Planning Division

PLANNING COMMISSION STAFF REPORT

TO: Planning Commission

FROM: Christopher Williamson, AICP, Senior Planner

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.

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
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

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
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 superceed 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

Proposed Land Use Designation Changes

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)

ATTACHMENT A

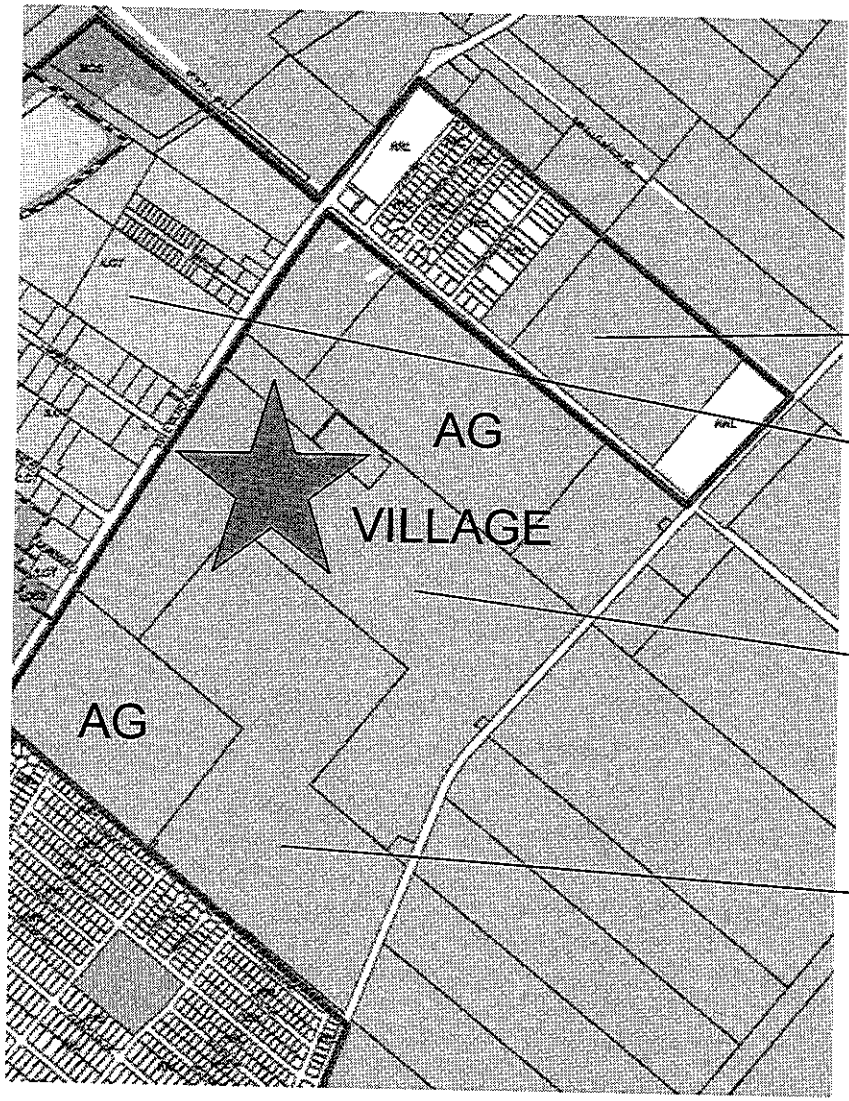
Continue traditional land use hierarchies:

RESIDENTIAL	COMMERCIAL	INDUSTRIAL
Low	Convenience	Business Research
Low-Medium	Neighborhood	Limited
Medium	Community	Light
Medium High (new)	Regional	Central Industrial Area (heavy)
High		
	General	
Mobile Home Park (new)	Central Business District	Public Utility/Energy
	Visitor Serving	Easement
	Office	

OPEN SPACE	OTHER	[Coastal Zone]
Agriculture	Public/Semi Public	Coastal Dependent Ind.
Open Space	Airport Compatible	Visitor Serving
Resource Protection	Urban Village (new)	Recreation
Parks	Schools (new)	
	Height Overlay (new)	

1 North

1 North



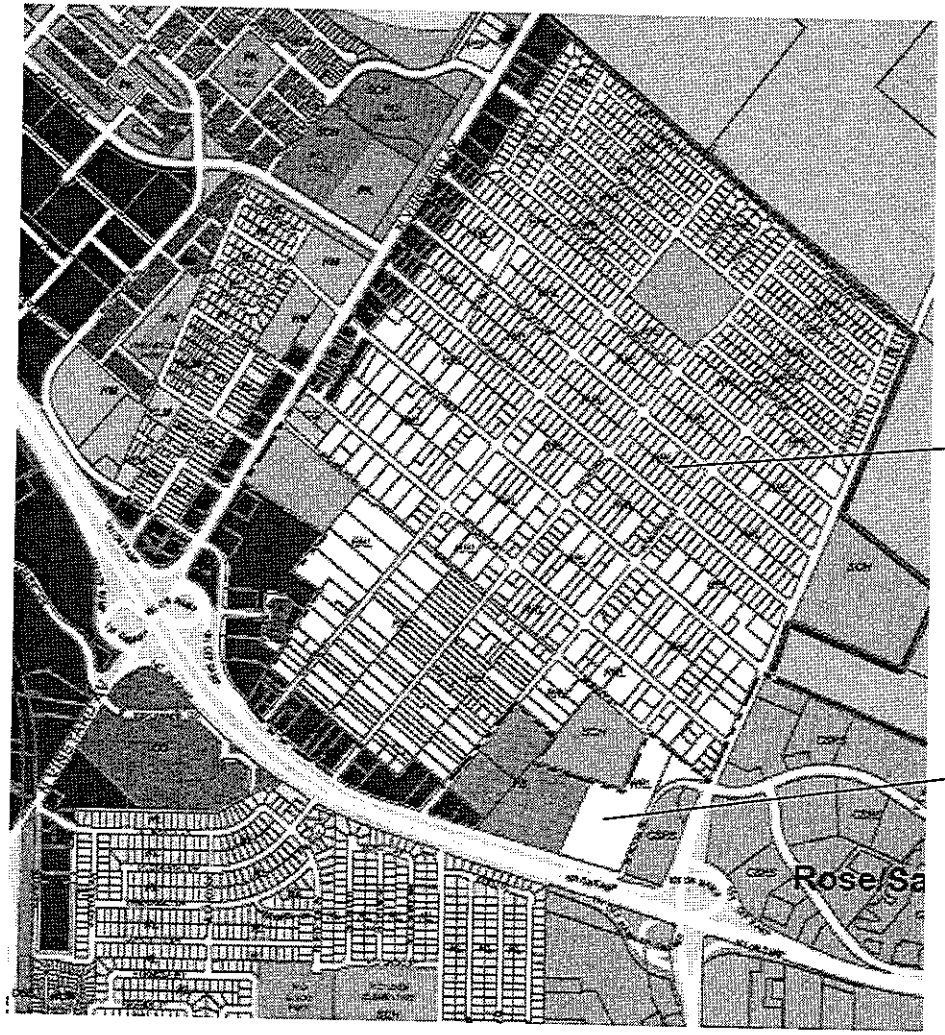
Ag to SCHOOL
(Rio Mesa HS)

Light Industrial to
PUBLIC (JJC)

Ag to MEDIUM HSG
and PARK

Ag to UTILITY
(United Water
spreading grounds)

1 North

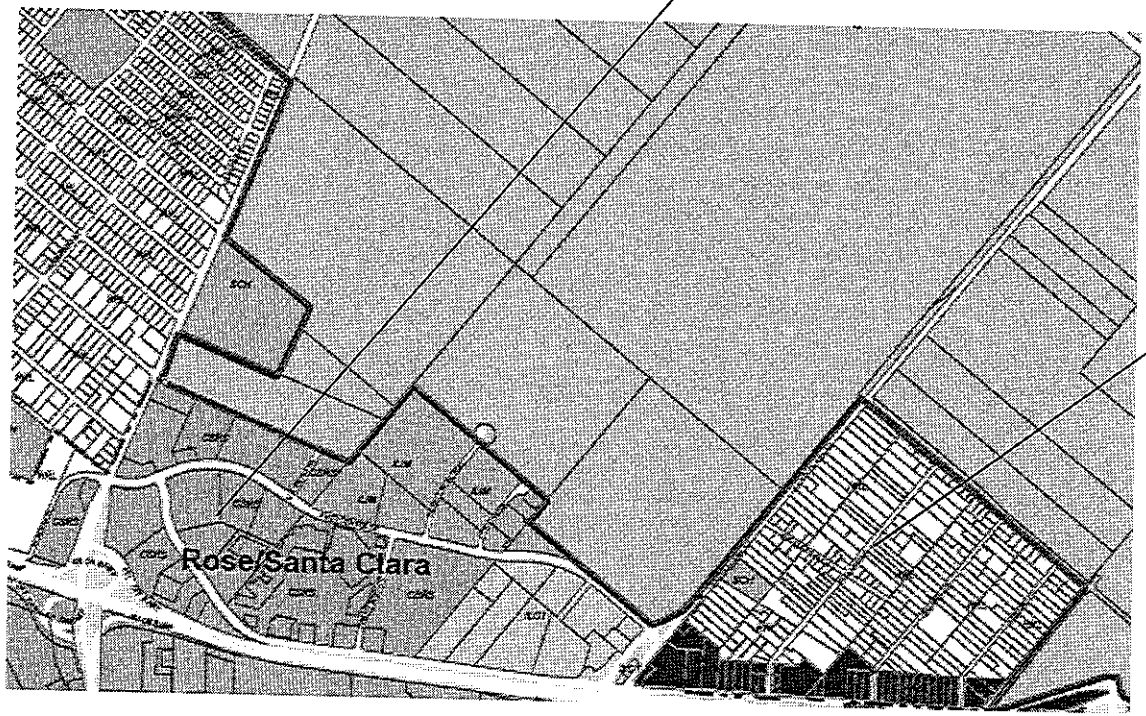


Rural to RES LOW

Rural to MH PARK

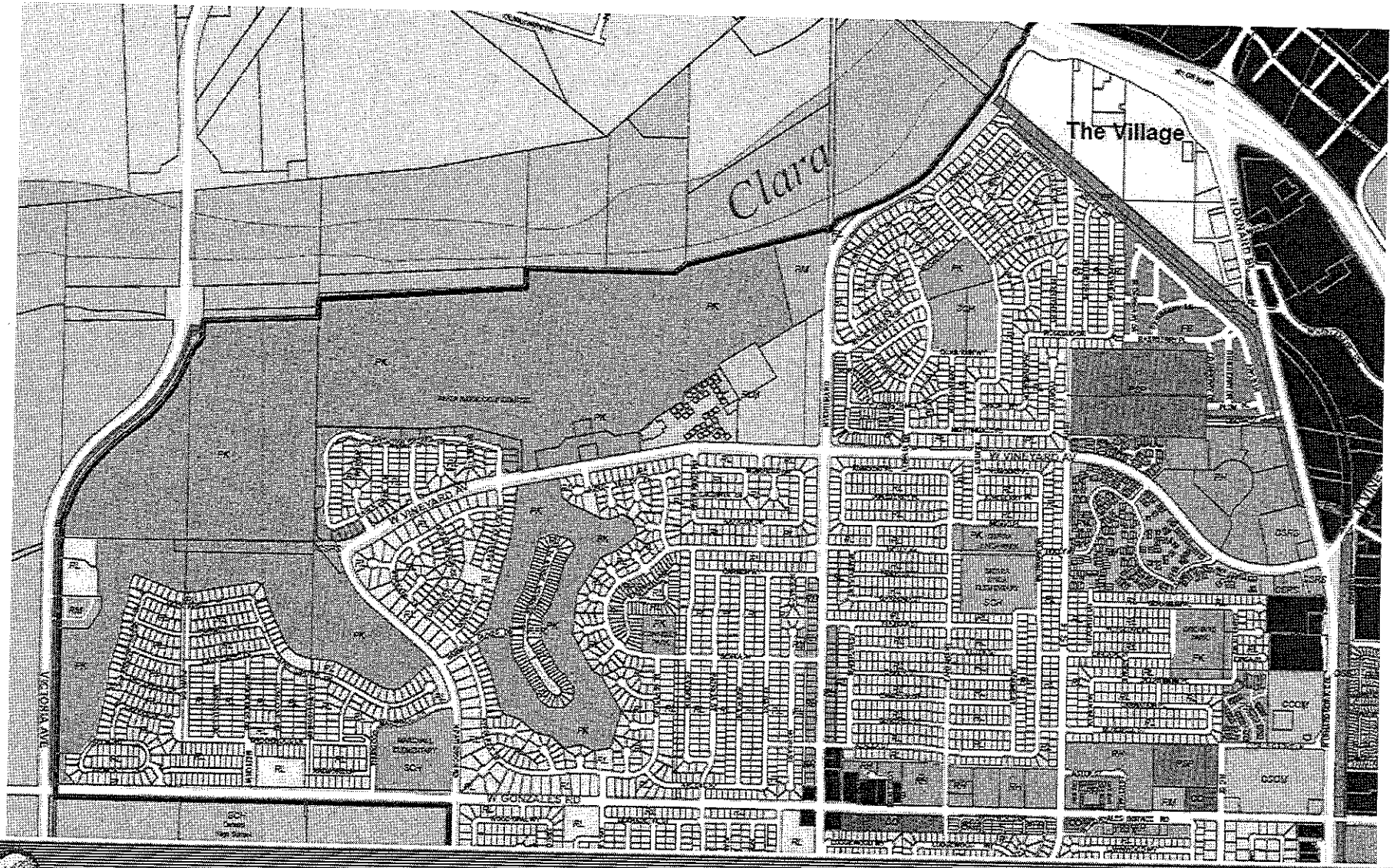
1 North

From RSC Specific Plan to
REGIONAL COMMERCIAL

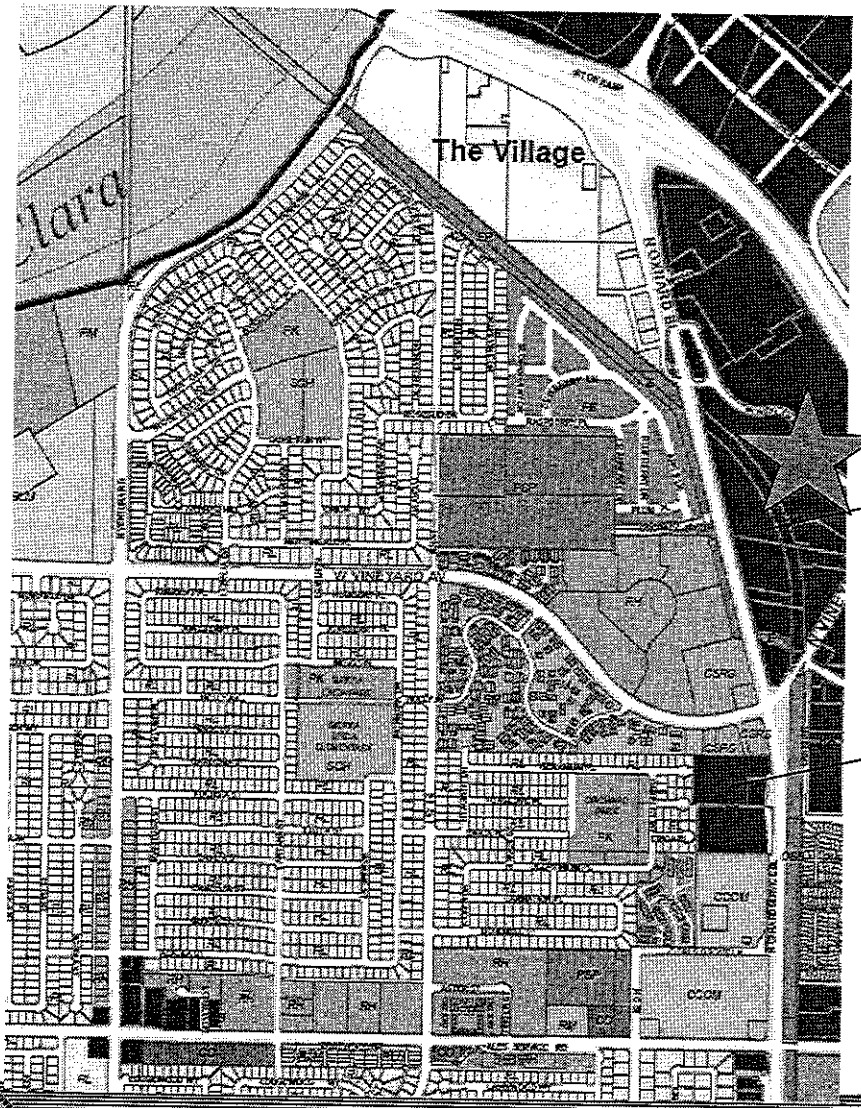


From Rural
To RES LOW

2 Northwest



2 Northwest



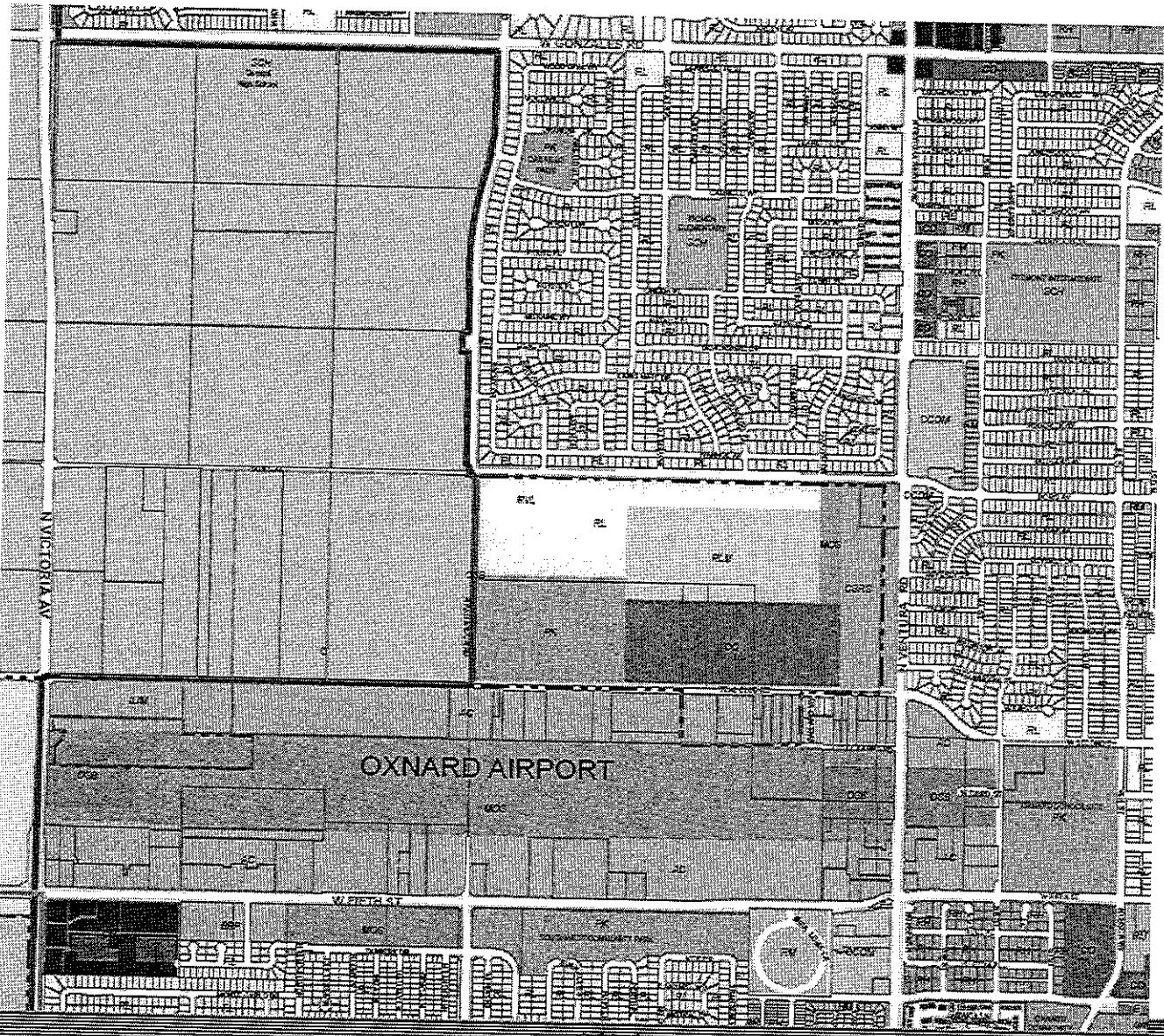
No changes to Wagon Wheel or Vineyard/Ventura projects that were recently approved.

No changes west of Ventura Rd.

VILLAGE → Regional to COMM GENERAL (allows housing)

→ Comm General to MH PARK

3 Midwest

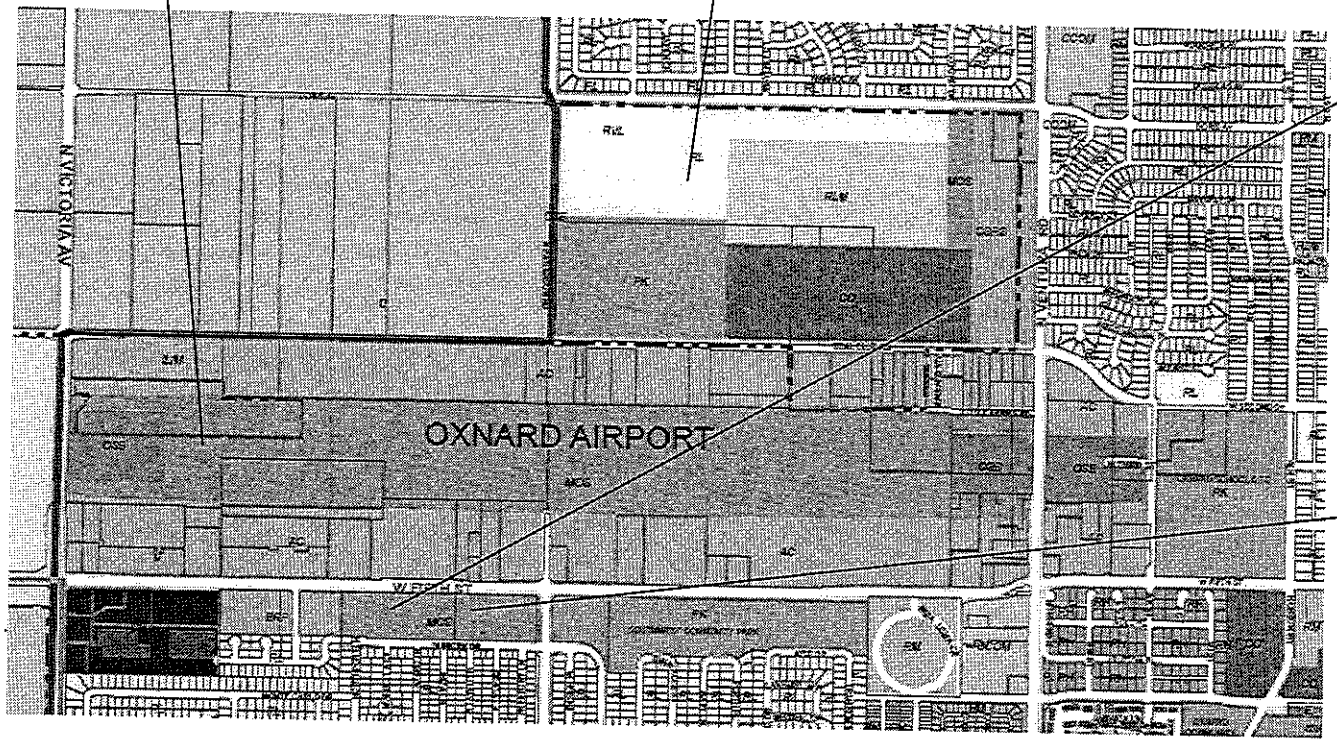


3 Midwest

No changes north of Doris Avenue

from Open Space
and Buffer to
AG, AC, and PUBLIC

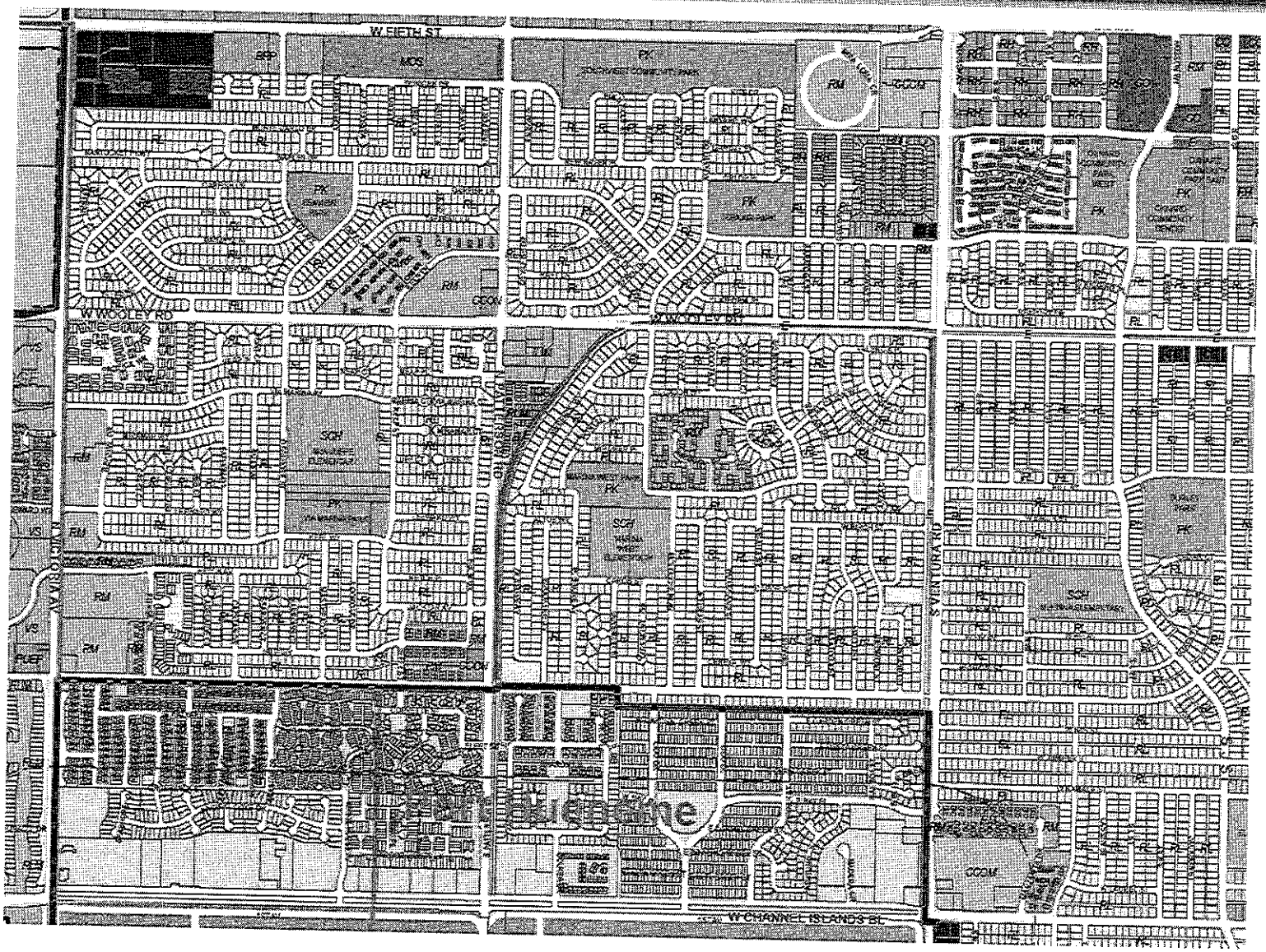
from various to VARIOUS to approximate
Teal Club specific plan for traffic and analyses



from Open Space
To SCHOOL

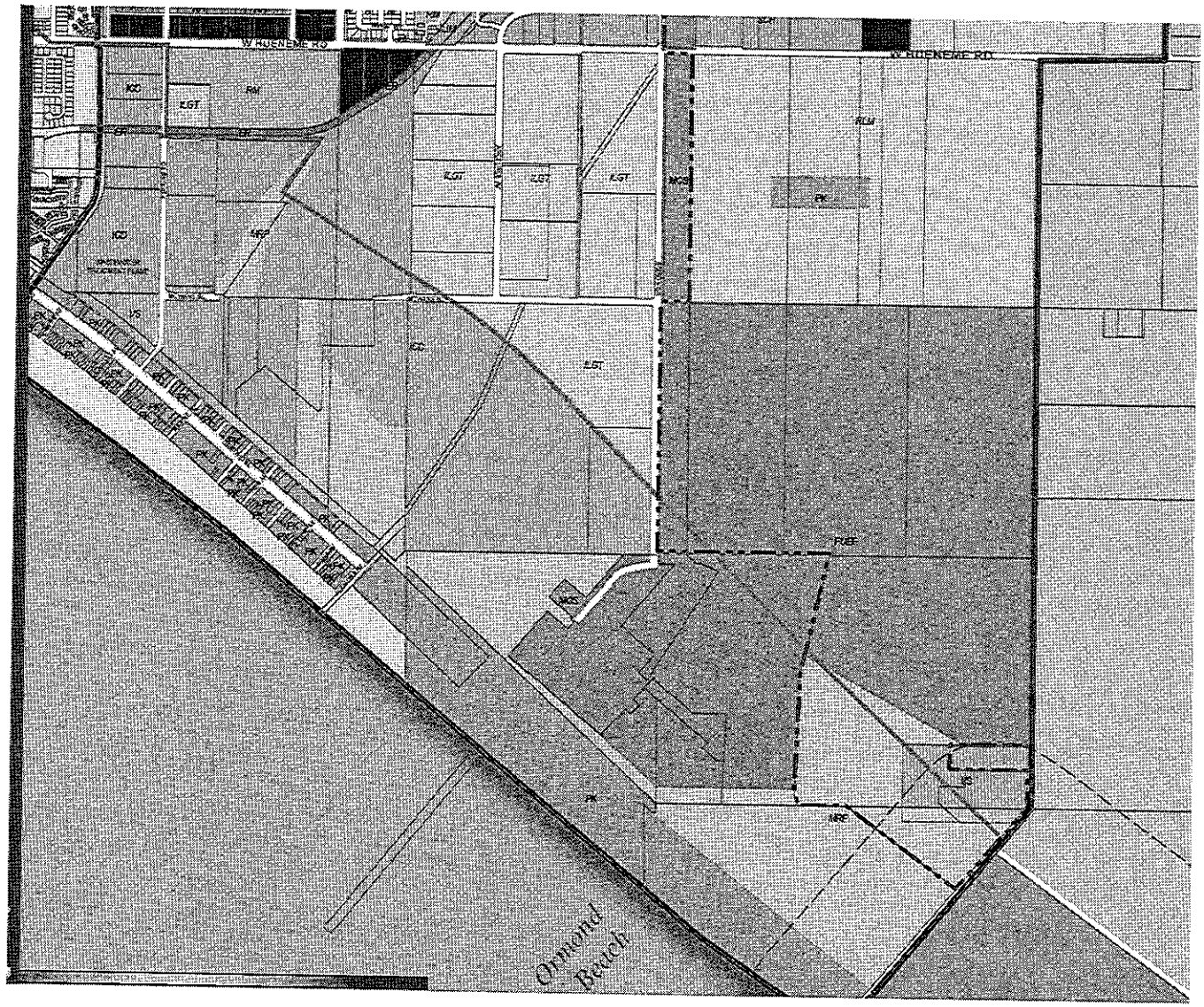
from Open Space
To PARK

3 Southwest

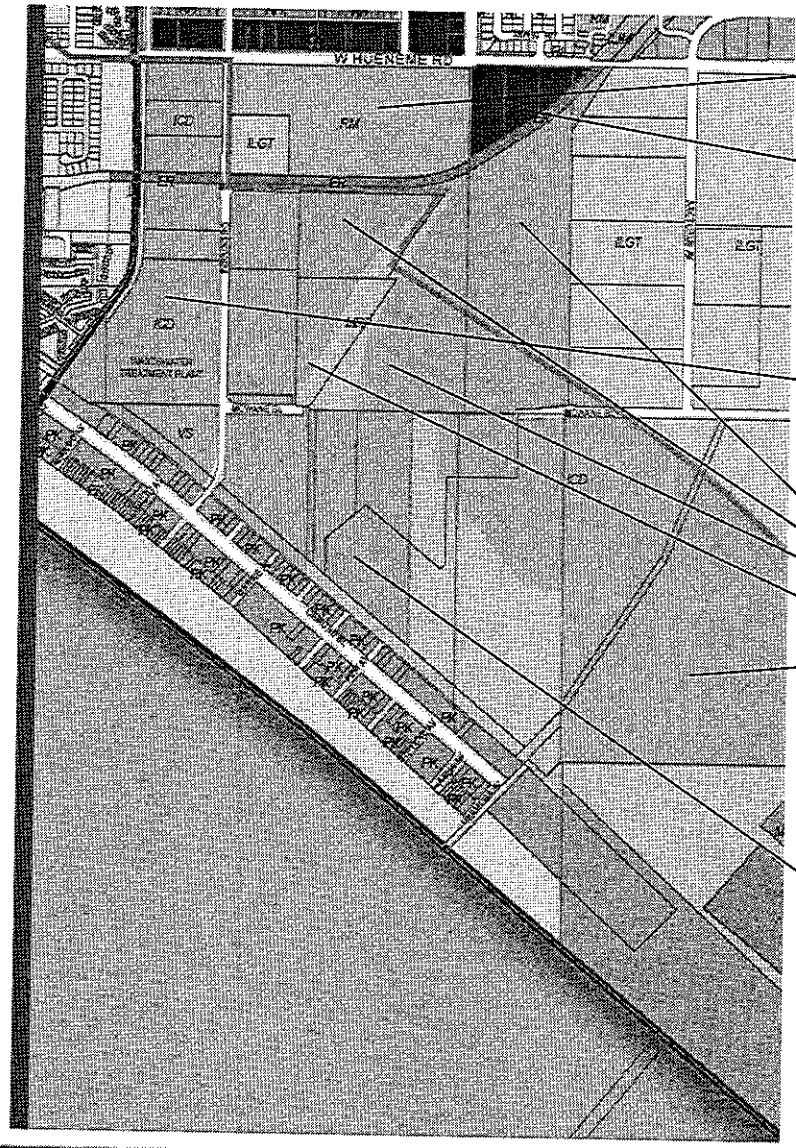


No Changes

4 Ormond Beach



4 Ormond Beach



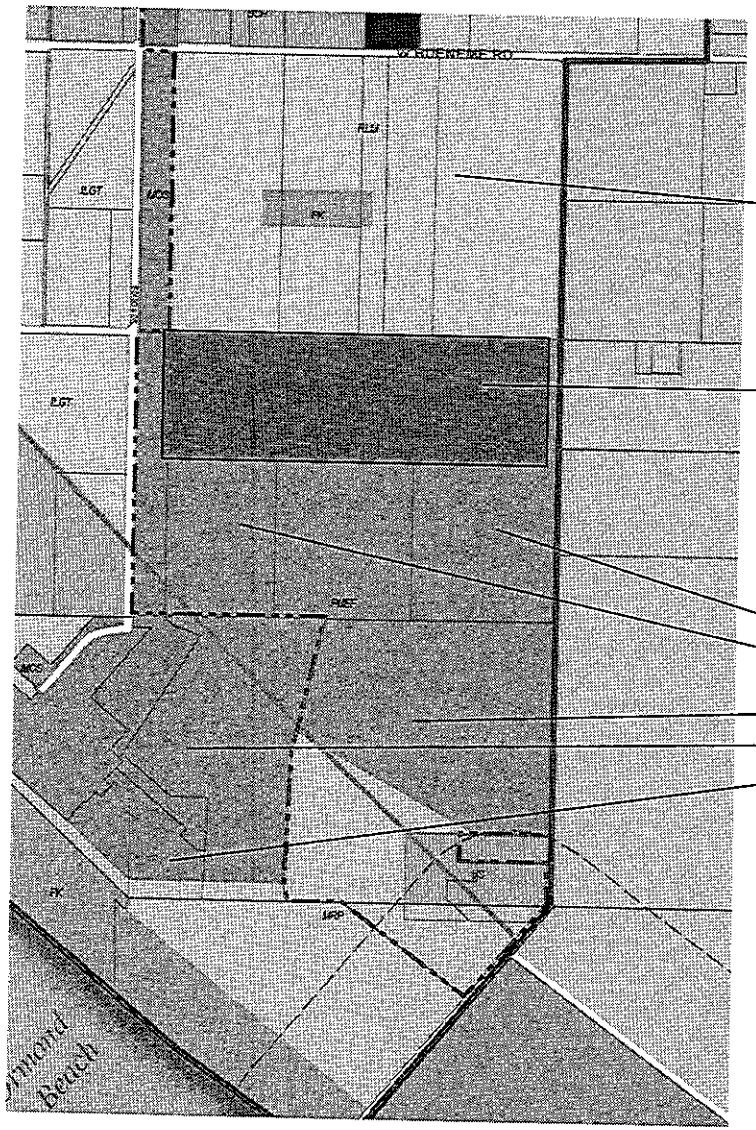
From Res Medium to LIGHT IND

From Comm General to PARK
(PARK to be moved to preferred location, parcels stay with 2020)

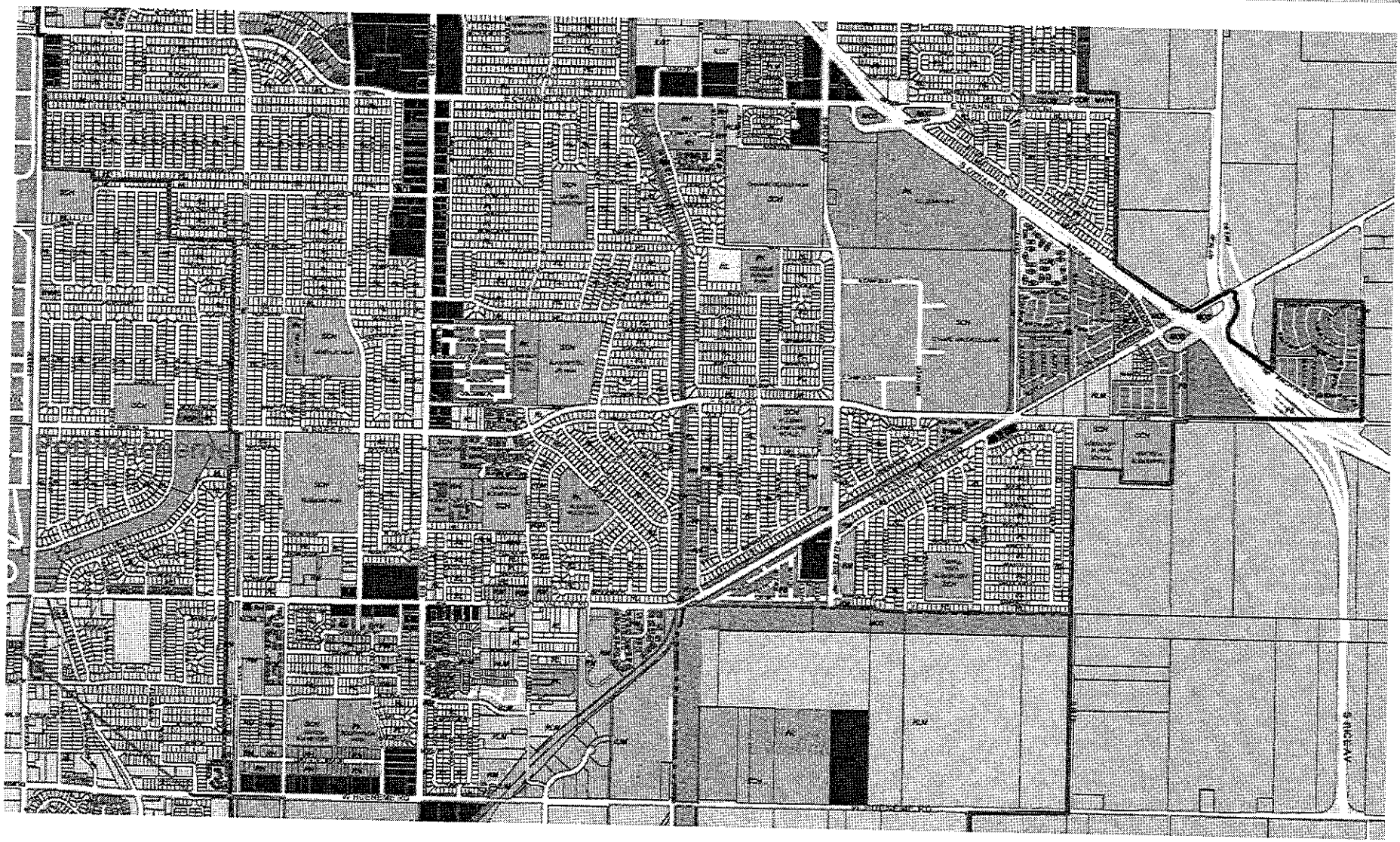
From Coastal Industry to PUBLIC for water dept. facilities

From Coastal Industry to RESOURCE PROTECTION
(TNC and other public lands)

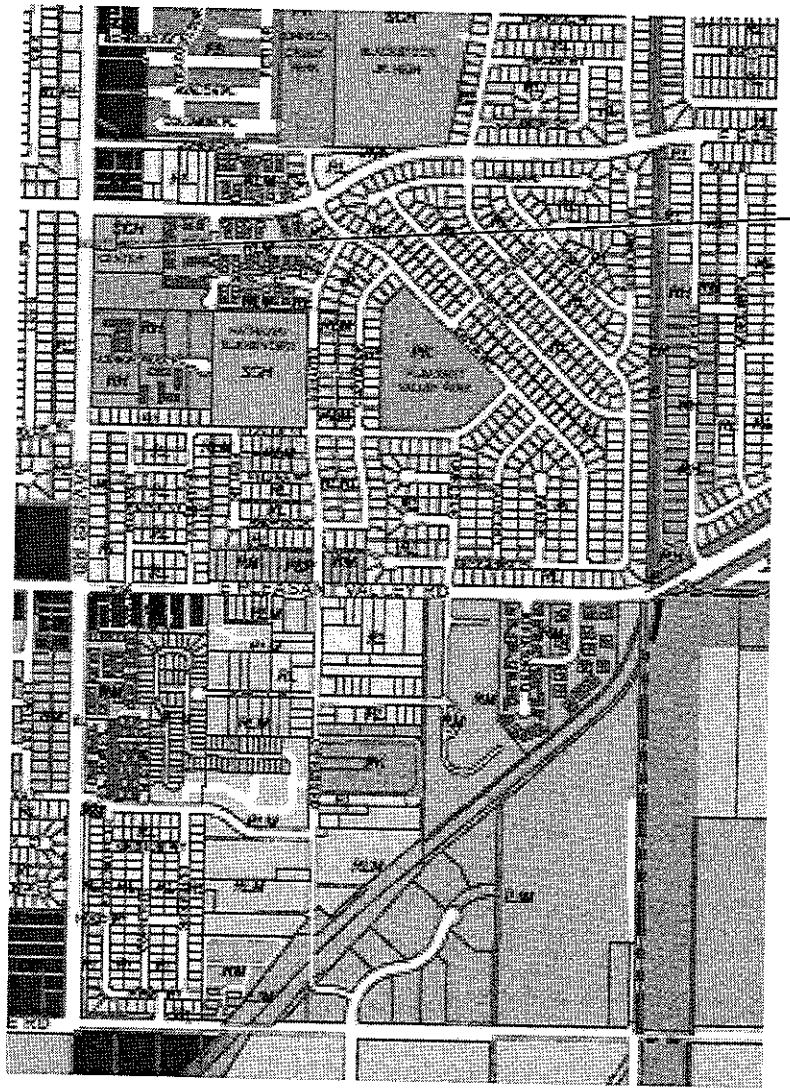
Halaco site remains industrial


From Res Low to LIGHT IND and BRP to approximate proposed SP
'south of McWane' parcel depends on Ormond Beach Specific Plan adopted
From Utility to RESOURCE PROTECTION

6 Southeast



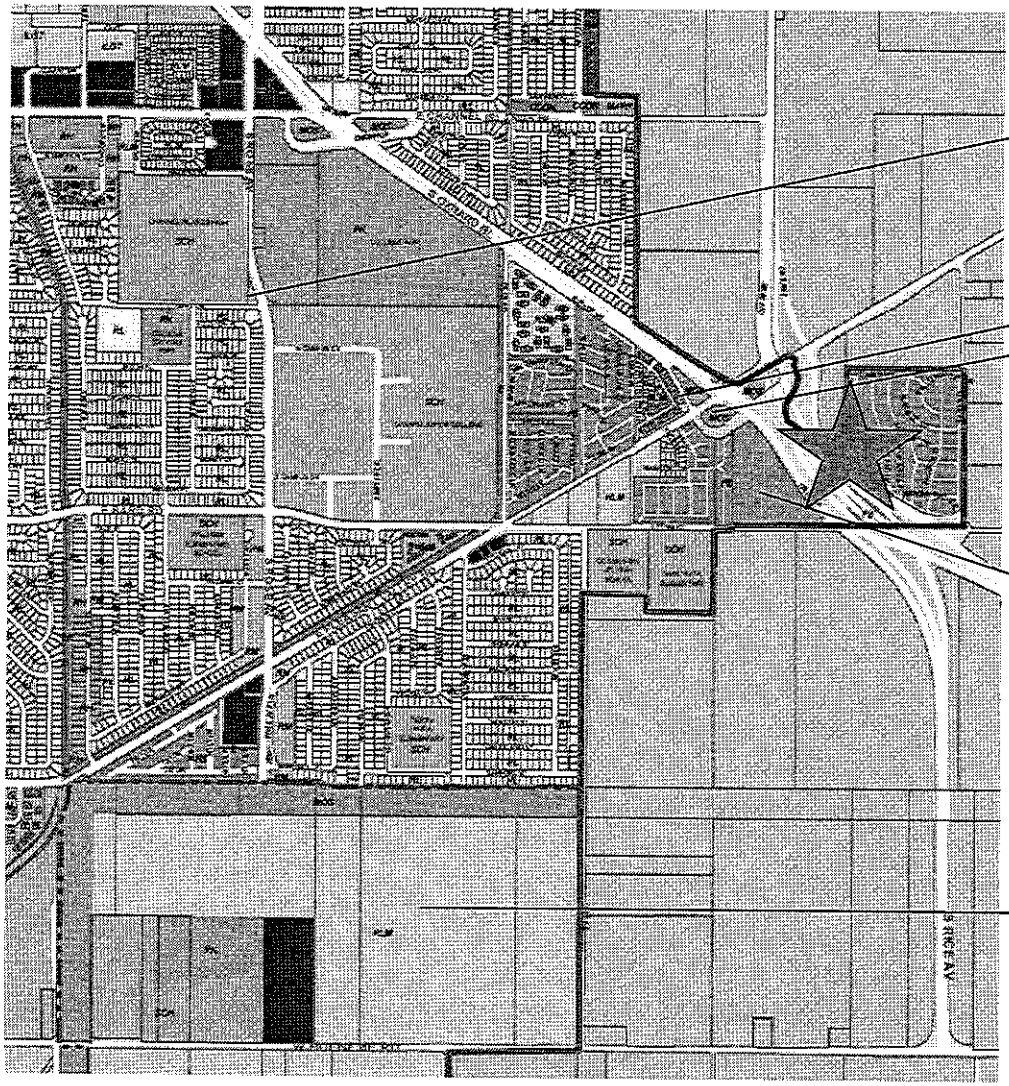
6 Southeast



No changes west of Saviers Rd.

From School to PUBLIC for South Library

6 Southeast



remain School

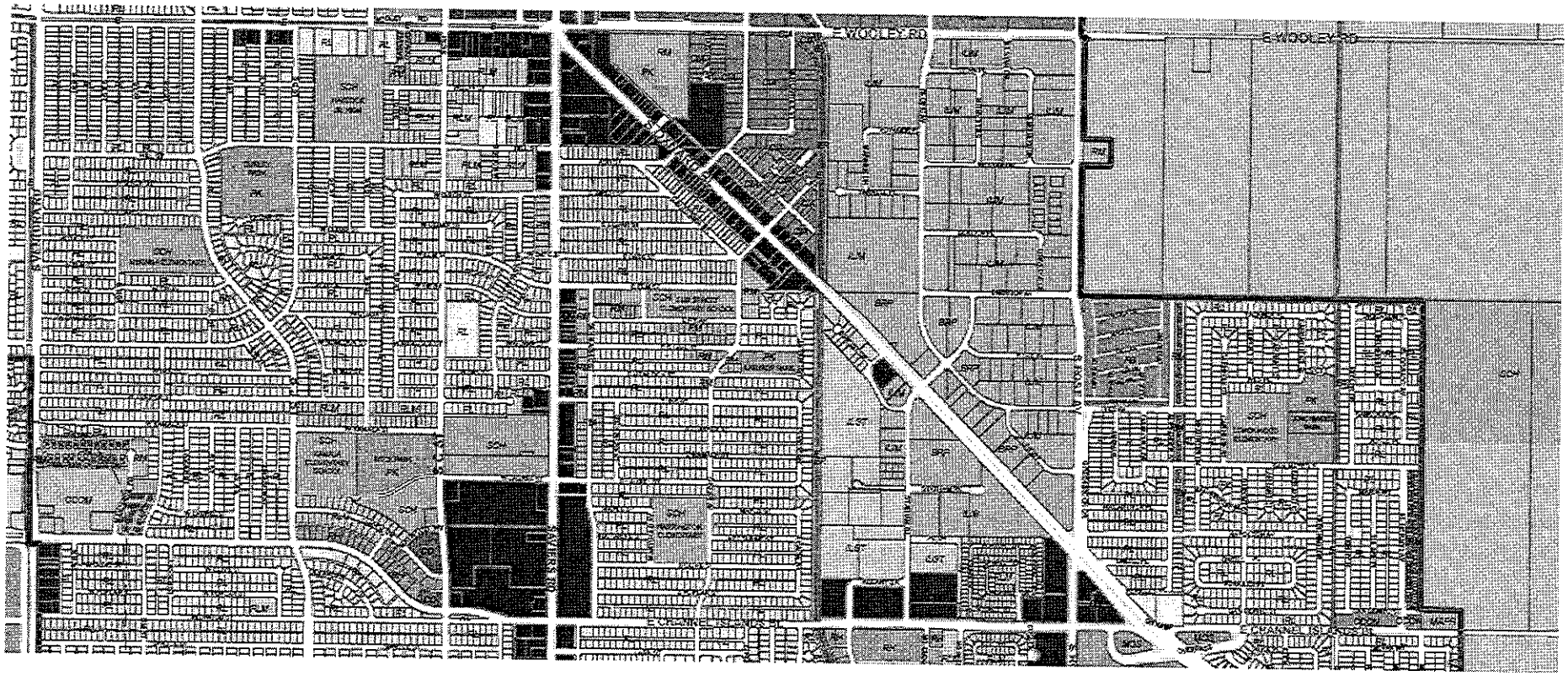
From Open Space to
COMM GENERAL

VILLAGE

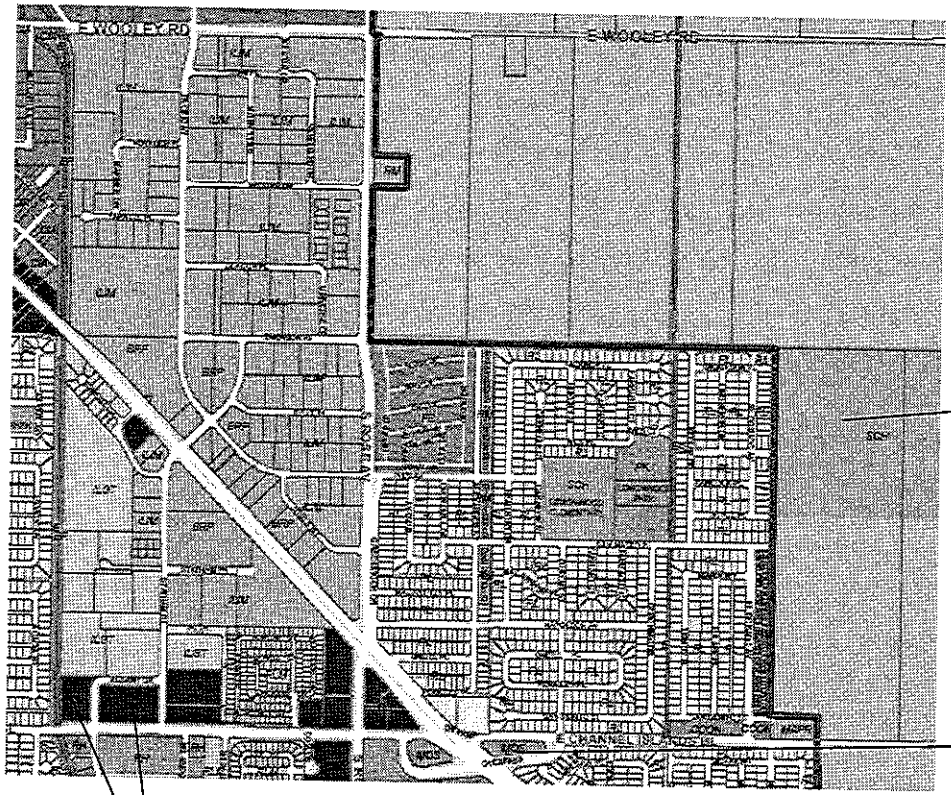
From MH Park to
RES LOW MEDIUM

From various to VARIOUS
to approximate proposed
Southshore SP/project

7 Mideast



No changes west of Ventura RR

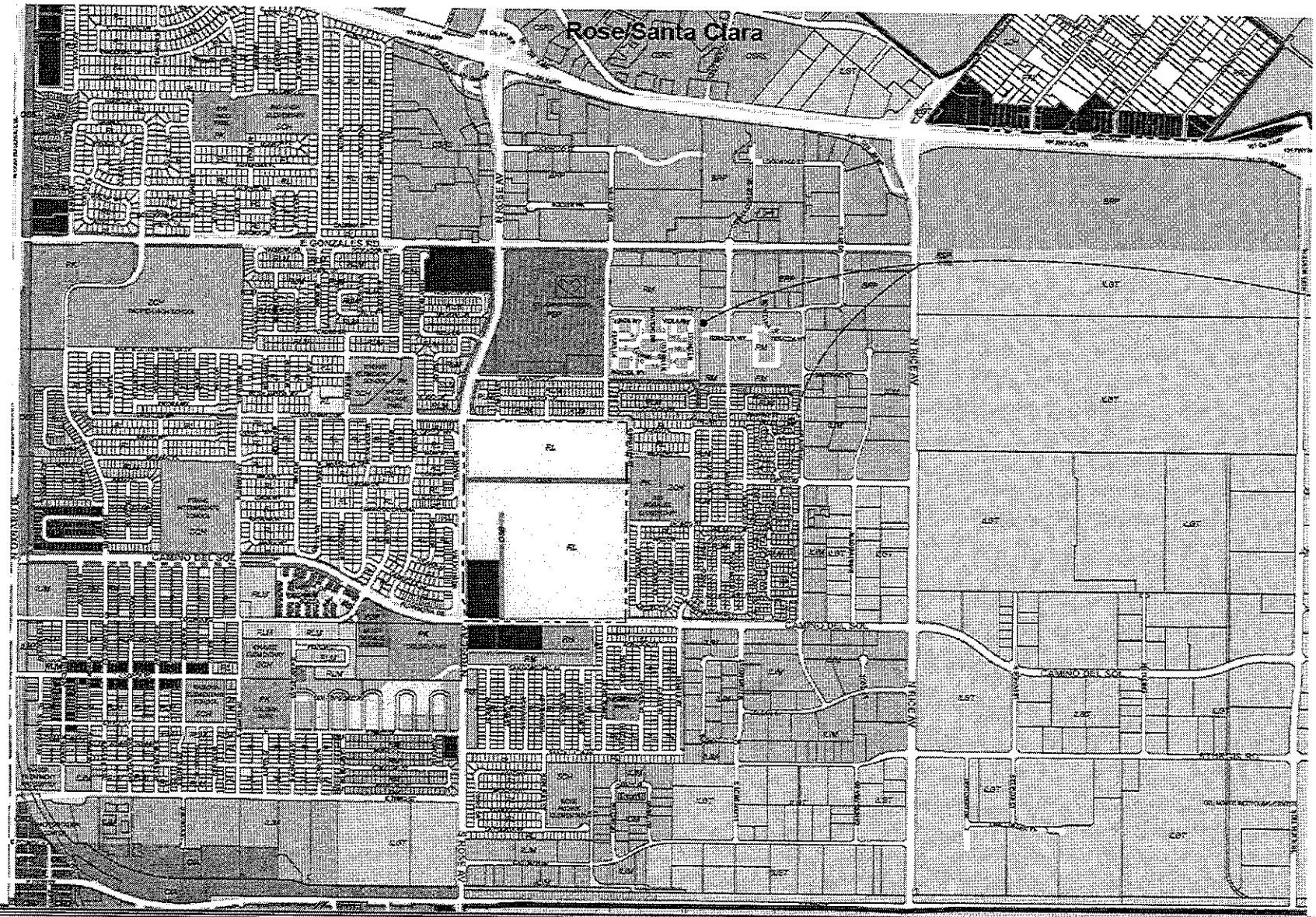


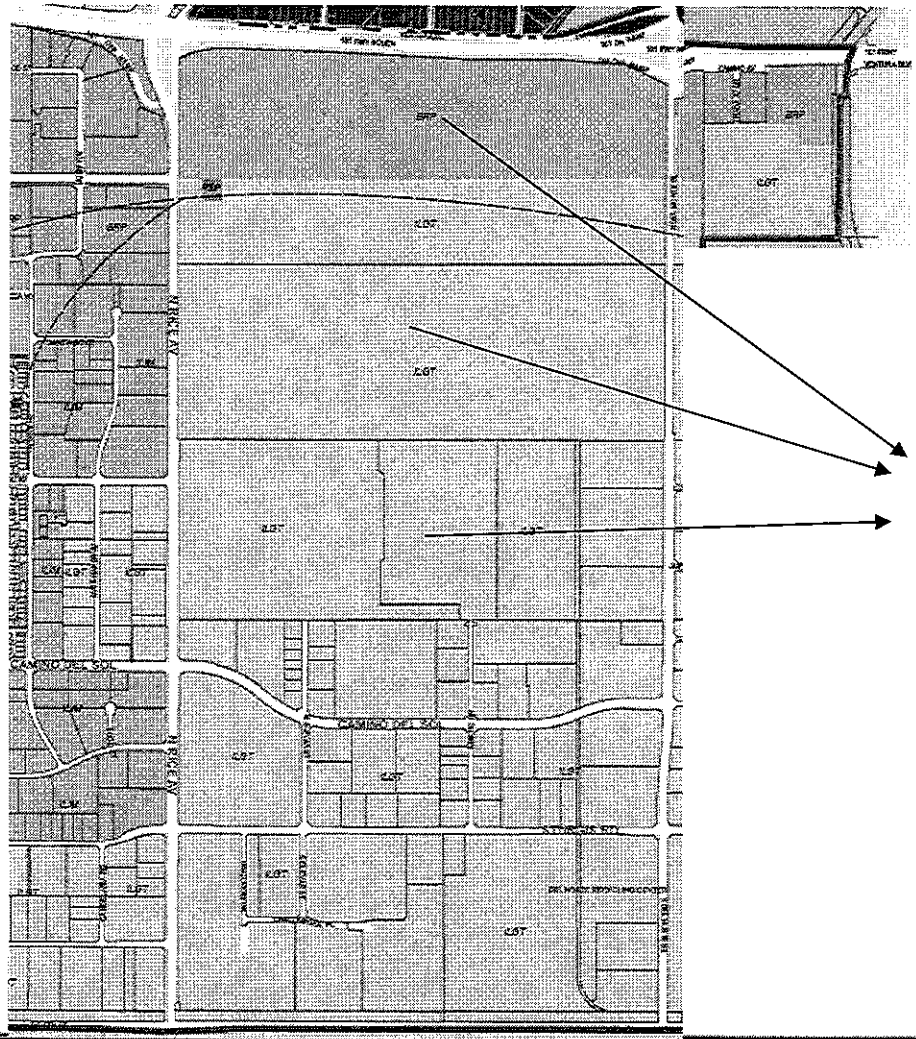
From School to AG

Change from Open Space to COMM GENERAL

From Comm Neighborhood to COMM GENERAL

8 Northeast


Rose/Santa Clara
E GONZALES RD
CAMINO DEL SOL
N ROSE AV
N RICE AV
S ROSE AV
S THESIS RD

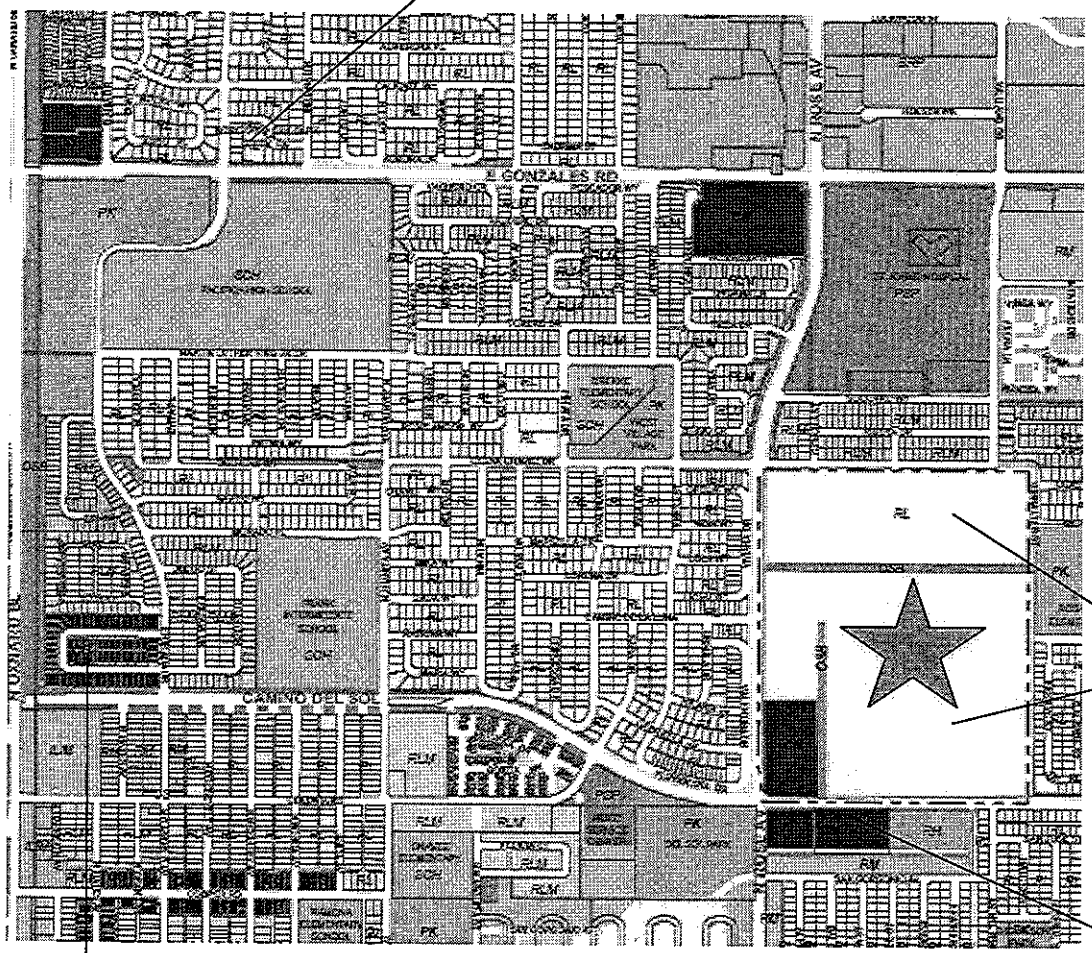


No change to Camino Real Business Park

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

8 Northeast

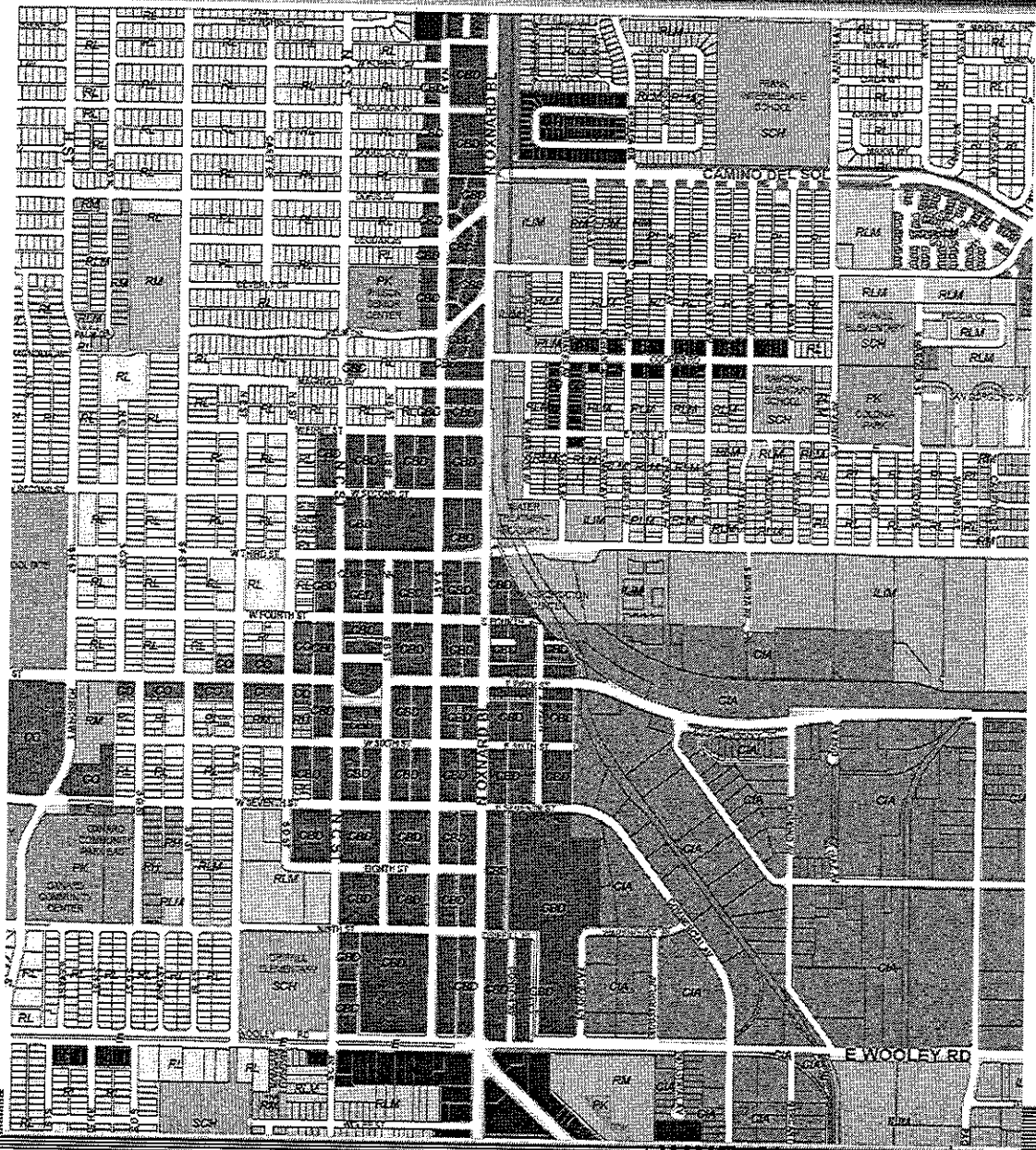
from Res Low to PARK

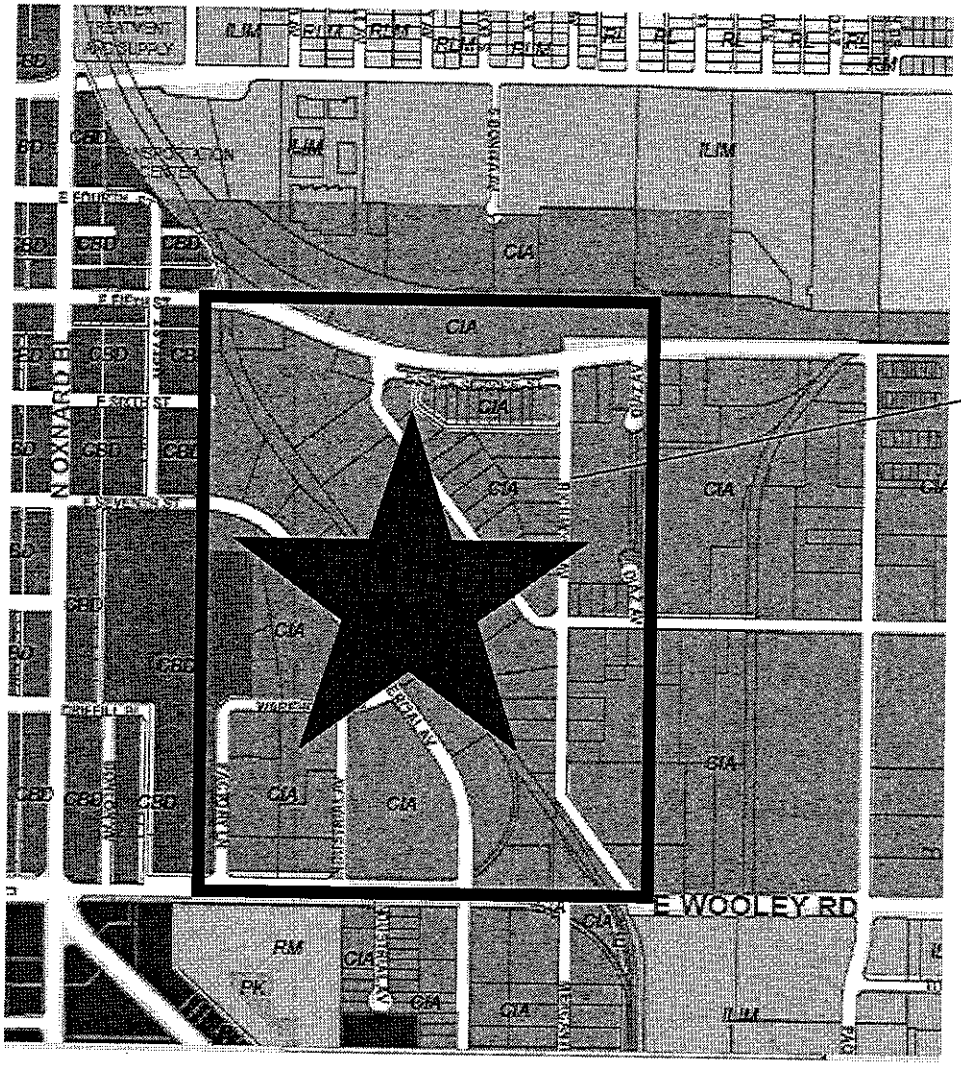


VILLAGE
Maulhardt uninc. Island
From Res Low and Buffer to
LOW-MEDIUM and PARK

From Comm General to RES LOW MEDIUM

from Comm Neighborhood
to RES MEDIUM HIGH

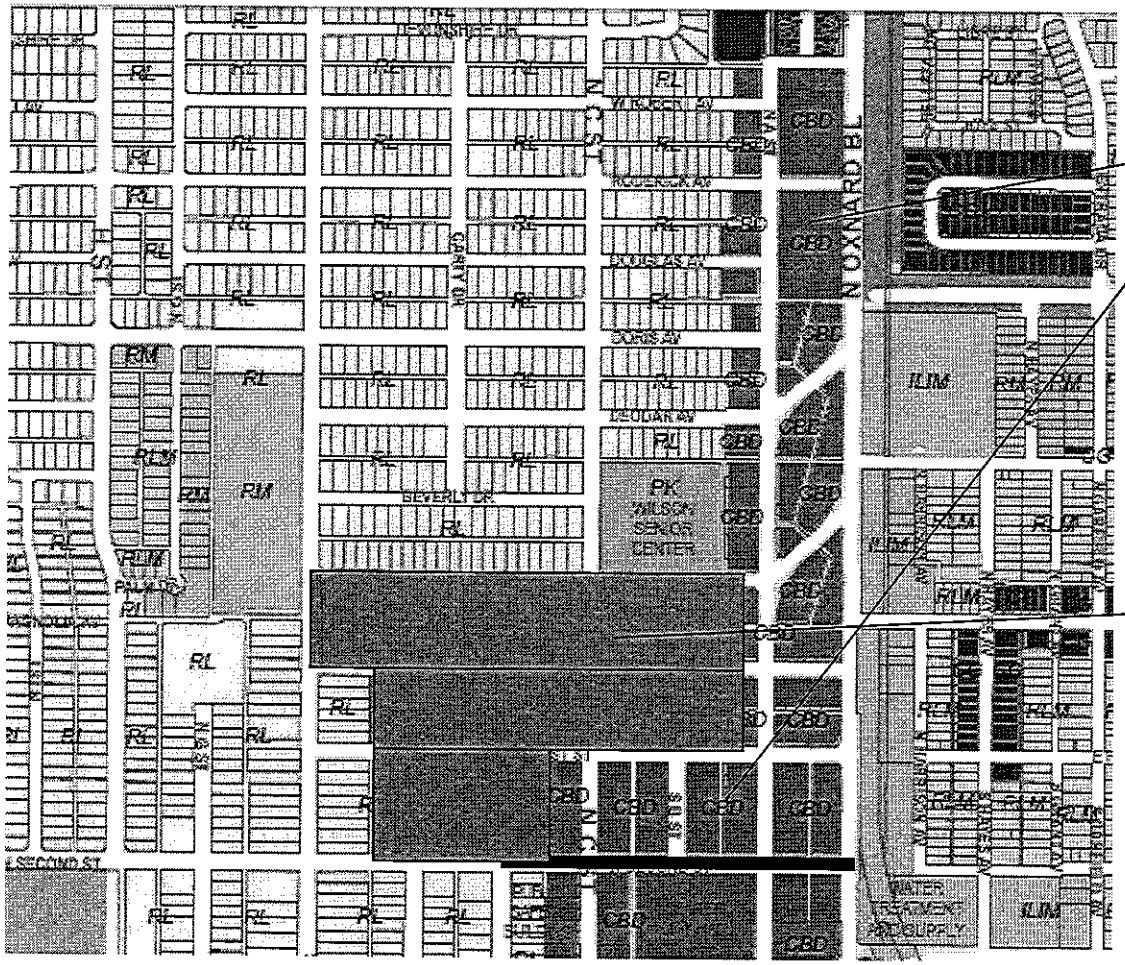

CAMINO DEL SOL
W FOURTH ST
W SIXTH ST
W SEVENTH ST
EIGHTH ST
E WOOLEY RD



Downtown East Expansion
Gradual public and/or private redevelopment into Transit oriented mixed-uses.

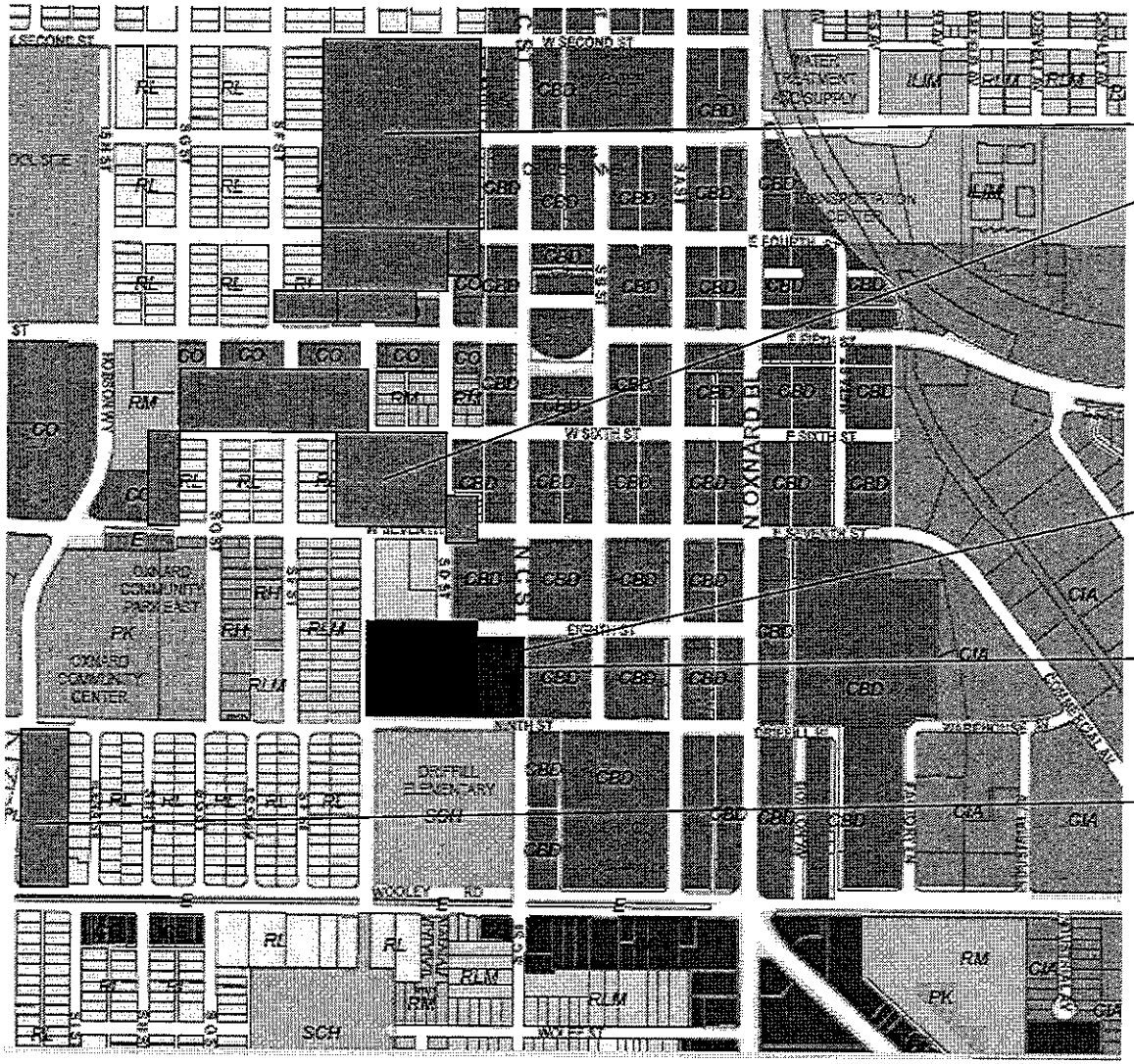
→ from Central Industrial Area to PARK and CBD

9 Downtown

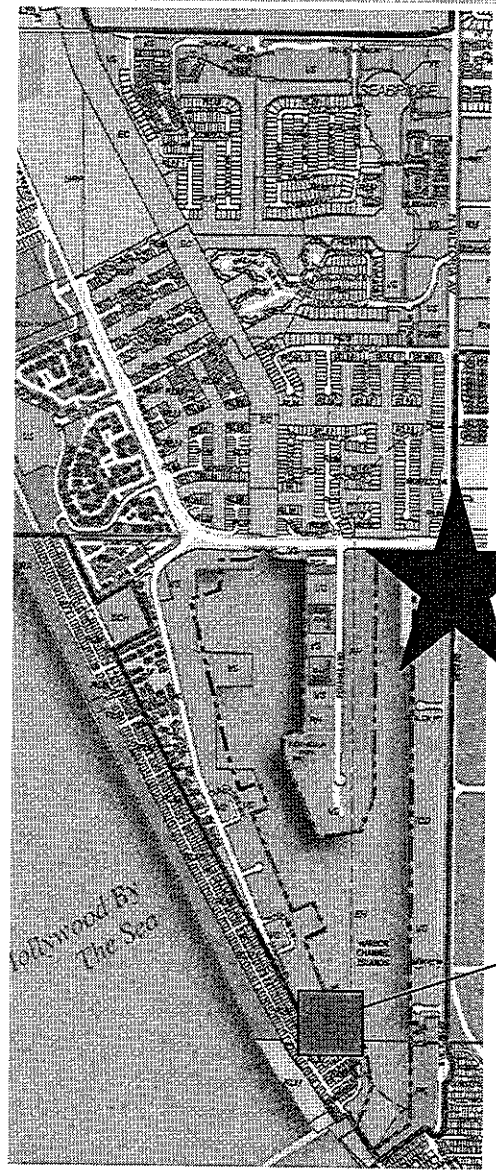


From CBD to
COMM GENERAL
North of 2nd Street
(zoning consistency)

from Res Low
to RES LOW MEDIUM
(zoning consistency)

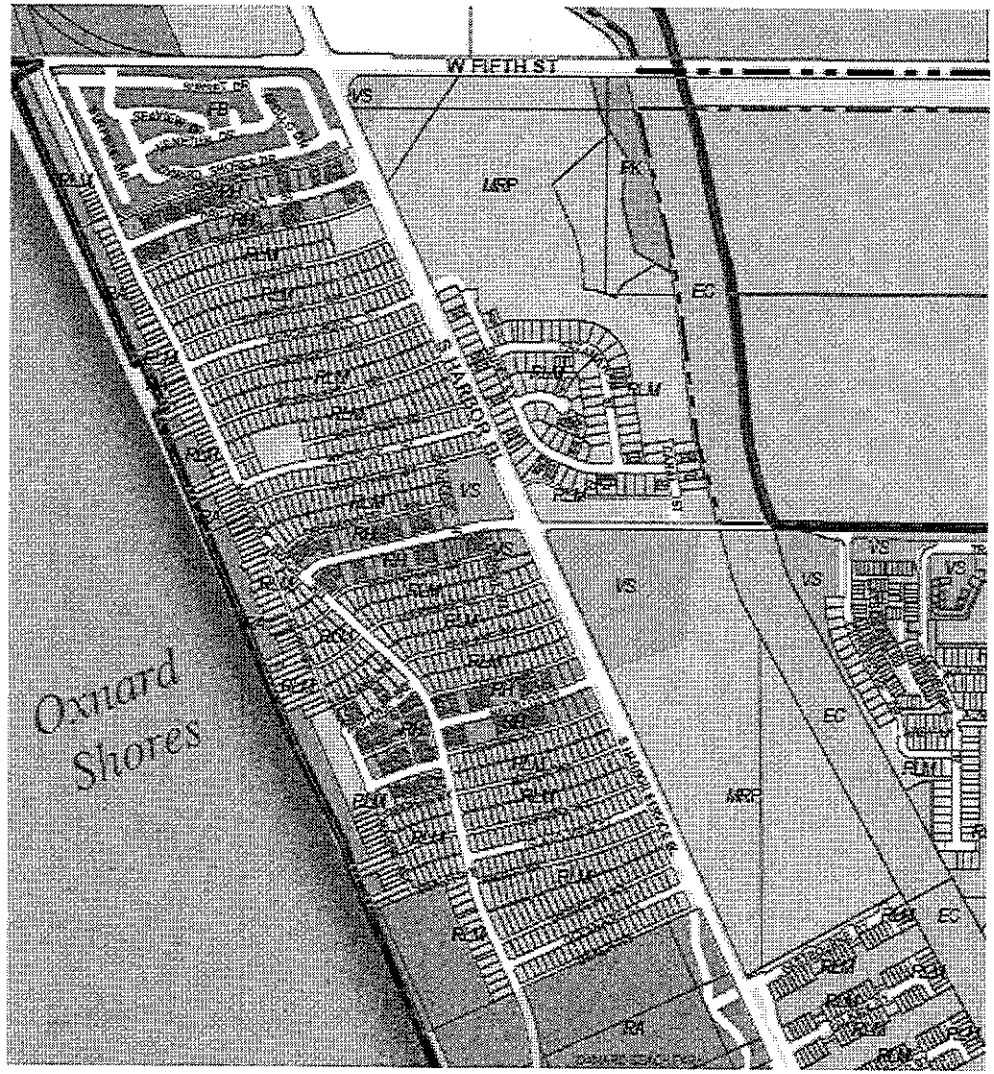

From Res Low to LOW MEDIUM
From Low Medium to MEDIUM
From Low Medium to MEDIUM HIGH
From Res Low to MEDIUM HIGH
(zoning consistency)

10 Harbor



VILLAGE
Fisherman's Wharf redevelopment
in cooperation with Ventura County

from Visitor Serving to
RES MEDIUM HIGH



No proposed changes