MINUTES
OXNARD PLANNING COMMISSION
REGULAR MEETING
August 22, 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 Meyer, Sanchez, and Dozier were present. Absent was Commissioner Fuhring. Staff members present were Jeffrey Lambert, Community Development Director, Isidro Figueroa, Principal 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. READING OF AGENDA

The Community Development Director Jeff Lambert reviewed the agenda.

D. CONSENT AGENDA

A. PUBLIC HEARING

1. PLANNING AND ZONING PERMIT NO. 18-410-01 (Local Coastal Plan Amendment) a request to amend the City of Oxnard's (City) certified Local Coastal Program inclusive of the Coastal Local Plan Use (LUP) to incorporate a newly created land use designation of "Urban Village" to an approximately 11-acre site located at the southwest corner of Channel Islands Boulevard and Victoria Avenue commonly known as "Fisherman's Wharf" (APNs: 206-0-280-35 and 206-0-280-49). Based on the proposed new Urban Village land use designation, LUP Policy 23 is proposed to be amended to allow for a residential land use component at a density of 40 units per acre. Additionally, LUP Policy 35 would be amended to allow for the maximum height allowed to not exceed two stories or twenty-five feet in height, whichever is greater; and, at the corner of Victoria and Channel Islands Boulevard the height would be allowed at a maximum of 55 feet in height with an additional 10 feet in height allowed for the purposes of screening rooftop appurtenances. Filed by the County of Ventura, 3900 Pelican Way, Oxnard, CA 93035.
Project Planner: Jeffrey Lambert, AICP, Community Development Director, and Isidro Figueroa, Principal Planner

Recommendation:
1. That the Planning Commission hold a public hearing regarding Planning and Zoning

Permit No. 18-410-01 (Coastal Plan Amendment)
2. That the Planning Commission adopt a resolution recommending that the City Council deny Planning and Zoning Permit No. 16-410-01, an application for a Local Coastal Plan Amendment that-if approved by the City Council and subsequently approved by the California Coastal Commission along with a relate Public Works, Plan Amendment proposed by the County of Ventura-would allow the development of a specific mixed use project at Fisherman's Wharf in the Chanel Islands harbor that would include 400 market rate residential rental units and 36,000 square feet of commercial/retail development, on an 11-acre site located at the south west corner of Channel Islands Boulevard and Victoria Avenue (Fisherman's Wharf Replacement Project). Filed by designated agent Tom Tellefsen, Channel Islands Harbor Properties, LLC. 270 N. Cannon Drive Penthouse, Beverly Hills, CA 90210, on behalf of the property owner.
PZ 18-410-01 Staff Report
Supplement – HBCA Complete Analysis
Supplement – Complete Public Correspondence

Principal Planner Figueroa made the staff representation regarding this item.

Mark Sandoval, Harbor Director, presented on behalf of the developer in support of the Local Coastal Plan amendment. Ms. Rene Aiu and other members of the Harbor and Beach Community made a presentation in opposition to the Local Coastal Plan amendment.

Chair Frank opened public comments portion of the public hearing.

Public comments were received from the following not in favor of project: Mike Schultz, Julie Pena, Norm Katz, Frank Laza, Charles Carter, Linda Calderon, Nancy Horwitz, Steve Heery, Mark Bates, Jackie Oinson, Randy Short, Joanna Steele, Kirk Kidman, Elizabeth Burby, Tom Petersen, Richard Lesser, Gary Smidderks, Diane Delaney, Debbie Mitchell, Leslie Hannaford, Judith Dugan, Stephen and Wanda Beaelisha, Mercy Urrea, Max Ghenis, Mindy Greenberg, Clint Doughenty, Steven Averill, Frank Laza, Nancy Horwitz, Chuck Carter, David Rupp, Bill Higgins, Matt Moody, Jackie Redeschi, Kathe Nolan, Lori Bates, Sandra McLaughlin, Wendy Lee, Sumie Mishima, Sara Wan and Rene Aiu.

Public comments were received from the following in favor of project: Armando Delgado, Jose Garcia, Manuel Castro, Margaret Cronshaw, Tim Athens, Nichole Salsow, Mike Schultz, Randy Short, Steve Kinney, Jennifer Talmore, Joe Morgan, Maggi Havas, Steve Buenger, Max Gherus, Millie Greenberg, Missy McQuattie, Mark Spellman, Tom Cady.

Chair Frank closed public testimony.

The Commissioners recessed the meeting at 7:45 p.m. and the meeting reconvened at 8:05 p.m.

Discussion ensued among the Commissioners and staff.

MOTION: It was moved by Chair Frank, seconded by Vice Chair Chua recommending that the City Council deny Planning and Zoning Permit NO. 18-410-01, an application for a Local Coastal Plan Amendment that – if approved by the City Council and subsequently approved by the California Coastal Commission along with a related Public Works Plan Amendment proposed by the County of Ventura – would allow the development of a Specific Mixed Use Project at Fisherman's Wharf in the Channel Islands Harbor that would include 400 Market rate residential rental units and 36,000 square feet of Commercial/retail development, on an 11-acre site located at the southwest corner of Channel Islands Boulevard and Victoria Avenue (Fisherman's Wharf Replacement Project), filed by designated agent Tom Tellefsen, Channel Islands Harbor Properties, LLC.

VOTE: Frank, Chua, Dozier, Meyer Sanchez, voted in favor, and Chavez voted against, the motion carried 5:1:1 Commissioner Fuhring absent

F. STUDY SESSION/REPORTS

G. PLANNING COMMISSION BUSINESS

H. PLANNING MANAGER COMMENTS

I. ADJOURNMENT

At 11:00 p.m., the Planning Commission concurred to adjourn.

Deirdre Frank, Chair

ATTEST:

Jeffrey Lambert, Community Development Director