MINUTES
OXNARD PLANNING COMMISSION
REGULAR MEETING
February 21, 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, Huber, and Chua were present. Commissioner Fuhring was absent. Staff members present were Kathleen Mallory, Planning Manager, Ken Rozell, Assistant City Attorney, Jay Dobrowalski, Associate Planner, Paul Wendt, Supervising Civil Engineer 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 Dozier 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 = January 17, 2019

MOTION: Commissioner Frank moved and Commissioner Sanchez seconded a motion to approve the minutes of January 17, 2019. The question was called and the motion carried: 5:0:1:1. Commissioner Fuhring was absent and Commissioner Huber abstained.

F. PUBLIC HEARING

1. PLANNING AND ZONING PERMIT NO. 17-500-19 (Special Use Permit). A request for approval to construct a two-story, 41,024 square foot medical office building and associated on- and off-site improvements for the property located at 2001 Statham Boulevard. The proposed medical facility will be operated by Clinicas Camino Del Real ("Clinicas"). In accordance with Sections 16-651 and 16-137 of the Oxnard City Code (OCC), two modifications are being requested: a) reduction in the number of required on-site parking spaces from 205 parking spaces to 127 parking spaces provided and the

allowance of one loading and unloading parking space instead of two loading and unloading spaces; and b) increase in the maximum allowable building height from 35 feet to 40 feet 6 inches. Filed by Rosa E. Alvarado on behalf of property owner Clinicas del Camino Real, Incorporated, 1040 Flynn Road, Camarillo, California 93012.
Project Planner: Jay Dobrowalski

Jay provided a powerpoint presentation outlining the request.

The Planning Commission discussed and inquired about several topics, including: hours associated with peak parking demand; reserved parking spaces during peak parking times; why there is an entrance on the Oxnard Blvd side of the building when there's no parking on that side of the building; medical transport parking; emergency exit doors; nearest medical facility from the location; height requirement; the approval process seems excessive and the standard time frame from submission to approval of this type of permit; medical waste; improvements to the roads, sidewalks, and bus turnouts that will result from the project; renderings or drawings which includes the location of the Peppermint Willow trees and the carrotwood trees; carrotwood trees are invasive and have shallow root system and why applicant decide to choose these types of trees; there was no traffic study in the PC packet; crosswalk on Oxnard Blvd intersection and whether it will have a countdown timer; community room capacity; safety of the sculptures in front of the building; coral trees being dangerous; infill exemption, whether there is biological study to see if endangered species reside on the site; contingencies on future tenants if they require more parking; calculations for the parking rate; project didn't go to community workshop; currently there is no bus service or sidewalks existing on Oxnard Blvd; whether there is a survey of commuters versus drivers; the number of staff and whether they will be local; whether the doctors will be new hires or transfers; the reason for parking reduction; reason for the request for the increase in building height; the number of parking spaces in the Camarillo facility; and if urgent care is provided elsewhere.

Commissioner Frank commented that she was disappointed because the parking and traffic study was not provided to the Commissioners. She didn't like the pueblo architectural design. She said that it is a wrong location for this use.

Commissioner Chua commented that the site is too small for this use. He said he can't support the parking reduction nor support the request for a height increase.

Commissioner Dozier commented that he's concern with the foot traffic to the facility and that parking is not enough but he will support because there's a high demand for medical service in the south side of Oxnard community and it will bring in 45 new jobs.

Commissioner Sanchez commented that south Oxnard is underserved by retail and medical service so it's great to see this coming to Oxnard.

Chair Stewart agreed with Commissioner Sanchez that we really do need the medical service in south Oxnard. He doesn't think that it's a clinic that people can easily walk to.

He recommended that the agenda item be continued to a date certain so the applicant can bring it back to the Commission and address all of the concerns that were discussed.

Antonio Alatorre requested that the item be continued to date certain, April 18, 2019.

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.

The agenda item F1 is continued to date certain, April 18, 2019.

G. STUDY SESSION/REPORTS

H. PLANNING COMMISSION BUSINESS

Commissioner Huber commented that at the neighborhood council meeting, the City Manager talked about the CAG groups and they're looking for volunteers and to sign up if you're interested. Commissioner Sanchez commented about the emails he received regarding the Port tour invitation. Kathleen Mallory stated that all the Commissioners are welcome to contact the Port if interested in attending the tours. Commissioner Dozier inquired about the terms for the CAG. Commissioner Frank commented about the Short Term Rental (STR) meeting on February 26 and wanted Kathleen to announce this meeting.

I. PLANNING MANAGER COMMENTS

Planning Manager, Kathleen Mallory stated that the report and powerpoint for the STR meeting on February 26, 2019 is online. She also commented the City Council upheld the Planning Commission's decision to approve the Shoe City project. Kathleen stated that the next PC meeting will be on March 7, 2019

J. ADJOURNMENT

At 9:21 p.m., the Planning Commission concurred to adjourn.

SIGNATURES ON NEXT PAGE

Vincent Stewart, Chair

ATTEST:

Kathleen Mallory

Kathleen Mallory, Planning Manager