MINUTES
OXNARD PLANNING COMMISSION
REGULAR MEETING
May 16, 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, Commissioners Sanchez, Huber, Chua and Frank were present. Commissioner Fuhring and Commissioner Dozier were absent. Staff members present were Jeffrey Lambert, Community Development Director, Ken Rozell, Assistant City Attorney, Kathleen Mallory, Planning Manager, Kim Ryan, Traffic Engineer, 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 Sanchez led the pledge of allegiance.

C. PUBLIC COMMENTS – Items not on the Agenda

There was one public comment received from Steve Nash. He commented on gun stores and ranges regulations.

D. READING OF AGENDA

Kathleen reviewed the agenda.

E. CONSENT AGENDA

1. APPROVAL OF MINUTES – May 2, 2019

MOTION: Commissioner Frank moved and Commissioner Sanchez seconded a motion to approve the minutes of May 2, 2019. The question was called and the motion carried 4:0:2:1 Commissioner Fuhring and Commissioner Dozier were absent. Commissioner Chua abstained.

F. PUBLIC HEARING

1. PLANNING AND ZONING PERMIT NO. 18-500-06: A request to demolish a vacant restaurant building formerly occupied by TGI Friday's and construct a 3,795 square foot single story building, which will be utilized by a banking institution with an ATM drive thru facility (2181 N. Rose Avenue). The request includes a waiver of the requirement to provide an off-street loading and unloading zone, pursuant to Oxnard City Code Section 16-644 (B)(1). The proposed building will be occupied by Chase Bank.

PLANNING AND ZONING PERMIT NO. PZ No. 18-500-08: A request to construct a 3,935 square foot fast single story building, which will be utilized by a food restaurant with a drive through facility and associated parking and landscaping improvements on vacant property located at 2161 North Rose Avenue. The request includes a reduction to the size of the required off-street loading and unloading zone pursuant to Section 16-644 (B)(1) from 12 feet wide by 40 feet long to 11 feet wide by 36 feet long. The proposed building will be occupied by Raising Cane's Chicken Fingers.
Project Planner: Veronica De-Anda Ortiz

Veronica provided a powerpoint presentation outlining the requests.

The Planning Commission discussed the Chase bank and Raising Canes restaurant separately.

Regarding the Chase Bank, the Planning Commission discussed and inquired about several topics, including: loading zone and the loading zone for Bank of America located by Whole Foods; the reason for the waiver request; hours of operation; the fire truck access; the new bus station; and the possibility of looking into and allowing the U-turn at the intersection of Gonzales and Rose; the security for the interior and exterior; card reader to access the building; remote ATMs and how they will be refilled; the ATM quantity and locations; whether the current Chase bank across the street will be relocating to the new location; traffic study; queueing; the exit lanes from the shopping center at the intersection of Lockwood and Rose.

Stan Rothbart, the developer of the shopping center provided a powerpoint presentation outlining the request. Stan commented that the whole shopping center will be improved with parking lot striping, sign changes, and new paints.

Regarding the Raising Canes restaurant, the Planning Commission discussed and inquired about several topics, including: whether the building's multiple signs comply with the City's sign standards; the parking and traffic circulation issues with the drive-thru lanes blocking vehicles parking in parking spaces; the rationale for the restaurant being open until 3 am Friday and Saturday; and the locations of the 17 restaurants in California; the hours of operation.

Stan Rothbart commented that the restaurant will designate the parking stalls located next to the drive-thru exit for employee parking only to resolve the traffic circulation concern.

All the Commissioners questions and concerns were addressed.

Chair Stewart opened the public comment.

There was no public speaker.

Chair Stewart closed the public comment.

MOTION 1: Commissioner Chua moved and Chair Stewart seconded a motion to adopt a resolution approving PZ 18-500-06 (Special Use Permit) for Chase Bank with the condition # 67 as amended. The question was called and the motion carried 5:0:2. Commissioner Fuhring and Dozier were absent.

MOTION 2: Commissioner Chua moved and Commissioner Sanchez seconded a motion to adopt a resolution approving PZ 18-500-08 (Special Use Permit) for Raising Canes restaurant with the condition # 67 as amended and adding the condition that the parking stalls located next to the drive-thru exits be designated for employee parking only. The question was called and the motion carried 5:0:2. Commissioner Fuhring and Dozier were absent.

G. STUDY SESSION/REPORTS

None.

H. PLANNING COMMISSION BUSINESS

Commissioner Chua commented that he heard that this meeting might be Chair Stewart's last meeting.

Chair Stewart commented that this meeting is his last meeting and that he will be joining the Cultural Arts Commission.

Commissioner Huber commented that it's Strawberry Festival this weekend and to take the bus. He also stated that the Military concert is on June 2, 2019 at 3 p.m. and the tickets are free at the Performing Arts and Convention Center. Commission Huber inquired about when he will be released from serving on the Planning Commission. He said it's unfair for him and that the City's process is taking too long. He requested for City staff to let him the status of his PC term before the next June 6th meeting.

I. PLANNING MANAGER COMMENTS

Kathleen Mallory commented that the Downtown Code will be presented to the Planning Commission on June 6th and the Cannabis will be presented to City Council on June 4th.

J. ADJOURNMENT

At 8: 44 p.m., the Planning Commission concurred to adjourn.

SIGNATURES ON NEXT PAGE

Vincent Stewart, Chair

ATTEST:

Jeffrey Lambert, Community Development Director