

MINUTES
OXNARD PLANNING COMMISSION
REGULAR MEETING
October 17, 2019

A. ROLL CALL

At 6:02 p.m., the regular meeting of the Oxnard Planning Commission convened in the Council Chambers. Chair Frank, Vice Chair Chua, Commissioners Chavez and Fuhring were present. Commissioners Dozier, Meyer and Sanchez were absent. Staff members present were Jeffrey Lambert, Community Development Director; Scott Kolwitz, Planning & Environmental Services Manager; Jay Dobrowalski, Associate Planner; Veronica Ortiz-DeAnda, Contract Planner; Ken Rozell, Chief Assistant City Attorney; and Maria Santana, Recording Secretary. Chair Frank presided and called the meeting to order.

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

Vice Chair Chua led the pledge of allegiance.

C. Public Comments – On Items Not On the Agenda

Public comments were received for items not on the agenda from: Michael Sudjati (Oxnard).

D. CONSENT AGENDA

1. APPROVAL OF MINUTES September 19, 2019

MOTION: Commissioner Chavez moved and Vice Chair Chua seconded a motion to approve the minutes of September 19, 2019, as submitted. Commissioners Dozier, Meyer and Sanchez were absent. The motion carried 4:0:3:0¹.

E. CONTINUED PUBLIC HEARING

1. **Project Name: 7-Eleven – PLANNING AND ZONING PERMIT PZ NO. 18-500-12** (Special Use Permit) A request to demolish an existing four-story 27,450 square-foot office building and construct a gas fueling facility with six fuel dispenser stations and 12 pumps; construct a one-story 3,000 square-foot convenience store (7-Eleven) operating 24-hours; permit a Type-20 alcohol license for the sale of beer and wine for off-site consumption during the hours of 7:00 a.m. and 12:00 a.m.; approve a street

¹ In Favor: Against: Absent: Recused

dedication of 3.5 feet along Saviers Road; approve a street dedication of 1.35 feet along Channel Islands Boulevard; and construct associated parking and landscaping improvements on a 1.05 acre (45,738 square feet) site located at 2900 Saviers Road (APN 219-018-035) in the General Commercial (C-2) zone. Filed by Greg Fick of Tait and Associates, 701 N. Parkcenter Drive, Santa Ana, CA 92705.

Project Planner: Veronica Ortiz-DeAnda

Recommendation:

Deny the Project, as submitted, finding the Project to be Statutorily Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15270 (Projects Which are Disapproved), and Approve Resolution 2019-XX for Planning and Zoning Permit Number 18-500-12 (Special Use Permit), denying the Project as the Planning Commission is unable to make all of the Findings required by Oxnard City Code Section 16-531 and City Council Resolution No. 11,896 in order to grant a Special Use Permit.

Planning Commissioners did not have any ex-parte communications to report for item E.1.

Contract Planner Veronica Ortiz-De Anda provided a PowerPoint presentation outlining the request.

The applicant team did not attend the meeting.

Chair Frank opened the public comments portion of the public hearing.

No public verbal comments were received in favor of the project / against the denial.

No public written comments were received in favor of the project / against the denial.

Public verbal comments were received from the following people against the project / in favor of the denial: Pat Brown, Jon Huyke, Nancy Rahn, and Yaderi Salazar.

Public written comments were received from the following people against the project / in favor of the denial: Pat Farrell.

Chair Frank closed the public comments portion of the public hearing.

Discussion ensued among the Commissioners and staff.

MOTION: Commissioner Chavez moved and Commissioner Fuhring seconded a motion to Deny the Project, as submitted, finding the Project to be Statutorily Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15270 (Projects Which are Disapproved), and Approve Resolution

2019-XX for Planning and Zoning Permit Number 18-500-12 (Special Use Permit), denying the Project as the Planning Commission is unable to make all of the Findings required by Oxnard City Code Section 16-531 and City Council Resolution No. 11,896 in order to grant a Special Use Permit.

VOTE: Chair Frank, Vice Chair Chua, Commissioners Chavez and Fuhring voted in favor of the motion (to Deny the Project). Commissioners Dozier, Meyer and Sanchez were absent. The motion carried 4:0:3:0².

F. PUBLIC HEARING

1. Project Name: Romero Duplex – PLANNING AND ZONING PERMIT NO. 17-500-14 (Special Use Permit) Request for approval to establish a Planned Residential Group (PRG) for the adaptive reuse of an existing two-story 3,244 square-foot industrial building to a residential duplex. The proposed duplex includes a 1,635 square-foot unit and a 1,202 square-foot unit with a detached three-car carport on a 4,110 square-foot parcel. Pursuant to Oxnard City Code (OCC) § 16-445, the project includes the following modifications to the development standards of the Multiple Family (R-2) zoning district:

- 1) increase in density (from 3,500 square-feet of lot area per dwelling unit required to 2,055 square-feet of lot area per dwelling unit provided);
- 2) reduction of the required interior yard space (from 1,233 square-feet with minimum dimensions of 15 feet by 15 feet required to 759 square-feet without the 15 feet by 15 feet minimum dimensions provided);
- 3) reduction in front yard setback (from 25 feet required to 9 feet and 8 inches provided);
- 4) reduction in side yard setback (from 4 feet to none along the southern property line provided);
- 5) increase in height of front yard fence (from 42 inches required to 6 feet provided);
- 6) relief from required resident off-street parking (4 garage parking spaces required to 3 carport parking spaces provided);
- 7) relief from required visitor parking (from two off-street visitor parking spaces required to zero off-street visitor parking spaces provided); and
- 8) relief from landscaping (from 10-foot parking area landscaping required to 1 foot and 10 inch parking area landscaping provided).

For the purposes of this staff report, the foregoing project description shall be referred to as “the Project.” The project is located at 212 East First Street (APN 201-0-115-240) in the Multiple Family (R-2) zone. Filed by Jeff Valenzuela on behalf of property owner Juan Romero, 971 Gill Avenue, Port Hueneme, California 93041.

Project Planner: Jay Dobrowalski

² In Favor: Against: Absent: Recused

Recommendation:

Approve the Project, as submitted, finding the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures), and Approve Resolution 2019-XX for Planning and Zoning Permit Number 17-500-14 (Special Use Permit), subject to certain findings and conditions..

Planning Commissioners did not have any ex-parte communications to report for item F.1.

Associate Planner Jay Dobrowalski provided a PowerPoint presentation outlining the request.

Juan Romero (property owner) and David Kesterson (Lauterbach & Associates, Architects), did not provide a PowerPoint presentation; however, they responded to questions.

Chair Frank opened the public comments portion of the public hearing.

No public verbal comments were received in favor of the project.

No public written comments were received in favor of the project.

Public verbal comments were received from the following person against the project: Pat Brown.

No public written comments were received against the project.

Chair Frank closed the public comments portion of the public hearing.

Discussion ensued among the Commissioners and staff.

MOTION: Commissioner Chavez moved and Commissioner Fuhring seconded a motion of intent to deny the Project as they could not make all of the Findings required to grant the Planned Residential Group and Special Use Permit in accordance with Oxnard City Code Section 16-445 and 16-531, and they continued the hearing to November 21, 2019 to ratify the action by approving a resolution of denial.

VOTE: Chair Frank, Vice Chair Chua, Commissioners Chavez and Fuhring voted in favor of the motion (to Deny the Project). Commissioners Dozier, Meyer and Sanchez were absent. The motion carried 4:0:3:0³.

³ In Favor: Against: Absent: Recused

G. STUDY SESSION/REPORTS

None.

H. PLANNING COMMISSION BUSINESS

Chair Frank notified City staff that a huge wedding was held on the weekend of October 5-6 on the beach in Oxnard Shores without permit. The wedding included catering, amplified music and alcohol on the beach and valet parking. Chair Frank stated these events are disruptive to the neighborhood.

I. PLANNING MANAGER COMMENTS

Jeff Lambert, Community Development Director announced:

1. The City of Oxnard is hosting "The Disruption of Autonomous Cars, Traffic, and Parking: Discussing public policy choices in the new era of mobility" with special guest speaker Jessica Robinson of the Michigan Mobility Institute at Oxnard College on November 13, 2019. RSVPs are required.
2. The City Council is scheduled to review the Short Term Rental Ordinance on November 5, 2019.
3. The City Council is scheduled to review the Fisherman's Wharf project at a special meeting on November 7, 2019. The Planning Commission meeting scheduled for that same evening is cancelled. The Rio Urbana project previously scheduled for this date will be continued to the Planning Commission's meeting of November 21, 2019.

Scott Kolwitz, Planning & Environmental Services Manager, announced:

1. The 2019 California legislative session has come to a close, and Governor Newsom has signed 18 additional housing bills into law. These range from funding sources, streamlining, accessory dwelling units, density bonuses, and etcetera. Staff is reviewing these laws, and staff will bring forward Ordinance Amendments in the coming year as part of the 2020 Work Plan.
2. The City Council approved the second reading of the Citywide General Plan Consistency Zone Change Program Ordinance on October 15, 2019. These changes become effective on November 14, 2019. Maps are being updated accordingly.
3. The City Council is to review the Retail Cannabis Ordinance Amendment on October 22, 2019.
4. The City Council is to receive a presentation regarding California housing legislation, the City's Housing Element, and the Regional Housing Needs Assessment (RHNA) on October 29, 2019.
5. The Planning Commission's next meeting is scheduled for November 21, 2019.

J. ADJOURNMENT

At 7:42 p.m., the Planning Commission concurred to adjourn.

Deirdre Frank, Chair

ATTEST:

Jeffrey Lambert, Community Development Director