



*Planning Division*

**PLANNING COMMISSION  
STAFF REPORT**

**TO:** Planning Commission  
**FROM:** James F. Rupp, Jr., Assistant City Attorney  
**DATE:** March 20, 2008  
**SUBJECT:** Planning and Zoning Permit No. 08-580-02 (Zone Text Amendment). Filed by the City of Oxnard.

**Recommendation:** That the Planning Commission adopt a resolution recommending that the City Council adopt an amendment to the City Code adding Section 16-36 setting forth maximum driveway sizes in the front yard area and landscaping requirements in the R-1, Single Family zone.

**Analysis:** The proposed ordinance would address two issues with regard to the appearances of front yards in the single family zone.

First, the ordinance would prohibit the parking of cars in the front yard area except upon a driveway. The ordinance sets forth the maximum size for a driveway.

Second, the ordinance would require the front yard areas be maintained in a healthy condition.

The California Environmental Quality Act (CEQA) section 15378 contains provisions for “non-projects” which are governmental activities that are not subject to CEQA because they do not fall within the meaning of the term “project.” As adopting this ordinance will not result in a direct or indirect physical change in the environment, it is not a project and therefore, CEQA does not apply.

**Attachments:**

A. Resolution with Draft Ordinance

Prepared by: _____ JR
Approved by: <u>SM</u> SM

RESOLUTION NO. 2008-[PZ 08-580-02]

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING TO THE CITY COUNCIL ADOPTION OF AN AMENDMENT TO THE ZONING CODE OF THE CITY OF OXNARD (R-1, SINGLE FAMILY ZONE)

WHEREAS, the Planning Commission of the City of Oxnard has considered an application from the City of Oxnard to amend the City's zoning code by adding section 16-36 to the City Code regarding the R-1, Single Family zone that would regulate front yard areas ; and

WHEREAS, the Planning Commission has held public hearings and received and reviewed written and oral comments related to proposed Planning and Zoning Permit No. 08-580-02; and

WHEREAS, the Planning Commission finds after due study and deliberation that the public interest and general welfare require the adoption of the proposed amendment to the zoning code; and

WHEREAS, such ordinance is not a project for the purposes of the California Environmental Quality Act.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby recommends to the City Council adoption of the ordinance attached hereto as Exhibit A.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 20th day of March, 2008, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

\_\_\_\_\_  
Michael Sanchez, Chairperson

ATTEST: \_\_\_\_\_  
Susan L. Martin, Secretary

ORDINANCE OF THE CITY OF OXNARD

ORDINANCE NO. \_\_

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD ADDING SECTION 16-36 TO THE CITY CODE CONCERNING PARKING AND LANDSCAPING ON PROPERTY IN THE R-1 SINGLE-FAMILY ZONE

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The City Council of the City of Oxnard does ordain as follows:

**Part 1.** Oxnard City Code section 16-36 is hereby added to read as follows:

**“SEC. 16-36. PARKING AND LANDSCAPING.”**

“(A) Any vehicle parked on residential property in the front yard area shall be parked on a driveway.”

“(B) For purposes of this section, ‘driveway’ shall mean a solid or continuous slab of concrete or asphalt a minimum of three inches thick that does not exceed twelve feet by twenty feet with a maximum area of 240 square feet for parking one vehicle or that does not exceed twenty-four feet by twenty feet with a maximum area of 480 square feet for parking two vehicles provided that access to such driveway is provided from a public right of way by an authorized curb cut or other approved means.”

“(C) All areas from the front of the residence to the curb line, except any driveway, shall be appropriately landscaped. Landscaping improvements shall be maintained in a healthy condition and shall include, but not be limited to, lawns which are watered and trimmed to a uniform height, flowers and ground covers which are healthy and uniform in appearance, and shrubs and trees which are trimmed and pruned to retain their health and adequate clearance over pedestrian and vehicular areas. Landscaping incorporating bare earth, bark, or gravel shall be maintained free of weed growth.”

“(D) The owner or occupant of residential property that does not currently comply with the subsections herein shall comply with this ordinance no later than twelve months from its effective date.”

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EXHIBIT A

**Part 2.** Within 15 days after passage, the City Clerk shall cause this ordinance to be published one time in a newspaper of general circulation within the city. Ordinance No. \_\_\_\_ was first read on \_\_\_\_\_, 20\_\_ and finally adopted on \_\_\_\_\_, 20\_\_ to become effective thirty days thereafter.

AYES:

NOES:

ABSENT:

\_\_\_\_\_  
Dr. Thomas E. Holden, Mayor

ATTEST:

\_\_\_\_\_  
Daniel Martinez, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Gary Gillig, City Attorney