

MINUTES
OXNARD PLANNING COMMISSION
REGULAR MEETING
September 19, 2019

A. ROLL CALL

At 6:00 p.m., the regular meeting of the Oxnard Planning Commission convened in the Council Chambers. Chair Frank, Vice Chair Chua, Commissioners Chavez, Fuhring (arrived 6:20 p.m.), Meyer and Sanchez were present. Commissioner Dozier was absent. Staff members present were Jeffrey Lambert, Community Development Director, Scott Kolwitz, Planning Manager, 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

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 Meyer seconded a motion to approve the minutes of September 5, 2019, as submitted. Commissioner Dozier and Fuhring were absent. The motion carried 5:0:2:0.

E. CONTINUED 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 conversion of an existing two-story 3,244 square-foot medical commercial 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 R-2 zoning district: 1) increase in density; 2) reduction of the required interior yard space; 3) reduction in front yard setback; 4) reduction in side yard setback; 5) relief

from garage parking; 6) relief from off-street visitor parking; and 7) reduction in parking area landscaping. 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

Recommendation:

Continue the Project to a date certain of October 17, 2019.

MOTION: Commissioner Meyer moved and Commissioner Chavez seconded a motion to continued PZ 17-500-14 (Special Use Permit) to a date certain of October 17, 2019.

VOTE: Chair Frank, Vice Chair Chua, Commissioners Chavez, Meyer and Sanchez voted in favor. Commissioner Dozier and Fuhring were absent. The motion carried 5:0:2:0.

F. 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 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:

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 15332 (In-Fill Development Projects), and Approve Resolution 2019-XX for Planning and Zoning Permit Number 18-500-12 (Special Use Permit - SUP), subject to certain findings and conditions.

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

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

Michael Gonzales, esq., provided a PowerPoint presentation outlining their request.

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

Public verbal comments were received from the following in favor of the project: Delfino Anguiano, and Pamela Sitt.

Public written comments were received from the following in favor of the project: Ramiro Franco, Andrea Gonzales, Gopal Manwani, Luz Mendoza, Robert Rizzie, Ajaib Singh, Bakhtowar Singh Manar, Jaswinder Singh Koonar, Jogjit Singh Manan, Kulwinder Singh, Parmdit Singh, Sharandeep Singh Deol, Bill Stover, Mandeep Sudwal, Naudip Thandi, Jessie Tiwana, Parmit Tiwana, Ranjitkaur Tiwana, Amit Uttwani, Evelyn Vianzon, and Ranjit Kaur Ziwaagna.

Public verbal comments were received from the following people not in favor of the project: Pat Brown, Max Ghenis, Shirley Godwin, Jon Huycke, David Lopez, Rosalie Lopez, Barbara Macri-Ortiz, Donald Nielsen, Jackson Piper, Roy Prince, Nancy Rahn, Leopoldo Rojas, and Yaderi Salazar.

Public written comments were received from the following people not in favor of the project: Agustin Morales Jr., Katherine Nishimori, Eduardo Salcedo, Sonia Salcedo, Gloria Shadenzar, and Shaeen.

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 Special Use Permit in accordance with Oxnard City Code Section 16-531, and they continued the hearing to October 17, 2019 to ratify the action by approving a resolution of denial.

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

G. STUDY SESSION/REPORTS

None.

H. PLANNING COMMISSION BUSINESS

Commissioner Sanchez announced the Knights of Columbus will be hosting the Civic Knight, with guest of honor Assemblymember Jacki Irwin on October 14, 2019.

Vice Chair Chua requested for the City's Traffic Engineer to attend Planning Commission meetings.

Commissioners Meyer requested for an overview of projects happening throughout the City, in general, and South Oxnard in particular, to be provided to the Planning Commission at a future meeting.

I. PLANNING MANAGER COMMENTS

Jeff Lambert, Community Development Director announced:

1. The City Council's Housing and Economic Development Committee is scheduled to review the Short Term Rental Ordinance on September 24, 2019.
2. The City Council is scheduled to review the Citywide General Plan Consistency Zone Change Program on October 1, 2019.
3. The City Council is scheduled to review the Fisherman's Wharf project at a special meeting on October 7, 2019.
4. The City Council is anticipated to review the Retail Cannabis Ordinance Amendment in October.
5. The Planning Commission is scheduled to review the the Rio Urbana Development proposed at 2714 Vineyard Avenue on October 3, 2019.

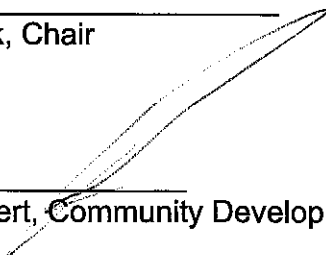
J. ADJOURNMENT

At 9:20 p.m., the Planning Commission concurred to adjourn.



Deirdre Frank, Chair

ATTEST:



Jeffrey Lambert, Community Development Director