MINUTES
OXNARD PLANNING COMMISSION
REGULAR MEETING
July 18, 2019

A. ROLL CALL

At 7:00 p.m., the regular meeting of the Oxnard Planning Commission convened in the Council Chambers. Chair Frank, Vice Chair Chua, Commissioner Dozier, Commissioner Meyer, and Commissioner Sanchez were present. Commissioner Fuhring and Commissioner Huber were absent. Staff members present were Jeffrey Lambert, Community Development Director, Ken Rozell, Chief Assistant City Attorney, Isidro Figueroa, Interim Planning Manager, Ryan Kim, Traffic Engineer, Paul Wendt, Supervising Civil Engineer, Jay Dobrowalski, Associate Planner, Veronica De-Anda Ortiz, Contract Planner, Paul McClaren, Associate Planner, and Dee Lai, 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 – Items not on the Agenda

There were no public comments.

D. READING OF AGENDA

Jeff Lambert reviewed the agenda.

E. CONSENT AGENDA

1. APPROVAL OF MINUTES – May 16, 2019

MOTION: Commissioner Chua moved and Commissioner Sanchez seconded a motion to approve the minutes of May 16, 2019. The question was called and the motion carried: 3:0:2:2. Commissioner Dozier and Commissioner Meyer abstained. Commissioner Fuhring and Huber were absent.

2. APPROVAL OF MINUTES – June 6, 2019

MOTION: Commissioner Frank moved and Commissioner Dozier seconded a motion to approve the minutes of June 6, 2019 with the correction on page 2, paragraph 4 by removing the word "no" from the sentence because the Commission discussed the entrance to the Oxnard Blvd side of the building, not "no entrance". Also, removing the word "setbacks" from Vice-Chair Chua's comment on page 3, paragraph 2 The question was called and the motion carried: 3:0:2:2. Commissioners Huber and Fuhring were absent. Commissioners Meyer and Sanchez abstained.

3. PLANNING COMMISSION BY-LAWS

MOTION: Vice-Chair Chua moved and Chair Frank seconded a motion to approve the Planning Commission's meeting time to start at 6:00 p.m. The question was called and the motion carried: 5:0:2. Commissioners Fuhring and Huber were absent.

F. CONTINUED PUBLIC HEARING

1. PLANNING AND ZONING PERMIT NO. 17-500-19 (Special Use Permit), a request for approval to construct a two-story, 41,024 square-foot medical office building and associated on- and off-site improvements for the property located at 2001 Statham Boulevard. In accordance with Sections 16-651, 16-644.B, and 16-137 of the Oxnard City Code (OCC) three modifications are being requested: reduction in the number of required on-site parking spaces from 205 parking spaces to 127 parking spaces provided; reduction in the number of required on-site loading spaces from 2 spaces to 1 space provided; and an increase in the maximum allowable building height from 35 feet to 40 feet-6 inches. The 2030 General Plan designation on the project site is Commercial General and the zoning on the property is General Commercial - Planned Development (C2-PD). The proposed project is exempt from environmental review pursuant to Section 15332 (Class 32) of the California Environmental Quality Act Guidelines. Filed by Rosa E. Alvarado on behalf of property owner Clinicas del Camino Real, Inc., 1040 Flynn Rd., Camarillo, California 93012.
Project Planner: **Jay Dobrowalski**

The Planning Commission discussed and inquired about several topics, including: the project is under-parked; offsite and onsite parking; currently, there are no designated loading zone for drop offs; hazard to life to place drop off on Oxnard Blvd side of the building without loading zone; Clinicas provides service to the underprivileged population; the parcel is difficult to develop; traffic and parking concerns; the parking covenant is part of the condition of approval; transportation is changing rapidly; future improvement in transportation; hard to justify granting the waiver; Gold Coast Transit service and possible future bus routes; 500 feet radius to qualify for offsite parking; reducing the size of the building; establishing bad precedent if approve the project; and the condition 168 regarding the building permit.

All the Commissioners questions and concerns were addressed.

Chair Frank opened the public testimony.

There was no public testimony.

Chair Frank closed the public testimony.

MOTION 1: Commissioner Dozier moved and Commissioner Sanchez seconded a motion to adopt a resolution approving PZ 17-500-19 (Special Use Permit) with amended condition number 168 to change "Certificate of Occupancy" to "Building Permit." The question was called and motion carried: 3:2:2. Chair Frank and Vice Chair Chua voted no. Commissioners Huber and Furhring were absent.

G. PUBLIC HEARING

1. PLANNING AND ZONING PERMIT NO. 18-300-10 (Tentative Parcel Map), a request for approval to subdivide an 11.85 acre undeveloped lot located on the south side of HWY 101 between The Palms Marketplace center off of Outlet Center Drive and CarMax auto sales lot off of Lockwood Street, Assessor Parcel Number 213-0-090-10, into two (2) lots of net size 4.86 acres and 6.13 acres; and construct the connection of Lockwood Street with associated infrastructure improvements. The project is exempt from environmental review pursuant to Section 15315, Class 15 of the California Environmental Quality Act Guidelines. Filed by Eric Widmer of Peak Surveys, Inc. on behalf of property owner, Sunbelt Enterprises, LLC, 5715 Mesmer Avenue, Los Angeles, CA 90230.
Project Planner: Veronica Ortiz

Veronica provided a powerpoint presentation outlining the request.

The Planning Commission did not have any questions about the project.

Chair Frank opened the public testimony.

There was no public testimony.

Chair Frank closed the public testimony.

MOTION: Chair Frank moved and Commissioner Chua seconded a motion to adopt a resolution recommending approval to the City Council of PZ No. 18-300-10 (Tentative Parcel Map) The question was called and the motion carried: 5:0:2. Commissioners Huber, and Fuhring were absent.

2. PLANNING AND ZONING PERMIT NO. 18-400-03, Coastal Administrative Modification (Major), a request for approval to construct a wireless telecommunications facility that co-locates six, 6-foot tall panel antennae inside new screening boxes, six remote radio units inside an existing cupola, and installation of a new 12' x 23' ground level equipment enclosure that contains accessory equipment to include a diesel backup generator with a 54-gallon fuel tank. The facility will be constructed on the roof and in a service courtyard of the Embassy Suites hotel and resort located at 2101 Mandalay Beach Road. The proposed project is exempt from environmental review pursuant to Section, 15301, Class 1 of the CEQA Guidelines. Filed by James A. Rogers, Smartlink, LLC,

designated agent for Verizon Wireless.
Project Planner: Paul McClaren

Paul McClaren provided a powerpoint presentation outlining the request.

The Planning Commission discussed and inquired about several topics, including: the benefits to the local community; the area will have better service and increase in communication capacity; EME report and FCC compliance; adding the condition to require RF training, instead of recommending RF training; and the extent and the distance of coverage.

All the Commissioners questions and concerns were addressed.

Chair Frank opened the public testimony.

There was no public testimony.

Chair Frank closed the public testimony.

MOTION: Commissioner Sanchez moved and Vice-Chair Chua seconded a motion to approve PZ 18-400-03 (Coastal Administrative Modification, Major) with the modification of the condition to require the RF training instead of recommending the RF training. The question was called and the motion carried: 5:0:2. Commissioners Huber and Fuhring were absent.

H. STUDY SESSION/REPORTS

I. PLANNING COMMISSION BUSINESS

Commissioner Dozier inquired about the status of the new future Commissioner. Commissioner Frank inquired about trainings for the new Commissioners.

Ken Rozell stated that once all the Commissioners are on board, they will be provided with training opportunities.

J. PLANNING MANAGER COMMENTS

Jeff Lambert commented that new Commissioner will be appointed on July 30th and will be sworn in as soon as possible. Jeff also commented that in August, there will be 3 meetings coming to the Planning Commission: Short Term Rental, Cannabis, and Fisherman's Wharf. Also, there will be a Community Workshop on the Ormond Beach Restoration and Access plan on July 31, 2019 from 6 p.m. to 8 p.m. at the South Oxnard Community Center and to check out the flyer on the City's website for more information.

K. ADJOURNMENT

At 8:23 p.m., the Planning Commission concurred to adjourn.

Deirdre Frank, Chair

ATTEST:

Jeffrey Lambert, Community Development Director