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TO: Planning Commission

FROM: Hollee King Brunsky, AICP, Contract Planner

DATE: July 17, 2008

SUBJECT: Planning and Zoning Permit No. 07-400-06 Coastal Development Permit located at 4950 Dunes Circle.

On May 15, 2008, your Commission continued the above referenced item to a date uncertain with concerns about the architectural aspect of the project.

The project is a request to allow the conversion of an existing 2,194 square-foot, single-story single-family residence (SFR) into a two-story duplex located at 4950 Dunes Circle in the Coastal Multiple-Family (R-2-C) zone. The project involves an interior remodel of an existing SFR and a second story addition of approximately 1,746 square feet. Residence A would be approximately 938 square feet with one bedroom and Residence B would be approximately 2,871 square feet with four bedrooms. The entire structure would be approximately 3,708 square feet. The project also includes the demolition of an existing two-car garage, and the construction of two separate garages for a total of three enclosed parking spaces.

Your recommendation for continuance on was to allow the applicants an opportunity to return to the Development Advisory Committee (DAC) to address architectural concerns raised by the Commission. Of particular interest was a review of the size, bulk, massing and compatibility with the surrounding neighborhood. The applicants have submitted three revised proposals over the last two months, with each proposal being reviewed by Scott Boydston, architect for the DAC. As revised, the proposed project satisfies the review conducted by the DAC Architectural representative.

Planning staff recommends approval of the project, as revised.

Attachments:

Staff Report from PC Meeting of May 15, 2008
Revised Site Plan/Floor Plan/Elevations



Planning Division

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Hollee King Brunsky, AICP, Contract Planner

DATE: May 15, 2008

SUBJECT: Planning and Zoning Permit No. 07-400-06 Coastal Development Permit located at 4950 Dunes Circle.

1) Recommendation:

That the Planning Commission approve Planning and Zoning Permit No. 07-400-06 for a Coastal Development Permit (CDP), subject to certain findings and conditions.

2) Project Description and Applicant: Request to allow the conversion of an existing 2,194 square-foot, single-story single-family residence (SFR) into a two-story duplex located at 4950 Dunes Circle in the Coastal Multiple-Family (R-2-C) zone. The project involves an interior remodel of an existing SFR and a second story addition of approximately 1,746 square feet. Residence A would be approximately 938 square feet with one bedroom and Residence B would be approximately 2,871 square feet with four bedrooms. The entire structure would be approximately 3,708 square feet. The project also includes the demolition of an existing two-car garage, and the construction of two separate garages for a total of three enclosed parking spaces. Filed by Michelle Kenney, 4950 Dunes Circle, Oxnard, CA 93035.

3) Existing & Surrounding Land Uses:

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	R-2-C (Coastal, Multiple Family)	RLM (Residential Low Medium)	Single Family Residence (SFR)
North	R-2-C	RLM	Duplex
South	R-2-C	RLM	Vacant
East	R-2-C	RLM	Duplex (Condominium)
West	R-2-C	RLM	Duplex

4) Background Information: The lot was created by Tract No. 1567-1 in 1964 recorded in the County Surveyor's office as Book 41, Map of Record, page 84. Building permits were issued for the existing single-family residence on September 13, 1973. The detached storage shed was permitted in 1974. On September 2, 2003, a minor alteration was made to the existing residence.

Additionally, at the time of map approval in 1964, the City Council passed a resolution (#3349) approving varying frontyard setbacks for the tract area from 25 feet to not less than 15 feet.

5) Environmental Determination: In accordance with Section 15303(b) of the California Environmental Quality Act (CEQA) Guidelines for projects involving the conversion of existing small structures, including the construction of a duplex may be found exempt from the requirements of CEQA. As this proposal is for the alteration of an existing SFR into a duplex, it complies with the exemption. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment and recommends that Planning Commission accept the Notice of Exemption (see Attachment [#C]).

6) Analysis:

a) General Discussion: The project is an existing SFR having an addition and remodeled constructed to create a one-bedroom, two-bath unit of approximately 938 square feet (Residence A), and another unit that would be four-bedroom, two and one-half baths of approximately 2,871 square feet (Residence B). The owner is proposing a one-car garage (as required) for Residence A, and a two-car garage (required) for Residence B. In addition, the owner is proposing a car lift for the one-car garage to create additional parking and/or storage of an additional car within the one-car garage. As a Condition of Approval, the Planning Division proposes a condition that would restrict the creation of additional bedrooms in the one-bedroom unit (Residence A) to be consistent with the required parking (Attached Resolution, Condition #39).

b) Coastal Plan Consistency:

POLICY	DISCUSSION
<p>Coastal Act Policy 30250: <i>New development shall be located within, contiguous with, or in close proximity to existing developed areas able to accommodate it.</i></p>	<p>The project is within the Northern Dunes area of the Local Coastal Plan. The proposed development is within an approved residential area designated for urban, residential in-fill development. The surrounding area has single-family residences and duplexes located on similarly sized lots. Therefore, the project is consistent with this policy.</p>
<p>Coastal Act Policy 30251: <i>Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, and to be visually compatible with the character of the surrounding areas.</i></p> <p>Local Coastal Policy 37: <i>All new development in the coastal zone shall be designed to minimize impacts on the visual resources in the area.</i></p>	<p>As the project is within the Northern Dunes area of the Local Coastal Plan it is not immediately adjacent to the ocean, but is within a designated scenic coastal area. The project has been designed in accordance to the Oxnard Duplex Resolution (No. 8289). Therefore, the project is consistent with this policy.</p>

c) Conformance with Zoning Development Standards:

The proposed development is located in the Coastal, Multiple Family (R-C-2) zone district. In accordance with the City Code, residential duplexes may be permitted with an approved coastal development permit. Applicable development standards of the R-C-2 zone and design guidelines for duplexes in the Oxnard Dunes neighborhood (City Council Resolution No. 8289) have been compared with the proposed project, as follows:

DEVELOPMENT STANDARDS	REQUIREMENTS	PROPOSED	COMPLIES?
Height	Two-Stories, 25 ft maximum	Two-stories, 25 ft.	YES
Density	3,500 square feet per dwelling unit. Lots of record prior to May 21, 1981, which have a minimum of 6,000, may contain two dwelling units, provided minimum width is provided.	7,822 square foot lot recorded in 1964 as Lot #27 in Tract No. 1567-1. The parcel is allowed to have two dwelling units as the lot is over 6,000 square feet and the lot was recorded prior to May 21, 1981.	YES
Front Yard Setback	20 ft	At the east side of the lot, the setback is 19 feet, and on the west side of the lot, the setback is 22 feet. In 1964, the City Council passed a Resolution (#3349) approving varying frontyard setbacks for this project area from 25 feet to not less than 15 feet. Because of the irregular shaped lot, staff recommends this to accommodate the required parking.	YES
Side Yard Setback	5 ft on both sides	5 ft on both sides	YES
Rear Yard Setback	25 ft	25 ft	YES
Interior Yard Space	25% of lot area minimum	29.95% of the lot (2,344 square feet)	YES
Building Lot Coverage	Not to exceed 60%	Approximately 38.66% of the lot (3,024 square feet)	YES

DEVELOPMENT STANDARDS	REQUIREMENTS	PROPOSED	COMPLIES?
Off Street Parking	2 garage spaces per unit 1 garage space for one-bedroom unit 1 visitor per unit 3' landscape separator	One-car garage for Residence A (one-bedroom); Two-car garage for Residence B (four bedrooms); Guest parking provided by the private driveway on site.	YES
Design & Architecture (Resolution No. 8289)	1. Wood & natural materials 2. Concrete, clay tile, slate roofing encouraged 3. Duplex to appear as a SFD from street / common arch. treatment 4. Decorative wood garage door	1. Wood & natural materials utilized 2. Eagle Rood tile roofing material utilized; also Hardie Straight-Edge Shingles. 3. Structure appears as one SFD from Dunes Circle and the architecture is consistent on all sides. 4. Solid wood garage door	YES
Driveway & Curb Cut (Resolution No. 8289)	1. Max. 32 ft curb cut 2. 18 ft between curb cuts 3. Textured surface driveway	1. 25 ft curb cut to accommodate both garages 2. 25 ft between curb cuts 3. Stamped Concrete driveway (condition no.#38)	YES as conditioned

DEVELOPMENT STANDARDS	REQUIREMENTS	PROPOSED	COMPLIES?
<p>Recommended Architectural Standards (Resolution No. 8289)</p>	<ol style="list-style-type: none"> 1. Minimize garage door exposure 2. Comparable scale & bulk 3. Appropriate roof for community 4. Appropriate color & materials 5. Varied entry orientations 	<ol style="list-style-type: none"> 1. Detached one-car garage with exposure to public view is minimized. 2. Scale and bulk comparable to neighborhood 3. Clay tile roofs and shingles are common in the area 4. Color and materials blend well; Craftsman style homes are common in the surrounding area. 5. Entry to each unit on different sides of the structure. 	<p>YES</p>

d) Site Design:

The subject parcel is located in a cul-de-sac on Dunes Circle. The duplex would sit back on the lot with two separate garages in the front. Residence A would have a single-story garage facing the driveway, and the residence would be sited partially behind the garage. Residence B would be two-stories and would have a two-car attached garage. The residential remodel and addition for Residence B proposes to attach the garage via the second story. The garage would be faced to the street. The project complies with the development standards for the R-2-C zone district and the Oxnard Dunes design standards for duplexes as they apply to building setbacks, building lot coverage, interior yard space, and garage door and entry locations

e) Circulation and Parking:

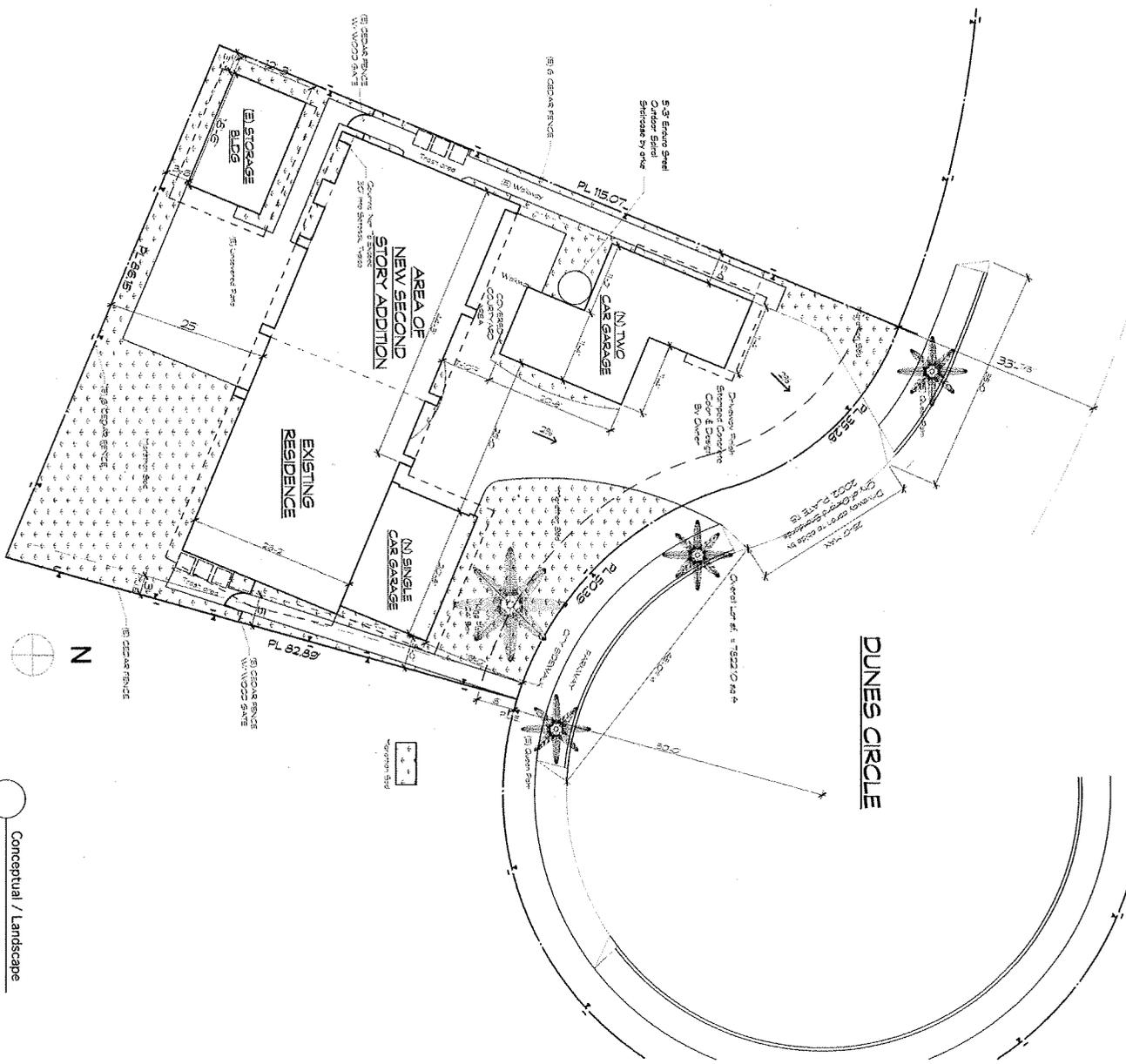
Access to the site is via a Dunes Circle. Each of the units would provide required parking in assigned garages and guest parking spaces are provided in the driveway areas. The project complies with the development standards for the R-2-C zone district and the Oxnard Dunes design and architectural standards for duplexes as they apply to the required parking, driveway, and curb-cut design and location.

- f) **Building Design:** The proposed structures are Craftsman in style with an emphasis on natural materials and earth tones. Wooden doors are utilized and windows are designed to maximize exposure to sunlight. Eagle Roof tiles and shingles are used for roofing and wooden eaves. The building is finished in smooth lap siding colored "Crisp Khaki" and the trim is grey.
- g) **Signs:** This project is a residential project, and as such, does not have any proposed signs.
- h) **Landscaping and Open Space:** As required by the Dunes Neighborhood Ordinance; the project is providing just over 25% of the required interior yard space. Additionally, the project proposes a roof deck which would provide additional open space for the residents of Residence B. Also, as required by Parks, as part of the proposal one King Palm tree (24-inch box tree) would be planted on site. As part of the Conditions of Approval, the Planning Division will condition the project site to any future construction of patio covers, sheds, or other accessory structures (Resolution, Condition #40).
- 7) **Development Advisory Committee:** The Development Advisory Committee (DAC) has reviewed this project. Recommendations of the DAC are included in the attached resolution(s).
- 8) **Community Workshop:** On April 9, 2008, the applicant mailed notices of the Community Workshop meeting to all property owners within the Dunes Neighborhood area. The applicant also provided notice on the project site with a brief description of the project and contact information for the Community Workshop, conducted on April 21, 2008. There was not anyone present for the project and there were no issues or concerns identified for the project.
- 9) **Appeal Procedure:** In accordance with Section 17-58 of the City Code, the Planning Commission's decision may be appealed to the City Council within ten days.

Attachments:

- A. Maps (Vicinity, General Plan, Zoning)
- B. Reduced Project Plans
- C. Notice of Exemption
- D. Resolution

Prepared by:  HKB
Approved by:  SM



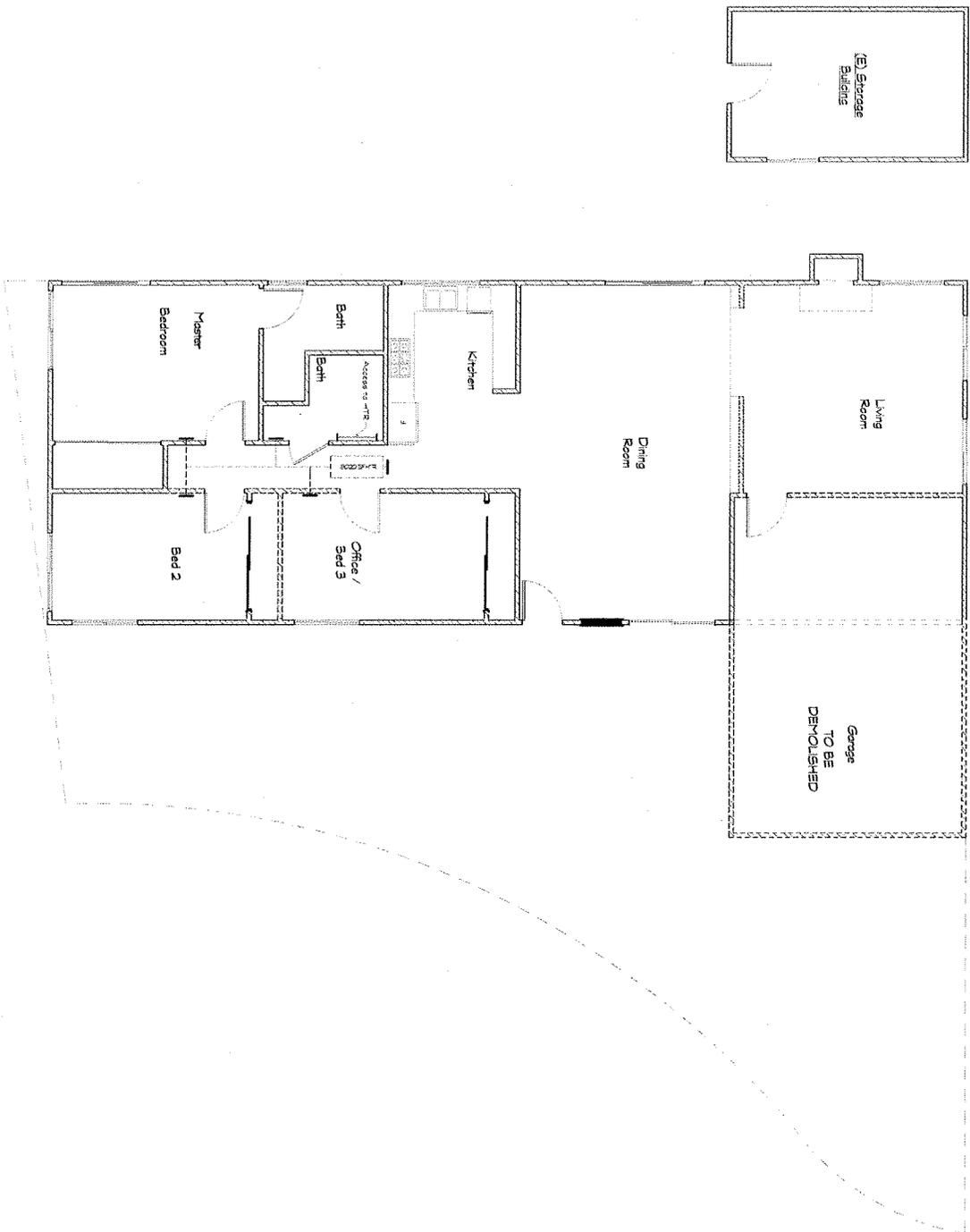
DUNES CIRCLE

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Conceptual / Landscape
Scale: 1/8" = 1'-0"

<p>AO</p> <p>DATE: 12/15/11</p> <p>DESIGNER: Greg Kenney</p> <p>PROJECT: Kenney Residence</p> <p>LOCATION: 4950 Dunes Circle, Oxnard, CA</p>	<p>Kenney Residence</p> <p>4950 Dunes Circle Oxnard, CA 93035</p>	<p>ROSS MILLER DESIGN</p> <p>STUDI3</p> <p>1400 MONROE STREET, SUITE 100 MILWAUKEE, WISCONSIN 53233 TEL: 414.224.8888</p>
	<p>DATE: 12/15/11</p> <p>DESIGNER: Greg Kenney</p> <p>PROJECT: Kenney Residence</p> <p>LOCATION: 4950 Dunes Circle, Oxnard, CA</p>	

Existing Floor Plan



REMARKS

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- 69. 1/295147905179352825856" WALL
- 70. 1/590295810358705651712" WALL
- 71. 1/1180591620717411303424" WALL
- 72. 1/2361183241434822606848" WALL
- 73. 1/4722366482869645213696" WALL
- 74. 1/9444732965739290427392" WALL
- 75. 1/18889465931478580854784" WALL
- 76. 1/37778931862957161709568" WALL
- 77. 1/75557863725914323419136" WALL
- 78. 1/151115727451828646838272" WALL
- 79. 1/302231454903657293676544" WALL
- 80. 1/604462909807314587353088" WALL
- 81. 1/1208925819614629174706176" WALL
- 82. 1/2417851639229258349412352" WALL
- 83. 1/4835703278458516698824704" WALL
- 84. 1/9671406556917033397649408" WALL
- 85. 1/19342813113834066795298816" WALL
- 86. 1/38685626227668133590597632" WALL
- 87. 1/77371252455336267181195264" WALL
- 88. 1/154742504910672534362390528" WALL
- 89. 1/309485009821345068724781056" WALL
- 90. 1/618970019642690137449562112" WALL
- 91. 1/1237940039285380274899124224" WALL
- 92. 1/2475880078570760549798248448" WALL
- 93. 1/4951760157141521099596496896" WALL
- 94. 1/9903520314283042199192993792" WALL
- 95. 1/19807040628566084398385987584" WALL
- 96. 1/39614081257132168796771975168" WALL
- 97. 1/79228162514264337593543950336" WALL
- 98. 1/158456325028528675187087900672" WALL
- 99. 1/316912650057057350374175801344" WALL
- 100. 1/633825300114114700748351602688" WALL

<p>Kenney Residence</p> <p>4950 Dunes Circle Oxnard, CA 93035</p>	<p>Org Kenney</p> <p>DATE: 08/20/2014 DRAWN BY: [Name] CHECKED BY: [Name]</p>	<p>STUDI3</p> <p>RESIDENTIAL COMMERCIAL DESIGN</p> <p>12121 WILSON AVENUE SUITE 100 DANA POINT, CA 92629 TEL: 949.441.1111 WWW.STUDI3DESIGN.COM</p>	<p>LEGEND</p> <p>1. 3/4" WALL</p> <p>2. 1/2" WALL</p> <p>3. 1/4" WALL</p> <p>4. 1/8" WALL</p> <p>5. 1/16" WALL</p> <p>6. 1/32" WALL</p> <p>7. 1/64" WALL</p> <p>8. 1/128" WALL</p> <p>9. 1/256" WALL</p> <p>10. 1/512" WALL</p> <p>11. 1/1024" WALL</p> <p>12. 1/2048" WALL</p> <p>13. 1/4096" WALL</p> <p>14. 1/8192" WALL</p> <p>15. 1/16384" WALL</p> <p>16. 1/32768" WALL</p> <p>17. 1/65536" WALL</p> <p>18. 1/131072" WALL</p> <p>19. 1/262144" WALL</p> <p>20. 1/524288" WALL</p> <p>21. 1/1048576" WALL</p> <p>22. 1/2097152" WALL</p> <p>23. 1/4194304" WALL</p> <p>24. 1/8388608" WALL</p> <p>25. 1/16777216" WALL</p> <p>26. 1/33554432" WALL</p> <p>27. 1/67108864" WALL</p> <p>28. 1/134217728" WALL</p> <p>29. 1/268435456" WALL</p> <p>30. 1/536870912" WALL</p> <p>31. 1/1073741824" WALL</p> <p>32. 1/2147483648" WALL</p> <p>33. 1/4294967296" WALL</p> <p>34. 1/8589934592" WALL</p> <p>35. 1/17179869184" WALL</p> <p>36. 1/34359738368" WALL</p> <p>37. 1/68719476736" WALL</p> <p>38. 1/137438953472" WALL</p> <p>39. 1/274877906944" WALL</p> <p>40. 1/549755813888" WALL</p> <p>41. 1/1099511627776" WALL</p> <p>42. 1/2199023255552" WALL</p> <p>43. 1/4398046511104" WALL</p> <p>44. 1/8796093022208" WALL</p> <p>45. 1/17592186044416" WALL</p> <p>46. 1/35184372088832" WALL</p> <p>47. 1/70368744177664" WALL</p> <p>48. 1/140737488355328" WALL</p> <p>49. 1/281474976710656" WALL</p> <p>50. 1/562949953421312" WALL</p> <p>51. 1/1125899906842624" WALL</p> <p>52. 1/2251799813685248" WALL</p> <p>53. 1/4503599627370496" WALL</p> <p>54. 1/9007199254740992" WALL</p> <p>55. 1/18014398509481984" WALL</p> <p>56. 1/36028797018963968" WALL</p> <p>57. 1/72057594037927936" WALL</p> <p>58. 1/144115188075855872" WALL</p> <p>59. 1/288230376151711744" WALL</p> <p>60. 1/576460752303423488" WALL</p> <p>61. 1/1152921504606846976" WALL</p> <p>62. 1/2305843009213693952" WALL</p> <p>63. 1/4611686018427387904" WALL</p> <p>64. 1/9223372036854775808" WALL</p> <p>65. 1/18446744073709551616" WALL</p> <p>66. 1/36893488147419103232" WALL</p> <p>67. 1/73786976294838206464" WALL</p> <p>68. 1/147573952589676412928" WALL</p> <p>69. 1/295147905179352825856" WALL</p> <p>70. 1/590295810358705651712" WALL</p> <p>71. 1/1180591620717411303424" WALL</p> <p>72. 1/2361183241434822606848" WALL</p> <p>73. 1/4722366482869645213696" WALL</p> <p>74. 1/9444732965739290427392" WALL</p> <p>75. 1/18889465931478580854784" WALL</p> <p>76. 1/37778931862957161709568" WALL</p> <p>77. 1/75557863725914323419136" WALL</p> <p>78. 1/151115727451828646838272" WALL</p> <p>79. 1/302231454903657293676544" WALL</p> <p>80. 1/604462909807314587353088" WALL</p> <p>81. 1/1208925819614629174706176" WALL</p> <p>82. 1/2417851639229258349412352" WALL</p> <p>83. 1/4835703278458516698824704" WALL</p> <p>84. 1/9671406556917033397649408" WALL</p> <p>85. 1/19342813113834066795298816" WALL</p> <p>86. 1/38685626227668133590597632" WALL</p> <p>87. 1/77371252455336267181195264" WALL</p> <p>88. 1/154742504910672534362390528" WALL</p> <p>89. 1/309485009821345068724781056" WALL</p> <p>90. 1/618970019642690137449562112" WALL</p> <p>91. 1/1237940039285380274899124224" WALL</p> <p>92. 1/2475880078570760549798248448" WALL</p> <p>93. 1/4951760157141521099596496896" WALL</p> <p>94. 1/9903520314283042199192993792" WALL</p> <p>95. 1/19807040628566084398385987584" WALL</p> <p>96. 1/39614081257132168796771975168" WALL</p> <p>97. 1/79228162514264337593543950336" WALL</p> <p>98. 1/158456325028528675187087900672" WALL</p> <p>99. 1/316912650057057350374175801344" WALL</p> <p>100. 1/633825300114114700748351602688" WALL</p>	<p>A1</p> <p>Plan</p>
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