

MINUTES
OXNARD PLANNING COMMISSION
REGULAR MEETING
June 6, 2019

A. ROLL CALL

At 7:00 p.m., the regular meeting of the Oxnard Planning Commission convened in the Council Chambers. Vice Chair Dozier, Commissioners Meyer, Huber, Sanchez, Fuhring, Chua and Frank were present. Staff members present were Jeffrey Lambert, Community Development Director, Ken Rozell, Assistant City Attorney, Doug Spondello, Interim Planning Manager, Jose Coyotl, Assistant 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 Frank led the pledge of allegiance.

C. OATH OF OFFICE AND ELECTION OF OFFICERS

City Clerk Michelle Ascencion swears in the new Commissioners, Jeremy Meyer and Deirdre Frank.

Vice Chair Dozier recused himself from the nomination of Chair and Vice Chair. Commissioner Huber abstained from the election of officers.

Vice Chair Dozier opened the nominations for Chair.

MOTION: Commissioner Chua moved and Commissioner Sanchez seconded a motion to nominate Commissioner Frank to the post of Chair. The question was called and the motion carried 6:0:0:1 to elect Commissioner Frank to the post of Chair. Commissioner Huber abstained.

Chair Frank opened the nominations for Vice Chair

MOTION: Chair Frank moved and Commissioner Fuhring seconded a motion to nominate Commissioner Chua to the post of Vice Chair. The question was called and the motion carried 6:0:0:1 to elect Commissioner Chua to the post of Vice Chair. Commissioner Huber abstained.

D. PUBLIC COMMENTS – Items not on the Agenda

Public comments were received from: Rene Aiu; Diane Delany; Thomas Vandegan; Francisco Castillo; Virginia Vandergan; Susan Helm; and Pat Brown.

E. READING OF AGENDA

Jeff Lambert reviewed the agenda.

F. CONSENT AGENDA

1. APPROVAL OF MINUTES – May 16, 2019

The minutes will be amended to include the votes for item F1, motion 2 and will be made available for the Commission on the next Planning Commission on June 20, 2019.

G. PUBLIC HEARING

1. PLANNING AND ZONING PERMIT NO. 18-510-04 (Special Use Permit - Alcohol): A request to allow the sale of beer, wine, and distilled spirits for on-site consumption (License Type-47) at a proposed 8,828 square-foot restaurant (Philippine Center of Ventura County), located at 1600 Ives Avenue. The proposed hours of operation are from 10:00 a.m. to 10:00 p.m., Wednesday through Sunday, with occasional special events proposed until 11:00 p.m. The project is exempt from environmental review pursuant to Section 15301, Class 1 of the California Environmental Quality Act (CEQA) Guidelines. Filed by John Muller, on behalf of the Philippine Center of Ventura County, 1451-D Rice Avenue, Oxnard, CA 93030.

Project Planner: Jose Coyotl

Commissioner Huber stated that he attended the May 29th Agenda Review Meeting held at the Oxnard Public Library and he asked a few questions, including: type 47 alcohol permit and whether the building is a club.

Jose provided a powerpoint presentation outlining the request.

The Planning Commission discussed and inquired about several topics, including: the hours of operation on special events; whether the building is a private club; the alcoholic drink servers; the kitchen; sensitive uses within 600 feet of the location; whether the Clinicas medical on the corner across the street from the subject use is considered a sensitive use; whether the Marie's Calendar was existing when the nursery was there; and whether the building is currently being used for meetings.

All the Commissioners questions and concerns were addressed.

Chair Frank opened the public testimony.

Public testimonies were received from Donald Helm and Pat Brown.

Chair Frank closed the public testimony.

MOTION: Commissioner Chua moved and Commissioner Dozier seconded a motion to adopt a resolution approving PZ 18-510-04 (Special Use Permit-Alcohol) with the amended condition that the hours of operation be consistent with the police report. The question was called and the motion carried unanimously.

2. **PLANNING AND ZONING PERMIT NO. 18-620-01 (General Plan Amendment), 18-580-01 (Zone Text Amendment), and 18-570-02 (Zone Change):** Amendments to the 2030 General Plan and Oxnard City Code (OCC) Chapter 16 (Zoning) to comprehensively update land use and development regulations related to Downtown Oxnard. The existing Central Business District zone will be replaced with three new zones, Downtown Core (DT-C), Downtown General (DT-G), and Downtown Edge (DT-E); unique development criteria will be established for each zone. This project will also expand the boundaries of what is considered the downtown to Colonia Road to the north, the alley west of D Street to the west, Wooley Road to the south, and the railroad tracks to the east. The intent of this update is to implement the recommendations of previous downtown plans and studies, streamline permitting for development, establish clear form-based standards to promote high-quality development, and reduce parking standards through the utilization of public parking and an in-lieu fee program. Pursuant to Section 15164 of the California Environmental Quality Act (CEQA), an addendum to the previously certified Program Environmental Impact Report for the 2030 General Plan has been prepared for this project. Filed by the City of Oxnard, Community Development Department, 214 South C Street, Oxnard, California 93030.

Project Planner: Doug Spondello

Doug Spondello provided a powerpoint presentation outlining the request.

Jeff Lambert stated that City Council approved an alternate truck route whereby truck traffic is diverted off of Oxnard Blvd; the new truck routes will take a few months to implement.

The Planning Commission discussed and inquired about several topics, including: whether there are State requirement for concession; open zones; CNU's; underground parking; streamlining process; deviation from the code; the types of permit that are approved at staff level; the conditions whereby the staff can approve the waivers; parking study, fee study; parking rates; downtown east urban village; variety of architectural style; mass transit plans; ride sharing; the appeal process and fee associated with the decisions of the Community Development Director; development intensity; the definition of green valley; parking and accommodation for visitors and tourist from open venues such as theater, concerts, performances, and services.

Chair Frank commented that she would like to have conditions added to include: designations for public space, concerts, performances, social services, senior classes, a small hotel and things besides retail uses.

Vice Chair Chua commented that he would like to have conditions added to include requests for waiver and that they should be considered by the Planning Commission.

All the Commissioners questions and concerns were address.

Chair Frank opened the public testimony.

Public testimonies were received from Aurelio Ocampo, Jr; Pat Brown, Miguel Fernandez, Abel Magana, Peter Herez, and Barbara Macri-Ortiz.

Chair Frank closed the public testimony.

MOTION: Vice Chair Chua moved and Commissioner Fuhring seconded a motion recommending to City Council approving PZ 18-620-01 (General Plan Amendment), 18-580-01 (Zone Text Amendment), and 18-570-02 (Zone Change) with the added conditions from Chair Frank and Vice Chair Chua discussed during the meeting.

H. STUDY SESSION/REPORTS

I. PLANNING COMMISSION BUSINESS

Commissioner Huber commented that the tree tower on Ventura Rd and Wooley Rd is no longer covered. He also commented that he would like to have a discussion on the East Village rezoning.

J. PLANNING MANAGER COMMENTS

Jeffrey Lambert commented that Doug Spondello is leaving the City of Oxnard to be the Planning Manager for the City of Moorpark. He also commented about the dates when items will go to the Planning Commission, including: General Plan Consistency Rezoning on June 20th, Retail Cannabis sometime in August, and the Fisherman's Wharf LCP amendment from the County of Ventura on July 18th. He stated that the Firearm ordinance will go to City Council on July 16th.

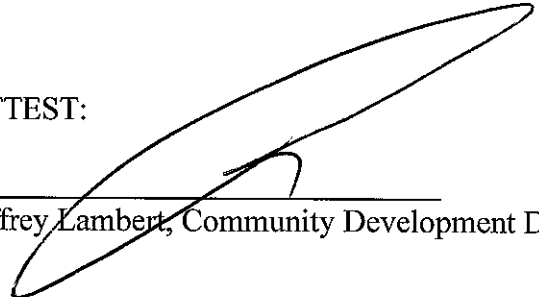
K. ADJOURNMENT

At 10:24 p.m., the Planning Commission concurred to adjourn.



Deirdre Frank, Chair

ATTEST:



Jeffrey Lambert, Community Development Director