

MINUTES
OXNARD PLANNING COMMISSION
REGULAR MEETING
August 1, 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, Fuhring, were present. Staff members present were Jeffrey Lambert, Community Development Director, Ken Rozell, 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 Chavez led the pledge of allegiance.

C. Oath of Office

D. PUBLIC COMMENTS – Items not on the Agenda

Mr. John Jay expresses concerns about “population growth” in the City of Oxnard.

E. READING OF AGENDA

The Community Development Director Jeff Lambert reviewed the agenda.

F. CONSENT AGENDA

1. APPROVAL OF MINUTES – July 18, 2019

MOTION: Vice Chair Chua moved and Commissioner Dozier seconded a motion to approve the minutes of July 18, 2019. Commissioners Fuhring and Chavez abstained. The question was called and the motion carried unanimously.

G. PUBLIC HEARING

1. PLANNING AND ZONING PERMIT NO. 19-580-04, an ordinance of the City Council of the City of Oxnard adding section 17-53 to chapter 17 of the Oxnard City Code regarding short-term rental units, and amending chapter 17 of the Oxnard city code by adding subsection (B)(10) to section 17-10 R-B-1, single-family beach, sub-zone. section 17-11 R-W-1, single-family water-oriented, sub-zone, section 17-12 R-W-2, townhouse water-oriented, sub-zone, section 17-13 R-2-C, coastal multiple-family, sub-zone section 17-14 R-3-C, coastal medium density multiple-family, subzone, CPC, coastal planned community sub-zone, R-BF, beachfront residential sub-zone and adding Article

XI to chapter 16 of the Oxnard City Code regarding short-term rental units, and amending chapter 16 of the Oxnard City Code by adding subsection (19) to section 16-21 (B) to the residential single-family zone, and amending subsection (I) of the central business district zone regarding short-term rental units.

Project Planner: Paul McClaren.

Chair Frank recused herself from the discussion due to a conflict of interest for the Public Hearing PZ 19-580-04 and Vice- Chair Chua chaired the meeting.

The Community Development Director Lambert gave a PowerPoint presentation. Staff is presenting to the Planning Commission Short Term Rental (STR) to establish operating requirements and operating standards in the Coastal and Non-Coastal zones.

The Planning Commission discussed and inquired about several topics, lodging industry, over saturation, Coastal Commission rules and regulations for STRs, other cities using STR system, discuss TOT, parking concerns, noise concerns, and CCR's regulations, status of Del Mar court ruling.

Vice Chair- Chua opened the public testimony.

Public comments were received from Deirdre Frank, Charles Boyd, Neal Berger, Cindy Mauer, Robert Dushane (President of the Colony) Jim Carr, Carol Hagedohm, Bob Murphy, Diane Deleaney, Mark Ostrove, Julie Pena, Angela Slaff, Mary Tadlock, Ted Kupper, Karen Brooks, Susan Blau, Ben Di Benedetto, Steve Vernon, Steve Guerrero, Rob Stenimer, Kathy Guerrero, Pat Brown, Tony Rondinella, Mary Ellen Harwood, Kathy Behrens, Steve Nash.

The following only submitted comment cards, Pat and Herb Bostrom, Bill Smith, Bill Reno, Joel Garfield, Laura Garfield, Rene Aill, Greg Richardson, Charles Boyd not in favor.

Vice-Chair Chua closed the public testimony.

The Commissioners recessed the meeting at 9:40 p.m. and the meeting reconvened at 9:50 p.m.

All the Commissioners questions and concerns were addressed and directed staff to consider placing further limits so these rentals are not concentrated in one area. One idea is to prohibit a short-term rental from being within 300 feet from another rental and recommending making the limit to 500 feet, 100 days per year rental cap, responsible party must be within 25 miles of the STR, 5% cap by General Plan neighborhood.

MOTION: Commissioner Chavez moved and Vice Chair Chua seconded a motion recommending adopting an ordinance recommending to City Council approval of PZ 19-580-04 (adding section 17-53 to chapter 17 of the Oxnard City Code regarding short-term rental units, and amending chapter 17 of the Oxnard city code) 100 days per year rental cap, responsible party must be within 25 miles of

the STR, 5% cap by General Plan neighborhood, consider a 300-500' separation limitation, no amplified noise outside, parking should be managed on site, to include no pets allowed. Commissioner Meyer questions the No Pets within the STRs and moved to remove from original motion. Commissioner Chavez moved and Commissioner Meyer second a motion to recommend adopting an ordinance recommending to City Council approval of PZ 19-580-04 (adding section 17-53 to chapter 17 of the Oxnard City Code regarding short-term rental units, and amending chapter 17 of the Oxnard city code) 100 days per year rental cap, responsible party must be within 25 miles of the STR, 5% cap by General Plan neighborhood, consider a 300-500' separation limitation, no amplified noise outside, parking should be managed on site, to include pets allowed. VOTE: Chavez, Meyer, Chua, Sanchez, Fuhring and Dozier voted in favor, the motion carried 6-0-1.

H. STUDY SESSION/REPORTS

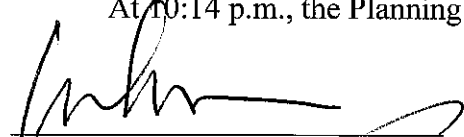
None

I. PLANNING COMMISSION BUSINESS

J. PLANNING MANAGER COMMENTS

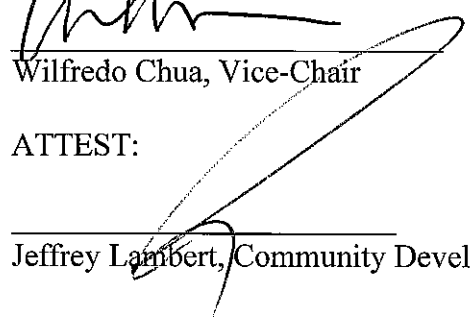
K. ADJOURNMENT

At 10:14 p.m., the Planning Commission concurred to adjourn.



Wilfredo Chua, Vice-Chair

ATTEST:



Jeffrey Lambert, Community Development Director