MINUTES
OXNARD PLANNING COMMISSION
REGULAR MEETING
June 20, 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, and Commissioner Fuhring were present. Staff members present were Jeffrey Lambert, Community Development Director, Ken Rozell, Assistant City Attorney, Isidro Figueroa, Interim Planning Manager, Jay Dobrowalski, Associate Planner, Earnel Bihis, Assistant Traffic Engineer, 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 Fuhring 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: There was not a quorum to vote on the minutes. The May 16, 2019 minutes was moved to the next scheduled meeting.

2. APPROVAL OF MINUTES – June 6, 2019

MOTION: Commissioner Chua moved and Commissioner Fuhring seconded a motion to approve the minutes of June 6, 2019. The question was called and the motion carried: 4:0:3. Commissioners Huber, Sanchez, and Meyer 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**

Vice Chair Chua commented that he had ex-parte communications for item G-1. He stated that he met with the applicant and asked him the reason for requesting modifications to the City's standards.

Jay provided a powerpoint presentation outlining the request.

The Planning Commission discussed and inquired about several topics, including: the height of the building; parking; Moose Lodge location; duration of the parking agreement with Moose Lodge; contingency plan and alternative business locations for shared parking if Moose Lodge doesn't sign the parking agreement and the City's covenant; limitations on how much can be built on the property; consideration on reducing the size of the building; transportation arrangements with patients; whether this Clinicas is exclusive to providing free service or if there are other Clinicas locations; bus stops; traffic study showing no walkers and bikers; hours and status of dial-a-ride; the entrance on Oxnard Blvd side of the building; peak parking demand hours; and traffic on Statham.

All the Commissioners questions and concerns were addressed.

Chair Frank opened the public testimony.

Public testimonies were received from Robert Garcia, Tom Garcia, and Andres Herrera.

Chair Frank closed the public testimony.

MOTION 1: Commissioner Dozier moved and Commissioner Fuhring seconded a motion to adopt a resolution approving PZ 17-500-19 (Special Use Permit). The question was called and motion failed: 2:2:3. Chair Frank and Vice Chair Chua voted no. Commissioners Huber, Sanchez, and Meyer were absent.

MOTION 2: Chair Frank moved and Vice Chair Chua seconded a motion to adopt a resolution denying PZ 17-500-19 (Special Use Permit). The question was called and the motion failed; 2:2:3. Commissioners Fuhring and Dozier voted no. Commissioners Huber, Sanchez, and Meyer were absent.

Due to a lack of a full quorum, Staff recommended that the item G-1 be continued to the next Planning Commission meeting to vote on the resolution of denial. The Commission agreed to continue the item to July 18, 2019.

Vice Chair Chua commented that he wanted the findings regarding the size and height of the building to be part of the resolution of denial. He also commented that by approving the medical office, it will set a bad precedent for the City.

G. PUBLIC HEARING

1. PLANNING AND ZONING PERMIT NO. 17-570-02 (Citywide Zone Change) – This is a comprehensive Citywide zone change to bring approximately 4,958 parcels located throughout the city into consistency with their respective 2030 General Plan land use designations. The zone change action creates consistency that is required by Government Code Section 65860(a). The proposed consistency zone changes do not change parcels' allowed or conditional uses or development regulations. Consistency is a technical correction that does not fall under the definition of a discretionary project subject to review under the California Environmental Quality (CEQA). The comprehensive zone change has been determined to be exempt from CEQA based upon Section 15061(b) (3). Filed by Jeffrey Lambert, Community Development Department, 214 South C Street, Oxnard.
Project Planner: Chris Williamson

Chris provided a powerpoint presentation outlining the request.

The Planning Commission discussed and inquired about several topics, including: t-shirt warehouse memo; whether zone change is going to impact existing business; timeline for the process to take effect; parcel removal requests and the timeframe to submit the requests; inconsistency of the General Plan (GP) and zoning; General Plan Amendment (GPA) updates; GP patches avoidance; removal of the word "condominium" in City Council ordinance regarding HOA; and addition of language requiring a second step review instead of giving discretion only to the Community Development Director.

All the Commissioners questions and concerns were addressed.

Chair Frank opened the public testimony.

Public testimonies were received from Roberto Garcia, Thomas Vandergan, and Isaac Jones.

Chair Frank closed the public testimony.

MOTION: Chair Frank moved and Commissioner Fuhring seconded a motion to adopt a resolution recommending to the City Council adopt an ordinance rezoning parcels as listed and specified in Exhibit A to City Council zone Change Ordinance. The question was called and the motion carried: 4:0:3. Commissioners Huber, Sanchez, and Meyer were absent.

H. STUDY SESSION/REPORTS

I. PLANNING COMMISSION BUSINESS

Chair Frank requested that Staff include the By-Laws on the agenda for the next PC meeting for review and possible revisions to the meeting time to 6:00 p.m., instead of 7:00 p.m. She also requested that Staff makes a recommendation and include the cost of staff time and the financial consequences of delaying the meeting time to 7:00 p.m.

Vic Chair Chua commented about the City's standard rodent control containment for properties being graded.

Commissioner Dozier commented to the general public that the Commission sometime receives requests to meet outside of the Planning Commission and he erred on the side of caution, so he might decline from participating in the meetings.

J. PLANNING MANAGER COMMENTS

Jeffrey Lambert commented that Staff will bring the By-Laws to the Commission on the next Planning Commission meeting on July18, 2019. He also stated that the Fisherman's Wharf LCPA will be coming to the Commission on July 18, 2019. It is all about the language of the LCPA, nothing with the proposal from the County.

K. ADJOURNMENT

At 8:53 p.m., the Planning Commission concurred to adjourn.

Deirdre Frank, Chair

ATTEST:

Jeffrey Lambert, Community Development Director