

MINUTES
OXNARD PLANNING COMMISSION
REGULAR MEETING
December 5, 2019

A. ROLL CALL

At 6:08 p.m., the regular meeting of the Oxnard Planning Commission convened in the Council Chambers. Chair Frank (arrived at 6:23 p.m), Vice Chair Chua, Commissioners Chavez, Dozier, Meyer, and Sanchez were present. Commissioner Fuhring was absent. Staff members present were Scott Kolwitz, Planning & Environmental Services Manager; Jay Dobrowalski, Senior Planner; Ken Rozell, Chief Assistant City Attorney; Michelle Travis and Dee Lai, Recording Secretaries. Vice Chair Chua 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 - On Items Not On The Agenda

None

D. CONSENT AGENDA

1. APPROVAL OF MINUTES – November 21, 2019

MOTION: Commissioner Chavez moved and Commissioner Meyer seconded a motion to approve the minutes of November 21, 2019 as submitted.

VOTE: Vice Chair Chua, Commissioners Chavez, Dozier, Meyer and Sanchez voted in favor. Commissioners Fuhring and Chair Frank were absent. The motion carried 5:0:2:0:0¹.

2. Adoption of the 2020 Planning Commission Meeting Calendar

MOTION: Commissioner Dozier moved and Commissioner Chavez seconded a motion to adopt the 2020 Planning Commission Meeting Calendar with the edit to cancel the January 2, 2020 meeting and schedule a special meeting on January 9, 2020.

VOTE: Vice Chair Chua, Commissioners Dozier, Chavez, Meyer and Sanchez voted in favor. Chair Frank and Commissioner Fuhring were absent. The motion carried: 5:0:2:0:0².

¹ In Favor: Against: Absent: Abstain: Recused

² In Favor: Against: Absent: Abstain: Recused

E. PUBLIC HEARING

1. **Project Name: Verizon Danube - PLANNING AND ZONING PERMIT NO. 18-530-01 (Special Use Permit)** Request to construct a 47-foot tall wireless communications facility designed as a faux eucalyptus tree with an associated equipment enclosure within a 596 square-foot lease area adjacent to an existing three-story self-storage facility on a 1.02 acre lot in the C-2-PD zone. Pursuant to Oxnard City Code (OCC) Section 16-497, the request includes an increase in height from 35 feet to 47 feet and a reduction to the rear yard setback from 15 feet to 10 feet in the C-2-PD zone. The project is located adjacent to the southeastern corner of the Public Storage facility at 161 Ventura Boulevard (APN: 145-0-232-135). The project is exempt from environmental review pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Scott Dunaway ("Applicant"), 1114 State Street, Suite 234, Santa Barbara, California, 93101.
Project Planner: Jay Dobrowalski, Senior Planner

Recommendation:

Approve the Project, as conditioned, finding the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New construction or Conversion of Small Structures), and Approve Resolution 2019-XX for Planning and Zoning Permit No. 18-530-01 (Special Use Permit), subject to certain findings and conditions.

The Planning Commissioners did not have any ex parte communications to report for Item E-1.

Senior Planner, Jay Dobrowalski, provided a PowerPoint presentation outlining the request, and Jay Dobrowalski summarized Errata Memo No. 1 to Agenda Item E-1.

The applicant's representative, Scott Dunaway (President at D4 Communications, LLC), provided a PowerPoint presentation.

Vice Chair Chua opened the public comments portion of the public hearing.

No public verbal or written comments were received for Item E-1.

Vice Chair Chua closed the public comments portion of the public hearing.

Discussion ensued among the Commissioners and staff.

MOTION: Chair Frank moved and Commissioner Dozier seconded a motion to continue the **Verizon Danube project** PZ No. 18-530-01 (Special Use Permit) to a date certain of January 9, 2020, with the application to provide details (site plan, elevations, renderings, replacement/supplemental landscaping, minimum heights to meet coverage objectives, propagation maps) regarding the following project alternatives:

1. Staff recommended location. Specifically, provide details regarding foundation, property line constraints and solutions, fencing around the

facility to prevent unauthorized access, potential Radio Frequency (RF) impacts to street light workers, and potential impacts to commercial trucks and other vehicles. Consider alternative faux-tree design.

2. Applicant proposed location. Specifically, address concerns regarding proximity to street lighting and RF-exposure to street lighting maintenance workers, and fencing around the facility to prevent unauthorized access. Consider alternative faux-tree design.
3. Facade modification with wireless antennas and RF-transparent materials being added to the building facade.
4. Confirm which alternative off-site locations were explored, such as the Mission Produce building, that are not current options.

VOTE: Chair Frank, Vice Chair Chua, and Commissioners Chavez, Dozier, Meyer, and Sanchez voted in favor. Commissioner Fuhring was absent. The motion carried 6:0:1:0:0³.

F. STUDY SESSION/REPORTS

None

G. PLANNING COMMISSION BUSINESS

None

H. PLANNING MANAGER COMMENTS

Scott Kolwitz, Planning & Environmental Services Manager, announced:

1. On December 3, 2019, the City Council:
 1. Approved a second first reading of the Short Term Rental (STR) Ordinance Amendments. The second reading of the Ordinance is scheduled for December 17, 2019. Staff is preparing the STR Coastal Commission application.
 2. Approved the Cannabis Retail Dispensaries as submitted to them (without a residential buffer).
 3. Continued the 2900 Saviers Road 7-Eleven project (PZ 18-500-12) to February 4, 2020, as requested by the applicant/appellant.
2. On December 17, 2019, the City Council will be hearing the Clinicas project that was appealed by the applicant. Clinicas is proposing to make the building smaller to be consistent with the City's parking regulations.
3. The December 19, 2019, Planning Commission meeting is cancelled. Per the Planning Commission's adopted 2020 calendar, the next meeting will be January 9, 2020.
4. There are two Planning Commissioner training opportunities in 2020:
 - a. The League of California Planning Academy held from March 4, 2020 through March 6, 2020 in Sacramento; and
 - b. The APA conference held from September 12, 2020 through September 15, 2020 in Riverside.Staff will be in contact with Planning Commissioners to gauge interest and availability.

³ In Favor: Against: Absent: Abstain: Recused

I. ADJOURNMENT

At 7:32 p.m., the Planning Commission concurred to adjourn.



Deirdre Frank, Chair

ATTEST:



Scott Kolwitz, Planning & Environmental Services Manager