MINUTES
OXNARD PLANNING COMMISSION
REGULAR MEETING
January 17, 2019

A. ROLL CALL

At 7:00 p.m., the regular meeting of the Oxnard Planning Commission convened in the Council Chambers. Chair Vincent Stewart, Vice Chair Orlando Dozier, Commissioners Sanchez, Frank, Fuhring and Chua were present. Commissioner Huber was absent. Staff members present were Kathleen Mallory, Planning Manager, Ken Rozell, Assistant City Attorney, Paul McClaren, Associate Planner, Juan Martinez, Associate Planner, and Dee Lai, Recording Secretary. Chair Stewart presided and called the meeting to order.

B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES

Commissioner Fuhring led the pledge of allegiance.

C. PUBLIC COMMENTS – Items not on the Agenda

No public comments were received.

D. READING OF AGENDA

Kathleen reviewed the agenda.

E. CONSENT AGENDA

1. APPROVAL OF MINUTES – December 6, 2018

MOTION: Commissioner Sanchez moved and Commissioner Frank seconded a motion to approve the minutes of December 6, 2018. The question was called and the motion carried 4:0:1:2. Commissioner Huber was absent. Commissioners Dozier and Chua abstained.

2. APPROVAL OF MINUTES – December 20, 2018

MOTION: Commissioner Stewart moved and Commissioner Frank seconded a motion to approve the minutes of December 20, 2018. The question was called and the motion carried 5:0:1:1. Commissioner Huber was absent and Commissioner Fuhring abstained.

F. PUBLIC HEARING

1. PLANNING AND ZONING PERMIT NO. 17-530-03 (Special Use Permit - Wireless). A request to construct a 60' tall mono-palm wireless tower with equipment enclosure. The site would be located on the alley side of the shopping center (Pleasant Valley Shopping Center) located at 211 West Pleasant Valley Road in the Pleasant Valley Village neighborhood. The project is exempt from environmental review pursuant to Section 15303, Class 3 of the California Environmental Quality Act Guidelines. Filed by Jerry Ambrose ("Applicant"), 3905 State Street, Suite 7-188, Santa Barbara, CA 93105.
Project Planner: Paul McClaren

Paul provided a powerpoint presentation outlining a request to construct a 60' tall mono-palm wireless tower with equipment enclosure located at 211 West Pleasant Valley Road. Paul presented Staff's recommendation which was for the Planning Commission to adopt a resolution approving Planning and Zoning Permit No. 17-530-03, subject to certain findings and conditions.

The Planning Commission discussed and inquired about several topics, including: the locations of 3 nearby wireless towers; different types of stealth facilities and the locations that the City has implemented; federal laws on wireless towers; whether the applicant has looked at other alternative methods; whether the City is going to update the ordinance regarding wireless towers since this is the second tower that has exceeded the height requirements; signal level in the area; whether AT&T has considered other designs and trees; whether the applicant can put in small cells in the area to reduce the height of the macro cells; co-location; height of the existing buildings; location of palm trees that will be planted in the shopping center; whether the tower will be available to other carries in the future; the reason why the applicant chose the site location; concerns about the condition of the shopping center with pot holes and the owner not maintaining the property; improvement plans for to the shopping center; AT&T timeline; the use of other types of trees instead of palm trees; whether the tower will be useful to 5G; and the maintenance of the tower.

All the Commissioners questions and concerns were addressed.

Chair Stewart opened the public comment.

A public comment was received by Steve Van Pham who was against the project. He commented that the tower is next to a residential area and that the use of cell phones caused cancer.

Chair Stewart closed the public comment.

MOTION: Commissioner Frank moved and Commissioner Dozier seconded a motion to adopt a resolution approving PZ 17-530-03, subject to certain findings and conditions. The question was called and the motion carried 5:1:1. Commissioner Chua voted no and Commissioner Huber was absent.

2. PLANNING AND ZONING PERMIT NOS. 16-520-03 (Special Use Permit). A request to convert 1,596 square feet of second story commercial office square footage into two residential dwelling units. The one bedroom unit will be 760 square feet and the other residential unit will be 836 square feet. Both units will be rental apartment units. The conversion will require the unreinforced masonry building to be seismically retrofitted and building will also be retrofitted with fire sprinklers to meet current safety requirements. The proposed mixed use building is located at 509-515 South C Street within the Central Business District (CBD). The proposed project is exempt from environmental review pursuant to Section 15301(b)(3) and 15301 (Class 1) of the California Environmental Quality Act (CEQA) Guidelines. Filed by Christopher S. Vila on behalf of Donald A. Rosen, Rosen Family Trust, 25876 The Old Road #163, Stevenson Ranch, California 91381.
Project Planner: Juan Martinez

Juan provided a powerpoint presentation outlining a request to convert a 1,596 square feet of commercial office into two residential dwelling units. Juan presented Staff's recommendation which was for the Planning Commission to adopt a resolution approving PZ 16-520-03, subject to certain findings and conditions

The Planning Commission discussed and inquired about several topics, including: how the project would fit in with the overall renovation of downtown; work-live walking distance; concerns with parking for when there are citywide events; whether the adjacent building has been reinforced; parking restrictions; reserved parking for tenants; concern with people working on their cars; and the capacity of the back parking lot;

All the Commissioners questions and concerns were addressed.

Chair Stewart opened the public comment.

There was no public comment.

Chair Stewart closed the public comment.

MOTION: Commissioner Chua moved and Commissioner Fuhring seconded a motion to adopt a resolution approving PZ 16-520-03, subject to certain findings and conditions. The question was called and the motion carried 6:0:1. Commissioner Huber was absent.

3. PLANNING AND ZONING PERMIT NOS. 18-625-01 (General Plan Consistency). A request for 2030 General Plan Conformity by the Oxnard Union High School District for Disposition of Real Property located at 527 Hueneme Rd. (Assessor's Parcel Number 222-0-082-625). Filed by the Oxnard Union High School District Designated Agent law firm of Myers, Widders, Gibson, Jones & Feingold, L.L.P., 5425 Everglades Street

Ventura, California, 93003, on behalf of the property owner which is the Oxnard Union High School District.
Project Planner: Isidro Figueroa

Kathleen provided a powerpoint presentation outlining a request for Disposition of Real Property located at 527 Hueneme Rd. Kathleen presented Staff's recommendation which was for the Planning Commission to adopt a resolution affirming the District's disposition of real property is in conformance with the City's 2030 General Plan.

Commissioner Stewart asked whether the property will be annexed and then become part of the City. Commissioner Frank commented that because of the property's closed proximity to Ormond Beach, she hope that the property can turn into something educational such as a museum for birds and a visitor center for kids and schools trips.

All the Commissioners questions and concerns were addressed.

Chair Stewart opened the public comment.

There was no public comment.

Chair Stewart closed the public comment.

MOTION: Commissioner Frank moved and Commissioner Chua seconded a motion to adopt a resolution approving PZ 18-625-01 (General Plan Consistency). The question was called and the motion carried: 6:0:1. Commissioner Huber was absent.

G. STUDY SESSION/REPORTS

H. PLANNING COMMISSION BUSINESS

Commissioner Dozier commented that he was not able to access the Planning Commission agenda on the City's website. The Commissioners and the Planning Manager verified that the agenda and reports were able to be secured and reviewed via the Commissioner's website. Chair Stewart commented on the Martin Luther King march at the Oxnard Performing Arts & Convention Center (PACC) on January 21, 2019.

I. PLANNING MANAGER COMMENTS

Planning Manager, Kathleen Mallory stated that there will be two items on the February 7, 2019 meeting agenda. Kathleen also stated that the 1125 Capri Way appeal will be considered by the California Coastal Commission on February 7, 2019. She stated that 1215 Capri Way project was appealed by David Grant and will be going to the Coastal Commission in the future.

J. ADJOURNMENT

At 8:40 p.m., the Planning Commission concurred to adjourn.

Vincent Stewart, Chair

ATTEST:

Kathleen Mallory

Kathleen Mallory, Planning Manager