

MINUTES
OXNARD PLANNING COMMISSION
REGULAR MEETING
October 3, 2019

A. ROLL CALL

At 6:01 p.m., the regular meeting of the Oxnard Planning Commission convened in the Council Chambers. Chair Frank, Vice Chair Chua, Commissioners Chavez, Dozier, Meyer and Sanchez were present. Commissioners Fuhring was absent. Staff members present were Jeffrey Lambert, Community Development Director; Scott Kolwitz, Planning & Environmental Services Manager; Chris Willaimson, Consulting Planner; Ken Rozell, Chief Assistant City Attorney; Ryan Kim, City Traffic Engineer; 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

Commissioner Meyer led the pledge of allegiance.

C. Public Comments – On Items Not On the Agenda

No public comments were received for items not on the agenda.

D. CONSENT AGENDA

1. APPROVAL OF MINUTES September 5, 2019

MOTION: Commissioner Chavez moved and Commissioner Sanchez seconded a motion to approve the minutes of September 5, 2019, with the following two edits:

1. Modify references to the date from August 1, 2019 to August 15, 2019
2. Modify references to Commissioner Meyer from absent to being present for votes and voting In Favor for Items E.1.

Chair Frank, Vice Chair Chua, Commissioners Chavez, Dozier, Meyer and Sanchez voted in favor. Commissioner Fuhring was absent. The motion carried 6:0:1:0¹.

E. PUBLIC HEARING

1. **Project Name: Rio Urbana Development** – PLANNING AND ZONING PERMIT
PZ NO. NOS. 17-610-01 (Annexation); 17-620-01 (General Plan Amendment),

¹ In Favor: Against: Absent: Recused

17-560-01 (Pre-Zoning), 17-300-03 (Tentative Subdivision Map for Tract No. 5998), 17-500-05 (Special Use Permit – Office), 17-500-13 (Special Use Permit – Residential), and 17-535-02 (Density Bonus): requests to annex a 10.24 acre parcel located at 2714 East Vineyard Avenue (APN 145-0-232-010) to the City of Oxnard, amend the General Plan land use designation to General Commercial; pre-zone to General Commercial-Planned Development (C-2-PD); subdivide and develop a 1.12 acre “Parcel 1” with a two-story, 15,000 gsf office building with 61 standard parking spaces; and a 9.12 acre “Parcel 2” with 167 one- to three-bedroom attached apartment condominiums in eight three-story structures (38 feet in height) that includes a fitness center, 17 low income deed-restricted units (10% of all units), 1,068 gsf recreation pavilion, four refuse structures, 169 resident garages, 163 surface parking spaces, 99 guest parking spaces, stormwater retention and treatment facilities, on-site utilities and off-site connections, landscaping, seven play areas and a tot lot, small dog run; relocate four Southern California Edison (SCE) 66kV power poles; and widen and improve Vineyard Avenue by 23 feet along the property frontage (48,999 sf dedication). The project will maintain parking and access to abutting properties along Rio School Lane which will become a drive aisle. A Density Bonus of two percent (2%) allows for three additional residential units and reduction of the interior yard space development standard from 30% to 24% of the parcel area. The Tentative Subdivision Map (TSM) for Tract No. 5998 creates Parcels 1 and 2 and 167 condominium parcels and a common area parcel on Parcel 2. Filed by Rio School District, 2500 E. Vineyard Ave., Oxnard, CA and The Pacific Companies, 430 E. State Street #100, Eagle, Idaho.

Project Planner: Chris Williamson, Consulting Planner

Recommendation:

That the Planning Commission:

- a) Adopt a resolution recommending that the City Council adopt Mitigated Negative Declaration (MND) 2017-04 and approve Planning and Zoning Permit No. 17-610-01 (Annexation) to add the project area to Oxnard municipal boundaries within City Council District No. 2; and Planning and Zoning Permit No. 17-620-01 (General Plan Amendment) to change the land use designation from School to Commercial General, and
- b) Adopt a resolution recommending that the City Council approve Planning and Zoning Permit No. 17-560-01 (Pre-Zoning) to General Commercial Planned Development (C2-PD), and
- c) Adopt a resolution recommending that the City Council approve Planning and Zoning Permit Nos. 17-300-03 (Tentative Subdivision Map for Tract No. 5998), and 17-535-02 (Density Bonus), subject to certain findings and conditions, and
- d) Adopt a resolution Approving Planning and Zoning Permit No. 17-500-05 (Special Use Permit – Office), subject to certain findings and conditions, and
- e) Adopt a resolution Approving Planning and Zoning Permit No. 17-500-13 (Special Use Permit – Residential), subject to certain findings and conditions.

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

Consulting Planner Chris Williamson provided a PowerPoint presentation outlining the request.

Tony Talamante (Pacifica Companies & Talamante Project Delivery) and Joel Kirschenstein (El Rio School District Representative), did not provide a PowerPoint presentation; however, they responded to questions.

Chair Frank opened the public comments portion of the public hearing, but no members of the public provided verbal or written comments. Chair Frank closed the public comments portion of the public hearing.

Discussion ensued among the Commissioners and staff.

MOTION: Commissioner Chavez moved and Commissioner Dozier seconded a motion to continue the **Rio Urbana Development** PZ Nos. 17-610-01 (Annexation); 17-620-01 (General Plan Amendment), 17-560-01 (Pre-Zoning), 17-300-03 (Tentative Subdivision Map for Tract No. 5998), 17-500-05 (Special Use Permit – Office), 17-500-13 (Special Use Permit - Residential), and 17-535-02 (Density Bonus to a date certain of November 7, 2019, with responses to the following comments to be provided:

1. Update the Mitigated Negative Declaration text to:
 - a. Clarify and correct the water supply discussion;
 - b. Clarify and correct the wastewater/sewer line capacity information;
 - c. Clarify and correct the storm drain capacity information;
 - d. Augment the Public Safety (Police and Fire) discussion; and
 - e. Clarify the Traffic Levels-of-Service (LOS) for the Vineyard/Ventura Avenue/Riverpark Boulevard intersection, identify when the traffic counts were taken, confirm traffic study consistency with other traffic studies, confirm what Vineyard Avenue improvements were completed by the RiverPark project, confirm the adequacy of sidewalks connecting the Project to Stroube Street, identify what improvements were considered for Stroube Street (such as high visibility crosswalks and speedbumps), and identify Traffic Impact Fees.
2. The applicant is asked to consider modifying the following six Project design components:
 - a. Could elevators be added, perhaps to selected buildings,

- considering the Project amenities emphasize families for whom using staircases with strollers would be very difficult?
- b. Could additional solar panels be incorporated into the roofs or on carports? Does the State have a solar panel requirement?
 - c. Can a swimming pool be introduced into the Project?
 - d. Can the palm trees be removed from the Project?
 - e. Could three additional moderate-income units be included resulting in 20 total Affordable units within the Project?
 - f. Is there an agreement with Vallarta Market for pedestrian access? How will shopping carts be managed at the connection point?
3. Update the Office SUP Resolution (PZ 17-500-05) to include the following Condition of Approval:
- a. Developer shall place existing overhead utility lines on and adjacent to the project underground in accordance with City Code in effect at the time City issues a grading/site improvement permit. The current City Code does not require the placement of lines conducting in more than 33kv underground. Prior to issuance of the grading/site improvement permit, Developer shall post security satisfactory to the Finance Director guaranteeing utility relocation including the cost of any required pole relocation.

VOTE: Chair Frank, Vice Chair Chua, Commissioners Chavez, Dozier, Meyer and Sanchez voted in favor. Commissioner Fuhring was absent. The motion carried 6:0:1:0².

F. STUDY SESSION/REPORTS

None.

G. PLANNING COMMISSION BUSINESS

None.

H. PLANNING MANAGER COMMENTS

Scott Kolwitz, Planning & Environmental Services Manager, announced:

- 1. The City provided Regional Housing Needs Assessment (RHNA) comments to the Southern California Association of Governments (SCAG) on September 11, 2019, identifying concerns with RHNA methodologies. A series of SCAG and California Department of Housing and Community Development (HCD) RHNA

² In Favor: Against: Absent: Recused

meetings are scheduled between October 7, 2019 and November 7, 2019. Final RHNA numbers in February 2020.

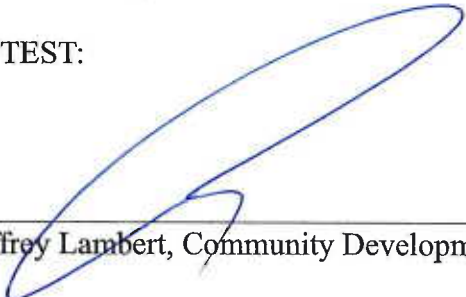
2. The City Council's Housing and Economic Development Committee reviewed the Short Term Vacation Rental (STR) Ordinance on September 24, 2019. The STR item will be heard by the City Council on November 5, 2019.
3. The City Council approved the first reading of the Citywide General Plan Consistency Zone Change Program Ordinance on October 1, 2019. The second reading of the Ordinance is scheduled for October 15, 2019.
4. The Planning Commission's next meeting is scheduled for October 17, 2019.

I. ADJOURNMENT

At 8:59 p.m., the Planning Commission concurred to adjourn.

Deirdre Frank, Chair

ATTEST:



Jeffrey Lambert, Community Development Director