



Planning Division

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Christopher Williamson, AICP, Principal Planner

DATE: October 6, 2011

SUBJECT: Planning and Zoning Permit No. 11-500-08 (Minor Special Use Permit),
Located at 1471 Pacific Avenue.

- 1) **Recommendation:** That the Planning Commission approve Planning and Zoning Permit No. 11-500-08 for an indoor soccer instruction facility, subject to certain findings and conditions.
- 2) **Project Description and Applicant:** Evening and weekend indoor soccer instruction for individuals and groups within a 7,000 square foot building located at 1471 Pacific Avenue within the Channel Islands Business Center. Filed by Urian Lopez, 2731 Smokey Mountain Drive, Oxnard, CA.
- 3) **Existing & Surrounding Land Uses:** The proposed use is within the Channel Islands Business Center within an existing warehouse/industrial building surrounded by similar buildings (Attachment A).

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	ML-PD	Industrial Limited	Light Industrial
North	ML-PD	Industrial Limited	Light Industrial
South	ML-PD	Industrial Limited	Vacant parcels
East	ML-PD	Industrial Limited	Light Industrial
West	ML	Industrial Limited	Light Industrial

- 4) **Background Information:** The proposed facility is located in one of two units (1451 and 1471 Pacific Avenue) in a 16,200 square foot tile-up warehouse structure developed under Special Use Permit PZ 97-500-64 and completed in 1998. The adjacent abutting structure (1401 and 1431 Pacific Avenue) is a similar structure and was developed at the same time. The total size of both buildings is 32,400 square feet with 65 parking spaces and reciprocal

access. The interior includes offices and bathrooms at the front of the building with the remaining area an open warehouse floor. Neighboring uses are Gold Coast Glass (1401), Central Coast Filter and Supply (1431), and Fredy’s Ceramic Tile (1451).

5) Environmental Determination: In accordance with Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, projects involving “minor alternations to existing structures” may be found to be exempt from the requirements of CEQA. This project does not propose any changes to the existing building and all activities are conducted within the building. 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 (Attachment C).

6) Analysis:

a) **General Discussion:** The applicant is currently operating a similar indoor soccer instruction facility at 2731 Buckaroo Avenue, within the Wagon Wheel area. The hours of operation at the proposed location would be Monday to Friday, 7:00 p.m. to 11:00 p.m. and Saturday, 10:00 a.m. to 8:00 p.m. All ages groups participate and soccer training ranges from one-on-one to small groups. The existing interior would not be changed and instruction would occur in the open warehouse floor area. The largest number of students and trainers at any one time would be 30.

b) **General Plan Consistency:** The proposed use is consistent with the 2020 General Plan land use designation of Light Industrial.

POLICY	DISCUSSION
<i>Park and Recreation Goal #1</i> A variety of quality recreation facilities and resources for Oxnard residents (pg. XIII-15).	The proposed use would allow and existing recreation use to relocate and continue to respond to Oxnard resident interest in soccer.
<i>Economic Development Objective B.3</i> Identify and attract high quality commercial, retail and industrial businesses to Oxnard that are compatible with the community’s business climate and that are not detrimental to the existing local economy (page XI-15).	The proposed use is compatible with the surrounding light industrial uses, allows an existing business to relocate within the City without being detrimental to the local economy.

c) **Conformance with Zoning Development Standards:** The proposed development is located in the Limited Manufacturing-Planned Development (ML-PD) zone district. In accordance with the City Code, the proposed commercial recreation may be permitted with an approved special use permit “...in freestanding structures or as a freestanding use.” (§ 16-186.1(A)) Commercial recreation is defined in the City Code as “Indoor or outdoor sport, game, or recreational activity which may occur within a building or as outdoor activity, including but not limited to arenas, stadiums, rinks, golf courses, ranges,

auditoriums, or theaters.” These listed uses also have separate parking requirements as they have high traffic generation compared to light manufacturing uses. Staff interprets the proposed recreation instruction use as a form of commercial recreation that may be allowed in a typical light industrial structure as the parking for the proposed use is compatible with light industrial parking requirements.

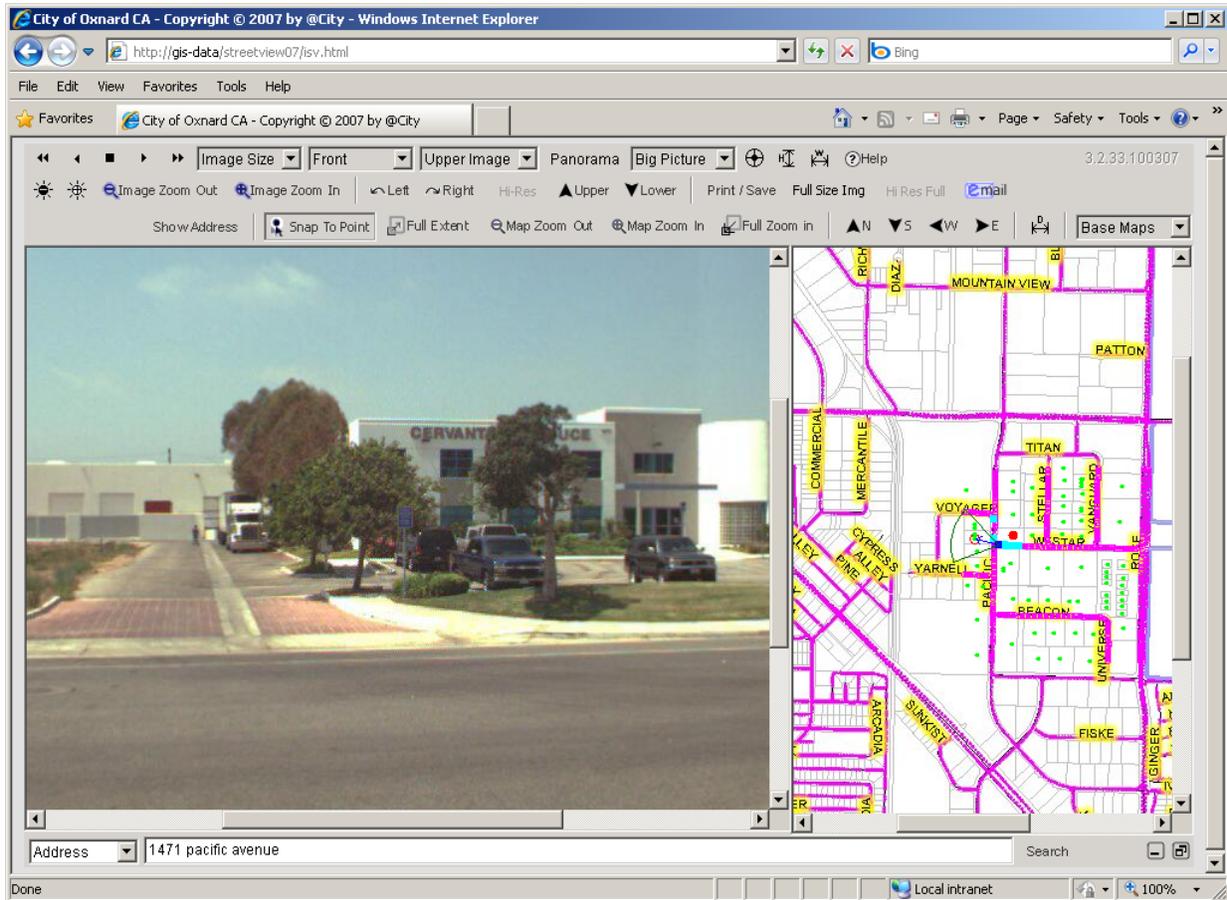
- d) **Site Design:** There are no proposed changes to the existing structure.
- e) **Circulation and Parking:** There is no Code-specific parking requirement for a soccer instruction use. The City Code parking requirement for light industrial is one space per 500 square feet and the 7,000 square foot industrial space requires 14 parking spaces. The Applicant has submitted a letter (Attachment D) that details the hours of operation, estimates the expected number of students and staff and parking demand, and relates his agreements with the building owner and adjacent businesses. The Applicant letter states that the hours of operation are 3:00 to 11:00 pm with the earlier hours being children dropped off by parents followed by adults in the evening hours and that parking needed before 6:00 pm is 8 spaces, and up to 15 in the evening hours. The Applicant also states the building owner and adjacent businesses have all agreed that the proposed use would not impact their businesses. As a multitenant building with a common parking lot with a total of 68 spaces the proposed use is found compatible with the other occupants. Special Planning condition No. 12 limits the Applicant’s parking to 14 parking spaces on weekdays before 6:00 pm.
- f) **Building Design:** There are no proposed changes to the existing structure.
- g) **Signs:** Signage will be under a subsequent permit and conforming to the Channel Islands Business Center master sign program.

7) Appeal Procedure: In accordance with Section 16-545 of the City Code, the Planning Commission’s action may be appealed to the City Council within 18 working days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period.

Attachments:

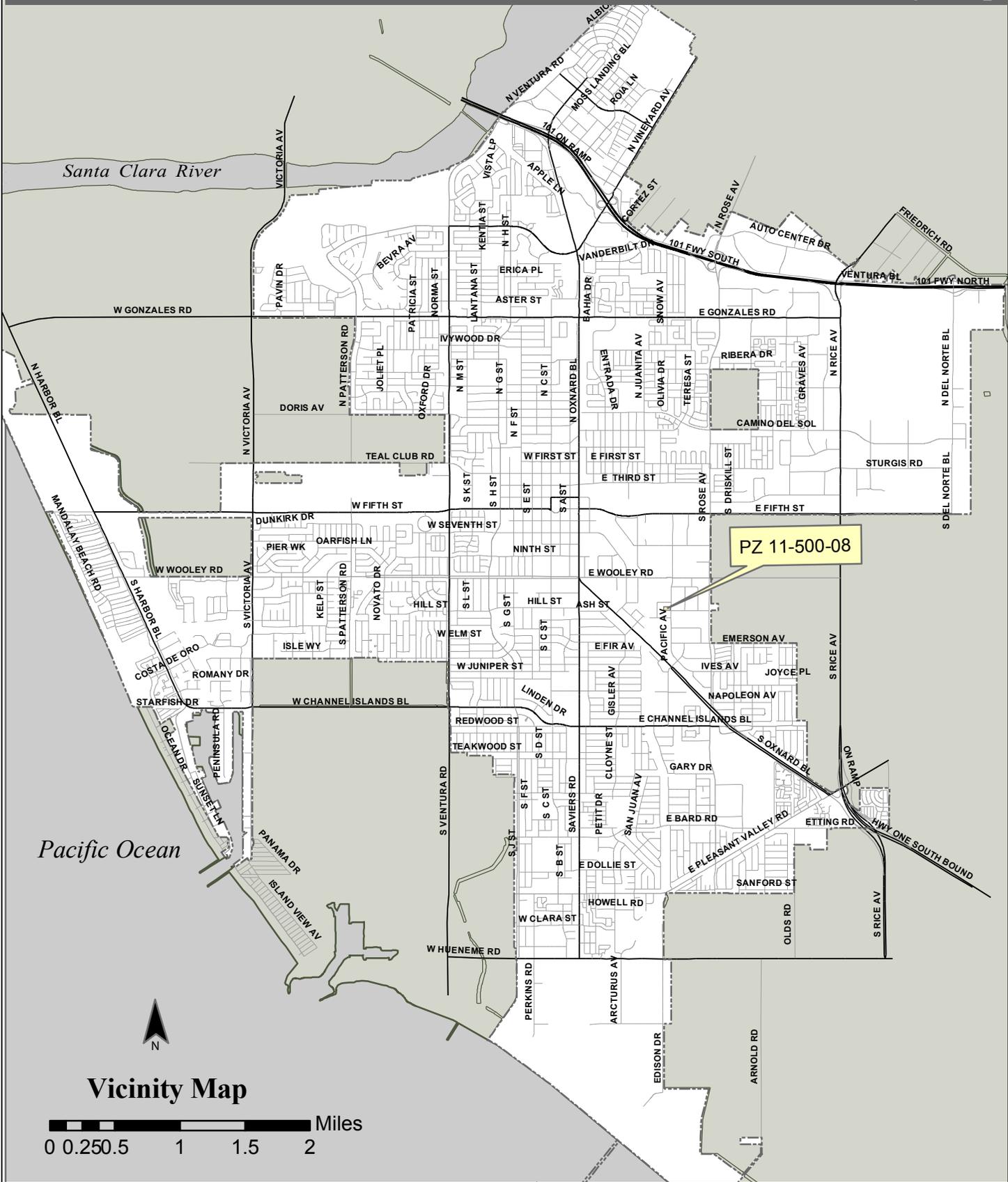
- A. Maps (Vicinity, General Plan, Zoning)
- B. Reduced Project Plans
- C. CEQA Exemption
- D. Applicant’s Letter
- E. Resolution

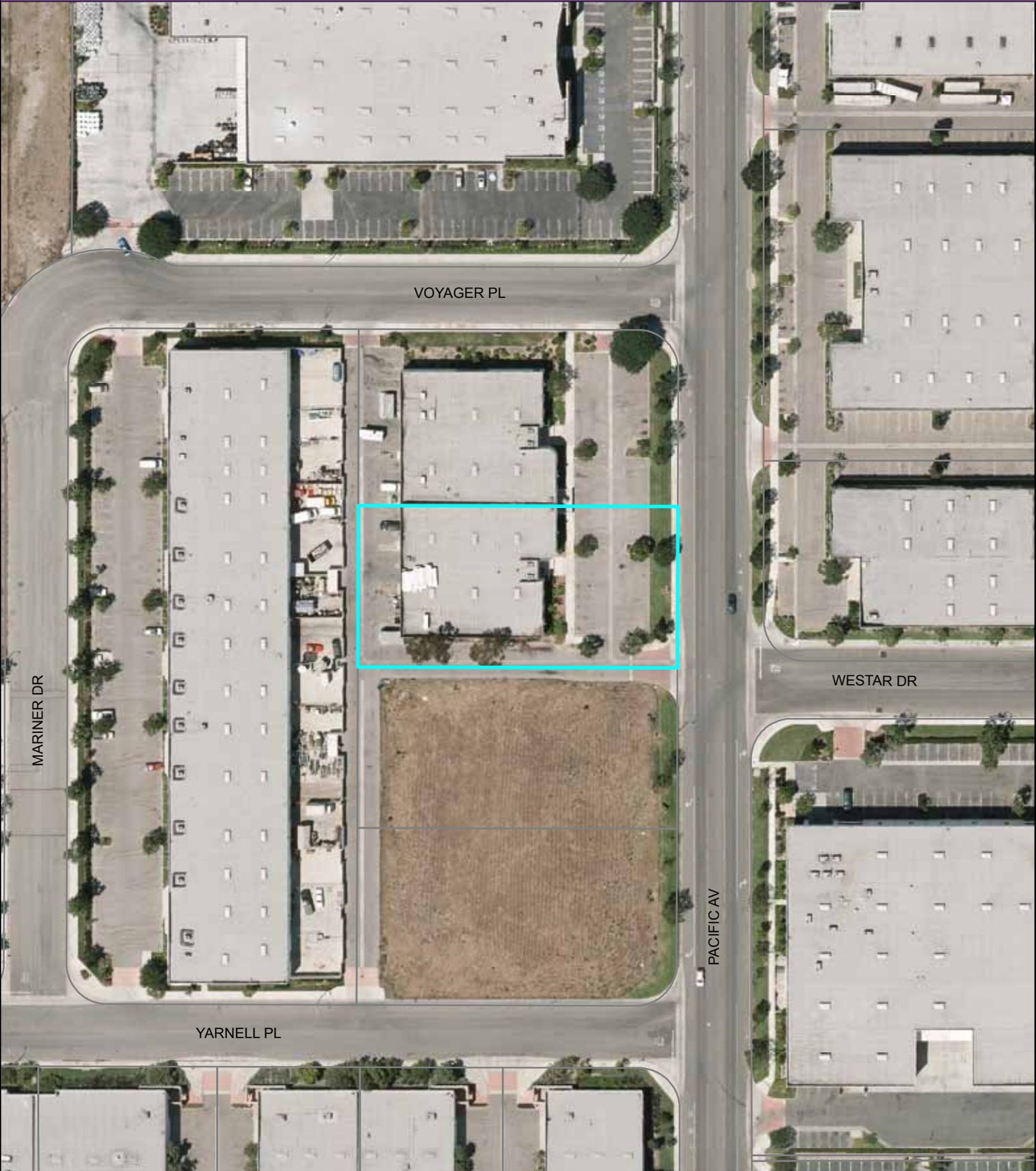
Prepared by: _____ CW
Approved by: _____ MW



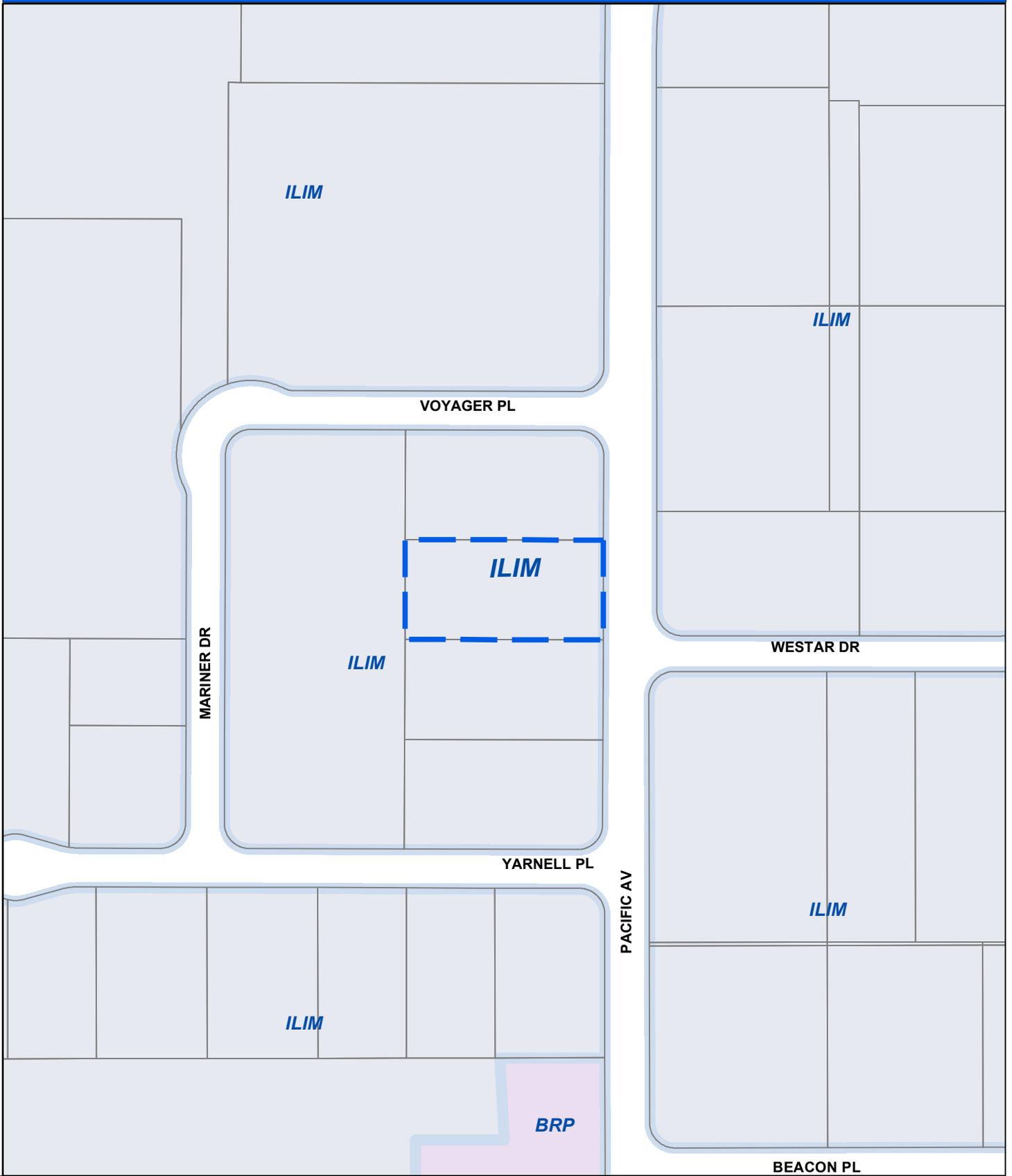
1.

Vicinity Map





General Plan Map



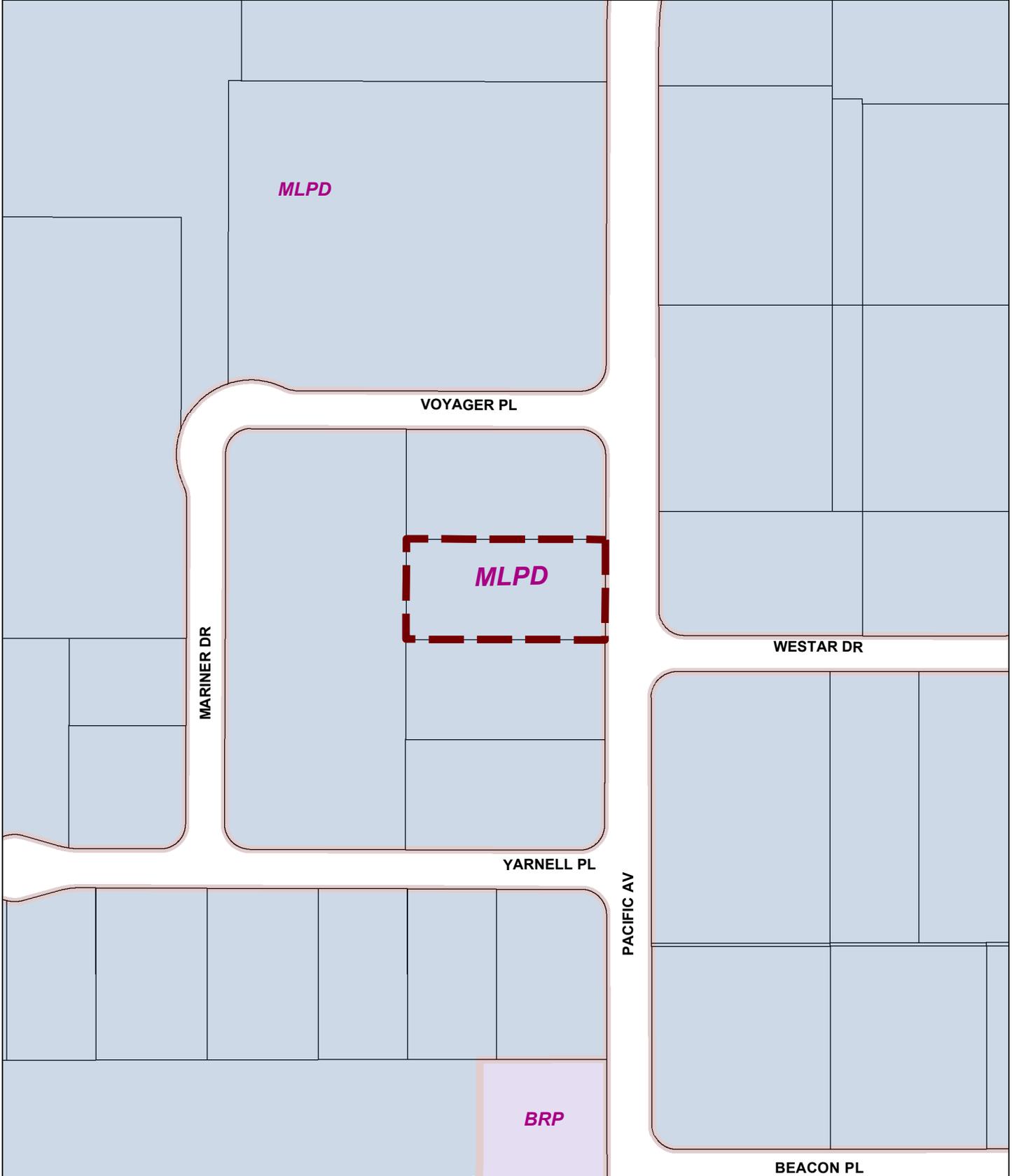
PZ 11-500-08
Location: 1471 Pacific Av
APN: 2220030130
Urian Lopez

0.375 150 225 300 Feet

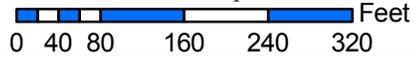
General Plan Map



Zone Map



PZ 11-500-08
Location: 1471 Pacific Av
APN: 2220030130
Urian Lopez

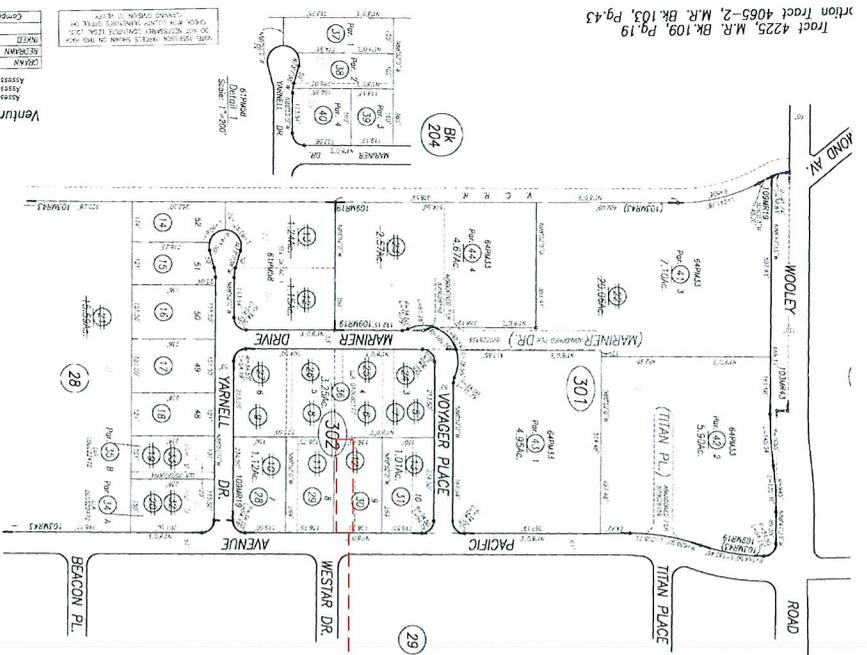


Zone Map



1:2,187

Tract 4225, M.R. Bk. 109, Pg. 19
 Section 17, M.R. Bk. 103, Pg. 43



CITY OF OXNARD
 Ventura County Assessor's Map
 Assessor's Parcel Numbers Shown in Black
 Assessor's World Number Shown in Purple
 Compiled By Ventura County Assessor's Office
 PREVIOUS Bk 204 & 217
 12-21-2006
 10-27-2006
 08-87 902L
 092L

ASSESSORS PARCEL NUMBER
 220-0-301-305

DATE	REVISION	DESCRIPTION
12/21/06	1	INITIAL MAP
10/27/06	2	ADDED PARCEL 305
08/87	3	ADDED PARCEL 302



RANCHO EL RIO DE SANTA CLARA O'LA COLONIA
 PORTON SUBDIVISIONS 38 & 41
 Tax Rate Area
 0.121
 03135
 220-30

PARCEL MAP

SCALE 1:2000



SITE MAP

SCALE 1:2000

1471 PACIFIC AVENUE



SHEET NUMBER
A-101

PROJECT NAME:
 OXNARD INDOOR SOCCER

APPLICANT:
 URIAN LOPEZ
 2731 SMOKEY MOUNTAIN DRIVE
 OXNARD, CA 93030
 TEL: (805) 290-5217

OWNER:
 ANTHONY VOLLERUNG
 1471 PACIFIC AVENUE
 TEL: (805) 886-4977

DRAFTING SERVICES:
 RAFAEL LOPEZ
 1931 LINCOLN CT.
 TEL: (805) 407-4845

INDEX OF DRAWINGS

- A-101 SITE MAP/PARCEL MAP
- A-102 ROOF PLAN/PARKING
- A-103 FLOOR PLANS
- A-104 ELEVATIONS

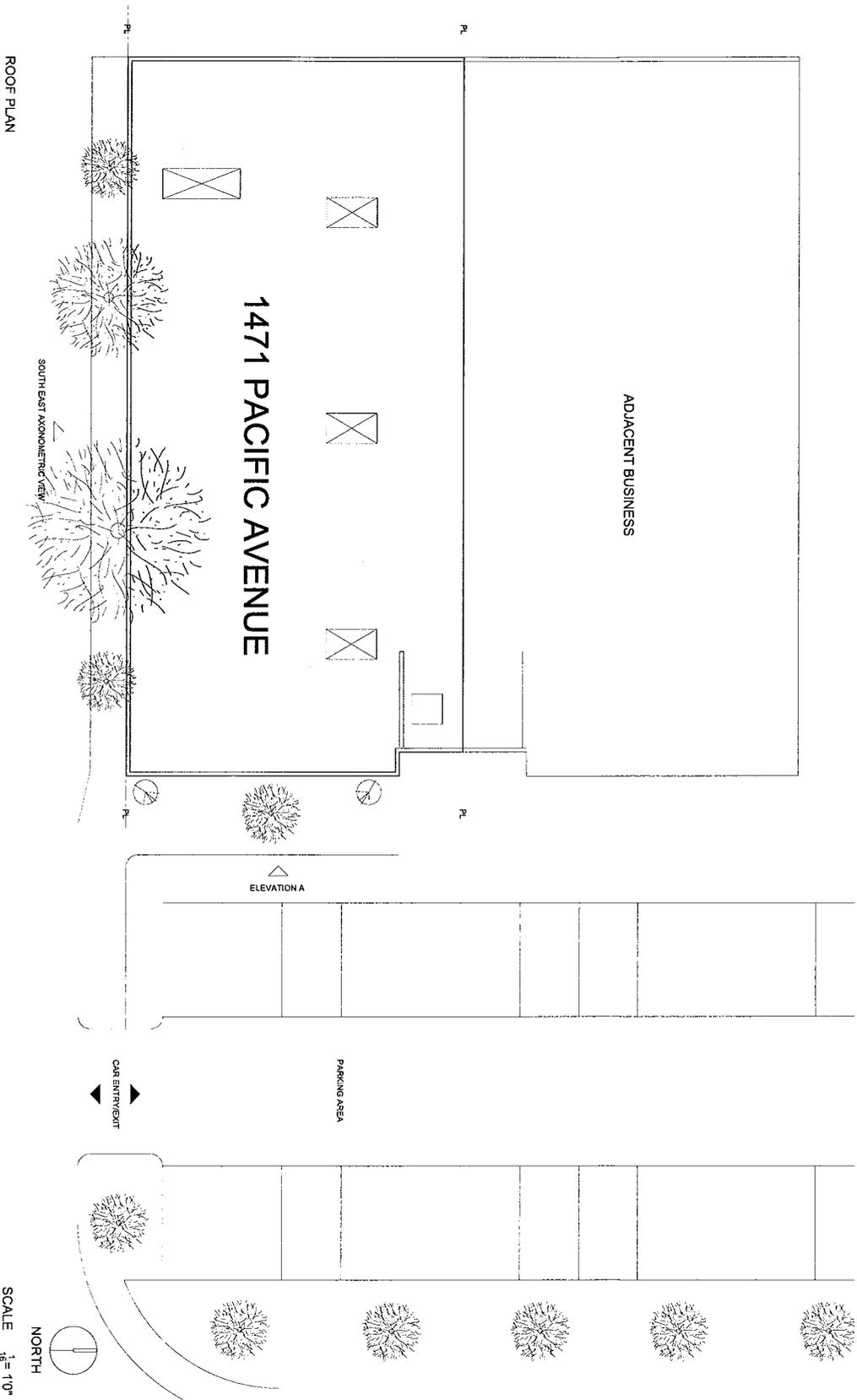
PROJECT DESCRIPTION:
 CONVERT EXISTING BUILDING INTO A WORK-OUT FACILITY

ASSESSORS PARCEL NUMBER:
 220-0-301-305

LOT SIZE:
 7,000 SQ. FT.

PROJECT ADDRESS:
 1471 PACIFIC AVENUE
 OXNARD, CA 93033

SCALE:
 AS NOTED



PROJECT NAME
 OXNARD INDOOR SOCCER

APPLICANT:
 URIAN LOPEZ
 2731 SMOKEY MOUNTAIN DRIVE
 OXNARD, CA. 93030
 TEL: (805) 290-5217

OWNER:
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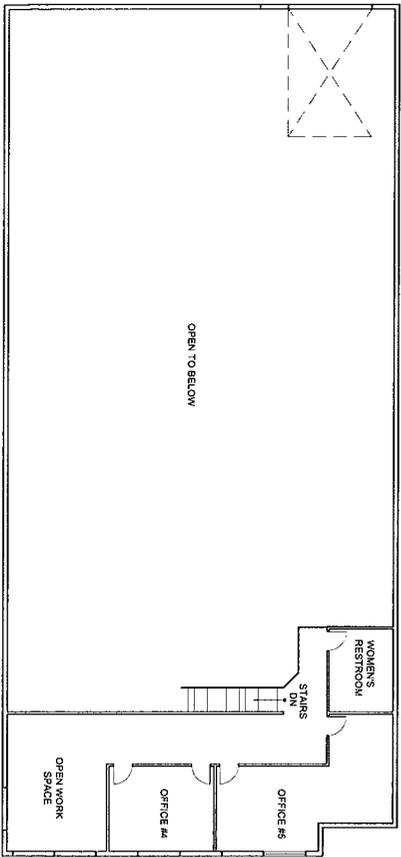
PROJECT DESCRIPTION:
 CONVERT EXISTING BUILDING
 INTO A WORK-OUT FACILITY

ASSESSORS PARCEL NUMBER:
 220-0-301-305
 LOT SIZE:
 7,000 SQ. FT.

PROJECT ADDRESS:
 1471 PACIFIC AVENUE
 OXNARD, CA. 93033

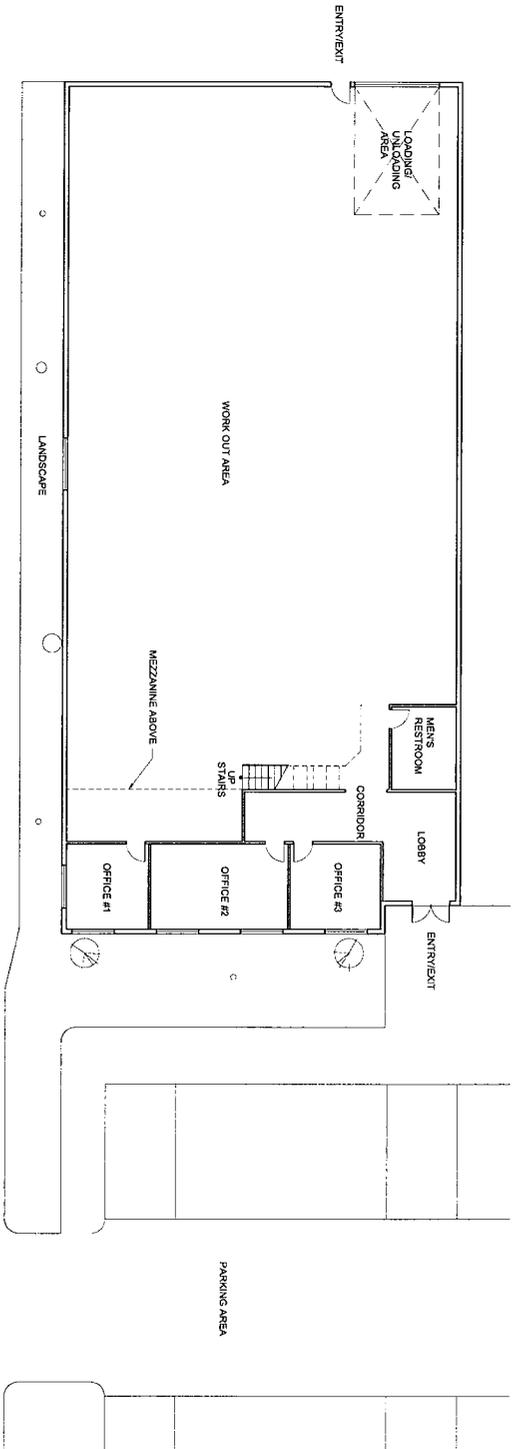
SCALE:
 AS NOTED

SHEET NUMBER
 A-102



SECOND LEVEL FLOOR PLAN

SCALE 1:2000



FIRST LEVEL FLOOR PLAN

SCALE 1:2000

PROJECT NAME

OXNARD INDOOR SOCCER

APPLICANT:

URIAN LOPEZ
2731 SMOKEY MOUNTAIN DRIVE
OXNARD, CA. 93030
TEL: (805) 290-5217

OWNER:

ANTHONY VOLLERLING
1471 PACIFIC AVENUE
TEL: (805) 886-4977

DRAFTING SERVICES:

RAFAEL LOPEZ
1931 LINCOLN CT.
TEL: (805) 407-4845

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- A-102 ROOF PLAN/PARKING
- A-103 FLOOR PLANS
- A-104 ELEVATIONS

PROJECT DESCRIPTION:

CONVERT EXISTING BUILDING INTO A WORK-OUT FACILITY

ASSESSORS' PARCEL NUMBER: 220-0-301-305

LOT SIZE: 7,000 SQ. FT.

PROJECT ADDRESS:

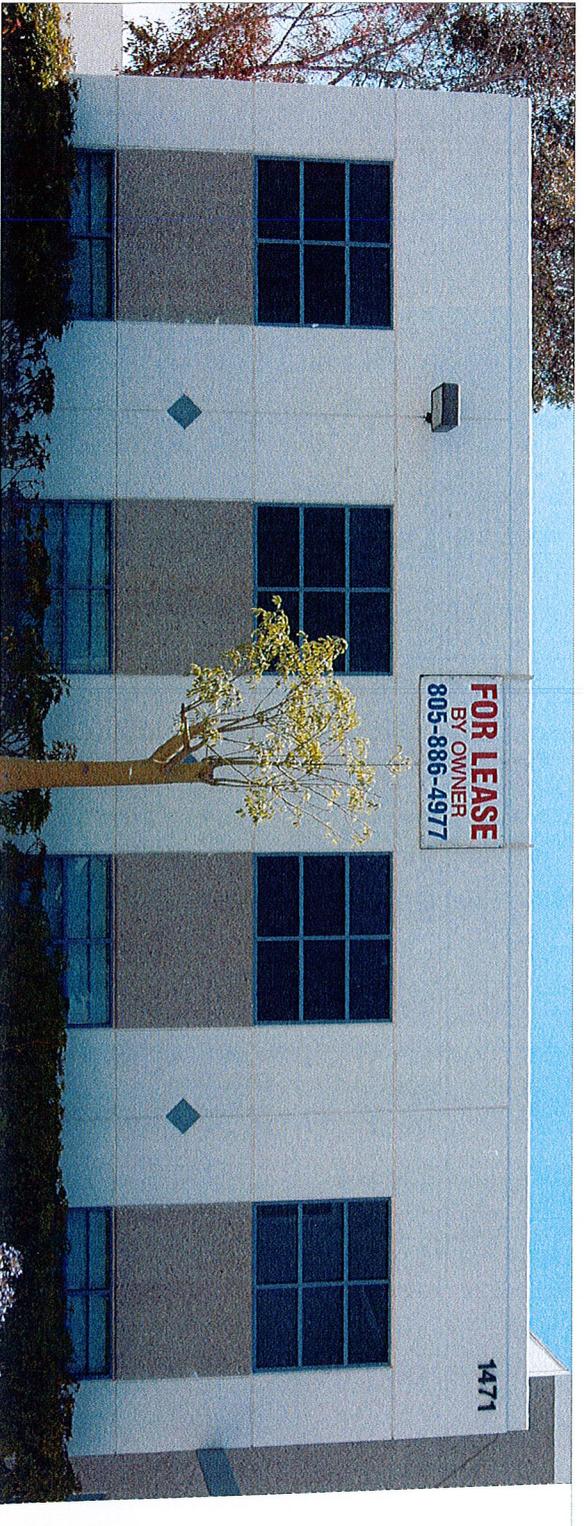
1471 PACIFIC AVENUE
OXNARD, CA. 93033

SCALE:

AS NOTED

SHEET NUMBER

A-103



ELEVATION A

NOT TO SCALE



SOUTH EAST AXONOMETRIC VIEW

NOT TO SCALE

PROJECT NAME

OXNARD INDOOR SOCCER

APPLICANT:
 URIAN LOPEZ
 2731 SMOKEY MOUNTAIN DRIVE
 OXNARD, CA 93030
 TEL: (805) 290-5217

OWNER:
 ANTHONY VOLLERER
 1471 PACIFIC AVENUE
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- A-104 ELEVATIONS

PROJECT DESCRIPTION:

CONVERT EXISTING BUILDING INTO A WORK-OUT FACILITY

ASSESSORS PARCEL NUMBER:
 220-0-301-305

LOT SIZE:
 7,000 SQ. FT.

PROJECT ADDRESS:

1471 PACIFIC AVENUE
 OXNARD, CA. 93033

SCALE:

AS NOTED

SHEET NUMBER

A-104



NOTICE OF EXEMPTION

Project Description:

PLANNING AND ZONING PERMIT NO. 11-500-08, a request to allow evening and weekend indoor individual and group soccer instruction within an existing 7,000 square foot industrial building at 1471 Pacific Avenue within the Channel Islands Business Center. File by Urian Lopez, 2731 Smokey Mountain Drive, Oxnard, CA.

Finding:

The Planning Division of the Development Services Department of the City of Oxnard has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

- Ministerial Project
- Categorical Exemption
- Statutory Exemption
- Emergency Project
- Quick Disapproval [CEQA Guidelines, 14 Cal. Code of Regs. 15270]
- No Possibility of Significant Effect [CEQA Guidelines, 14 Cal. Code of Regs. 15061(b)(3)]

Supporting Reasons: In accordance with the California Environmental Quality Act Guidelines and Section 15301 of the California Code of Regulations, projects involving minor changes to existing facilities may be found exempt from the requirements of CEQA. The proposed project is conducted wholly within an existing building with no changes to the building's exterior. Therefore, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment.

(Date)

Susan L. Martin, AICP
Planning Division Manager

Dear City Council of Oxnard, planner Chris Williamson has brought to my attention that a clarification is needed for the parking situation at 1471 Pacific Ave. The Landlord at the facility has granted me 18 spaces including 2 handicapped spaces for clientele to parking. My hours of operation are Monday-Sunday from 3pm-11pm. The age and gender of guest that I expect to attend are typically young kids in the evenings and adults in the afternoon. The current facility that I manage gets around 15-20 guest per hour all of which do either come alone or carpool.

The earlier hours of operation are intended for youth training programs were the kids are typically dropped off by parents. Another group of kids tended to carpool. So from the hours of 3pm-6pm the average parking space used per hour is 8. From the hours of 6pm-11pm is when the adult programs begin. They typically use 12-15 parking spaces per hour. Every other guest tends to carpool or commute together. Just to prove my facts all of these figures are numbers I currently get on a day to day base at my current facility.

I have made a personal observation of the location and have spoken to both the landlord and current tenants about there demand for parking and hours of operation. There are three tenants on the property all of which only use 4 parking spaces for business as they all are distributors and wholesalers so there demand for parking is not a concern since there major business is done through there roll up doors. Also there hours of operation for all three tenants are Monday-Friday from 9am-5pm and closed weekends. My busiest hours of business are typically 6pm-11pm the hours when my neighbors close.

Adding all these facts and having permission from the landlord if the time came for additional parking it would not be a problem. Each building has a total of 18 spaces per lot so if you add them all up I would have access to around 70 spaces from the hours of 6pm-11pm with full consent and permission from the landlord and tenants.

Urian Lopez



9/29/11

RESOLUTION NO. [PZ 11-500-08]

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING SPECIAL USE PERMIT NO. PZ 11-500-08, SUBJECT TO CERTAIN CONDITIONS, TO ALLOW EVENING AND WEEKEND INDOOR SOCCER INDIVIDUAL AND GROUP SOCCER TRAINING LOCATED AT 1471 PACIFIC AVENUE (APN 220-030-130), FILED BY URIAN LOPEZ, 2731 SMOKEY MOUNTAIN DRIVE, OXNARD, CA.

WHEREAS, the Planning Commission of the City of Oxnard has considered an application for Planning and Zoning Permit No. 11-500-08, filed by Urian Lopez (Applicant) in accordance with Section 16-530 through 16-553 of the Oxnard City Code; and

WHEREAS, Section 15301 of Title 14 of the California Code of Regulations exempts the project from the requirement for the preparation of documents imposed by the California Environmental Quality Act; and

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing, that the following circumstances exist:

1. That the proposed use is in conformance with the 2020 General Plan and other adopted policies of the City of Oxnard.
2. The proposed use will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures or to the public health, safety, or general welfare.
3. The proposed use is at a site that is adequate in size, shape, and parking as required by section 16-532.
4. The proposed use is served by adequate roadways.
5. The proposed site is served by adequate wastewater, water, and storm drainage infrastructure and fire and police services,

\WHEREAS, the Planning Commission finds that the Applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this resolution as being reasonable manner of preserving, protecting, providing for, and fostering the health, safety and welfare of the citizenry in general and the persons who work, visit or live in this development in particular.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby approves this permit subject to the following conditions. The decision of the Planning Commission is final unless appealed in accordance with the provisions of Section 16-545 of the Oxnard City Code.

STANDARD PROJECT CONDITIONS

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-1*) while some are taken from environmental documents (e.g. *MND-S2*).

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	PL	Planning
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic
PD	Police	B	Building Plan Checker
SC	Source Control	FD	Fire
PK	Parks	CE	Code Enforcement

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated October 6, 2011, (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning Division Manager or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)
3. This permit shall automatically become null and void 24 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements, or the beginning of the proposed use. (PL, *G-3*)
4. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, *G-5*)
5. Developer agrees, as a condition of adoption of this resolution, at Developer’s own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or

determinations taken, done or made prior to the approval of such resolution that were part of the approval process. Developer's commencement of construction or operations pursuant to the resolution shall be deemed to be an acceptance of all conditions thereof. (CA, G-6)

6. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, G-9)
7. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
8. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
9. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, G-13)
10. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)
11. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property. (PL, G-15).

PLANNING DIVISION SPECIAL CONDITION

12. The total parking demand for employees and students shall not exceed 14 parking spaces before 6:00 p.m. on weekdays.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 6th day of October, 2011, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

Patrick Mullin, Chairperson

ATTEST: _____
Susan L. Martin, Secretary