, and neighborhood identity.

**13  
DS  
PW**

**Growth Management**

**Goal  
CD-8**

Sensible urban development and redevelopment based on the City's ability to provide necessary governmental services and municipal utilities.

**11  
DS  
PW  
FIN**

**Urban Design**

**Goal  
CD-9**

A high quality visual image and perception of the City.

**6  
DS  
CD**



**Sense of Place**

**Goal  
CD-10**

Neighborhoods and villages with a distinct sense of place.

**2  
DS**

**Historic Preservation**

**Goal  
CD-11**

Protected historic and authentic qualities of Oxnard's traditional neighborhoods and historic districts.

**4  
DS  
CD**

**City Image**

**Goal  
CD-12**

Enhance the City's Image using public investment and infrastructure.

**2  
PW**



**Public Art**

**Goal  
CD-13**

Inclusion of arts in public places.

**2  
DS**

**Higher Quality Design**

**Goal  
CD-14**

Expectations of higher quality design.

**3  
DS**

**Economic Development**

**Goal  
CD-15**

A strong economic and fiscal base critical to sustaining long-term prosperity for the residents and businesses.

**9  
DS  
CD  
FIN**



**Coordinated Development**

**Goal  
CD-16**

Coordinated land use and infrastructure decisions with economic development.

9  
DS  
CD  
PW  
FIN

**Job Opportunities**

**Goal  
CD-17**

Expanded job opportunities in the community, providing a full range of quality career choices for all age groups.

7  
CD

**Economic Development**

**Goal  
CD-18**

Economic development to provide jobs for current and future residents.

10  
CD



**Revitalized Downtown**

**Goal  
CD-19**

Continued revitalization of the Downtown area.

5  
CD

**Robust Harbor Activity**

**Goal  
CD-20**

An economically robust harbor-related economic sector.

1  
CD

Chapter 9, Implementation

- direction on determining consistency
- recommend an annual report on implementing policies and achieving goals



# Chapter 7 MILITARY COMPATIBILITY

The screenshot shows the website for Naval Base Ventura County (CNIC). The main navigation bar includes 'About', 'Programs', 'Families', 'Relocation', and 'Recreation'. The 'Programs' page is active, displaying a search bar and a breadcrumb trail: 'Home > Programs > Air Operations'. A 'Menu' on the left lists various services like Administration, Air Operations, and Food Services. The main content area is titled 'Air Operations' and contains the following text:

**OUR MISSION** is to provide the highest quality support for aircraft and test range operations at NBVC Point Mugu and surrounding national airspace.

Operational airlift mission requests can be submitted to NBVC Air Operations, Flight Planning, where they will be processed and forwarded to the Naval Logistics Office (NLO). NLO is the umbrella organization responsible for supporting these requests with navy aircraft. After requests are checked and screened at NALO, they are electronically forwarded to God's Joint Operational Support Airlift Center (JOSAC), located at South AFB, IL. JOSAC is a central scheduling authority that assigns the airlift missions to the closest Operational Support Airlift (OSA) asset.

**Area Code 805 / DSN 351**

Air Operations Officer	989-7041
Air Traffic Control	989-8954
Operations Duty Office	989-8521
Ground Electronics	989-8388
Airfield Facilities	989-7897
Air Terminal/Transient Services	989-7731

A 'Quick Links' sidebar on the right includes links for frequently called numbers, gallery, and various calendars.

Previously reviewed Chapter 7 goals and policies (May 12 joint study session).

Included with Chapter 3 because land uses may create a conflict with military operations at Naval Base Ventura County or NAS Point Mugu.

NAS Point Mugu military aircraft noise on residential or school uses is major concern.

Proposed 2030 General Plan does not propose housing or schools south of Hueneme Road or east of Olds Road.

Satisfied the Naval Facilities Engineering Command.

Comments already received:

1. Delete
2. Modify
3. New

Staff compiling a running list of suggestions:

- Date
- Person or organization
- Proposed Goal and/or Policy
- Suggested rationale
- Concerns or issues?
- Staff recommendation

Will revise Goals and Policies, public review of list along with the Response to General Plan EIR comments for at least 30 days



**NEW**

**GOAL CD-21 UPDATE LOCAL COASTAL PROGRAM**

An updated Local Coastal Program after adoption of the 2030 General Plan, as funding allows

**POLICIES**

1. Remove reference to Western LNG facility
2. Incorporate best information regarding sea level rise
3. Explore feasibility of redesignating coastal industry and utility uses to resource protection and/or recreation.



**What's Next?**

Reports to Planning Commission

- July 16 Infrastructure and Community Services Chapter 4
- August 20 Sustainable Community Environmental Resources Safety and Hazards Chapters 2, 5 and 6
- August ? 30-day Public Review of Response to Comments on the Program EIR for the 2030 General Plan
- September ? Final EIR Certification



**SOAR**

City staff to prepare draft SOAR/CURB Amendment Ordinance language for City Council consideration that would include:

- 1) Move CURB from Vineyard Ave. to Rose Ave. per LAFCO policy and letter

and **POSSIBLY** include:

- 2) Extend SOAR sunset 10 years ?
- 3) Sunset 20-acre exemption in 2020 ?
- 4) Retract Sphere of Influence to city limits south of adopted South Ormond Specific Plan ?

A special election could be scheduled in February or March, 2010. Final Gen Plan EIR would include CURB change. No development or change from Ag. proposed for other two parcels. Typically, a project applicant pays for the special election.



End of Presentation  
*(finally!)*

