MINUTES
OXNARD PLANNING COMMISSION
REGULAR MEETING
May 21, 2020

A. ROLL CALL

1. At 6:03 p.m., the regular meeting of the Oxnard Planning Commission convened in the Council Chambers. Chair Frank announced pursuant to Governor Newsom's Executive Order N-29-20, members of the Planning Commision or staff may participate in meetings via teleconference.
2. Chair Frank (via videoconference), Commissioners Chavez (via videoconference), Dozier (via videoconference), Fuhring (via videoconference) and Meyer (via videoconference) were present. Vice Chair Sanchez was absent.
3. Staff members present were: Jeffrey Lambert, Community Development Department Director; Jeff Pengilley, Community Development Department Assistant Director; Scott Kolwitz, Planning & Environmental Services Manager; Sarah Lejeune, Contract Planner; Sally Schifman, Contract Planner; Brian Brodersen, Contract Landscape Architect, Ken Rozell, Chief Assistant City Attorney; Darwin Base, Fire Department Chief; Rosemarie Gaglione, Public Works Director; Tatiana Arnaout, City Engineer; Earnel Bihis, Assistant Traffic Engineer; Michelle Travis, Recording Secretary.
4. Chair Frank presided and called the meeting to order.

B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES

1. Commissioner Fuhring led the pledge of allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. None.

D. CONSENT AGENDA

1. APPROVAL OF MINUTES - May 7, 2020

MOTION: Chair Frank moved and Commissioner Dozier seconded a motion to approve the minutes of May 7, 2020, with the following edit to Item D. 2. APPROVAL OF MINUTES - March 19, 2020:

"VOTE: Chair Frank, Vice Chair Sanchez, Commissioners Chavez, Dozier and Meyer, voted in favor. The motion carried 5:0:1:0:0[1]"

[1] In Favor: Against: Absent: Abstain: Recused

VOTE: Chair Frank, Commissioners Chavez, Dozier and Meyer, voted in favor. Commissioner Fuhring abstained. The motion carried 4:0:1:1:0[2].

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

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

F. PUBLIC HEARING

1. **Project Name: Sakioka Farms Business Park Tentative Tract Map & Development Agreement** - Planning and Zoning Permit Nos. PZ 20-67-01 (Development Agreement), 20-300-01 (Tentative Subdivision Map for Tract No. 5996), and 20-650-01 (Road Naming). The Development Agreement provides benefits to the City and the applicant including the generation of significant employment opportunities for the City, development of public infrastructure, funding for fire personnel, and provision of development certainty for orderly development of the property. The Tentative Subdivision Map would subdivide a 430-acre agricultural area into 129 individual lots with public roads, utilities, landscaping and improvements consistent with the approved 2012 Sakioka Farms Business Park Specific Plan. The names of roads to be constructed with the Project are included in the Tentative Subdivision Map. The project site is located in the Sakioka Farms Business Park Specific Plan area south of US 101, east of Rice Avenue, north of Latigo Avenue, and coterminous with the City's eastern boundary (APNs 216-0-030-105, 216-0-030-145, 216-0-030-155, 216-0-030-075) within the Business & Research Park (BRP) and Limited Manufacturing Planned Development (M-1-PD) zones. Filed by Scott Uhles, Delane Engineering, Inc., 400 West Ventura Boulevard, Suite 265, Camarillo, CA 93010.
Project Planners: Scott Kolwitz, Planning and Environmental Services Manager and Sarah Lejeune, Contract Planner.

Recommendation: That the Planning Commission:

A. Find the Project is not subject to additional environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15168 (Consistency Evaluation);
B. Adopt Resolution 2020-XX recommending that the City Council approve PZ Permit No. 20-67-01, the Development Agreement between the City of Oxnard, Sakioka Farms and AMS Craig, LLC, subject to certain findings and conditions; and
C. Adopt Resolution 2020-XX recommending that the City Council approve Planning and Zoning Permit Nos. 20-300-01 (Tentative Subdivision Map for Tract No. 5996) and 20-650-01 (Road Naming), subject to certain findings and conditions.

[2] In Favor: Against: Absent: Abstain: Recused

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

Contract Planner, Sarah Lejeune, provided a presentation outlining the request.

Scott Uhles (Delane Engineering, Principal Engineering) provided a presentation supporting the request. Craig Kaihara (AMS Craig, LLC., Owner) and Cynthia M. Wolcott (Ross, Wersching & Wolcott, LLC., Attorney) were also available for questions.

Chair Frank opened the public comments portion of the public hearing.

Tom Cady (Oxnard) representing the City of Oxnard Chamber of Commerce spoke (via teleconference) in support of Item F-1. No additional verbal comments were received in support or against Item F-1.

No public written comments were received in support of or against Item F-1.

Chair Frank closed the public comments portion of the public hearing.

Discussion ensued among the Commissioners and staff.

MOTION: Chair Frank moved and Commissioner Chavez seconded a motion to find the Project is not subject to additional environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15168 (Consistency Evaluation), to adopt two Resolutions approving the proposed **Sakioka Farms Business Park Tentative Tract Map & Development Agreement,** PZ Nos. 20-670-01 (Development Agreement), 20-300-01 (Tentative Subdivision Map for Tract No. 5996), and 20-650-01 (Road Naming) with the following edits to Resolution numbers 2020-09 (Development Agreement) and 2020-10 (Tentative Subdivision Map for Tract No. 5996 and Road Naming):

1. Resolution numbers 2020-09 (Development Agreement):
    a. Page 4, Recital 2: "WHEREAS the Consistency Evaluation includes additional information to address GHG Emissions per current regulatory standards, and supplies adaptive replacement mitigations ~~in~~ related to Fire Service and Water Usage that provide equivalent or improved measures to what was approved in 2012, and do not change the findings of either the original CEQA document or the Consistency Evaluation; and"
    b. Page 4, Recital 5: "WHEREAS, in accordance with the California Environmental Quality Act (CEQA), the Development Services Director conducted and analysis to ensure consistency with the 2012 Specific Plan EIR and finds that the Project is consistent with the analysis and mitigations; and"

c. Page 6, Final Paragraph of Section 3: "The Planning Commission finds the ~~address improved~~ City policies~~;~~ and adaptive mitigation measures are not considerably different from those in the Specific Plan EIR and would not substantially reduce one or more significant effect on the environment as in accordance with CEQA Guidelines §15162(a)(3)(D)."

d. Page 12, Section 5: "Based on the findings set forth herein, the Planning Commission recommends to the City Council the approval of Planning and Zoning Permit No. 20-670-01 (Development Agreement), for a term of 15 years, contained in Exhibit 1 to this Resolution~~, and Planning and Zoning Permit No. 20-650-01 (Road Naming), subject to the attached conditions of approval~~."

2. Resolution numbers 2020-10 (Tentative Subdivision Map for Tract No. 5996 and Road Naming):

   a. Page 3, Recital 6: "WHEREAS, in accordance with the California Environmental Quality Act (CEQA), the Planning Commission~~Development Services Director~~ conducted an~~d~~ analysis to ensure consistency with the 2012 Specific Plan EIR and finds that the Project is consistent with the analysis and mitigations; and"

VOTE: Chair Frank, Commissioners Chavez, Dozier, Fuhring and Meyer voted in favor. The motion carried 5:0:1:0:0[3].

G. STUDY SESSION/REPORTS

1. None

H. PLANNING COMMISSION BUSINESS

1. Planning Commissioners made individual comments regarding their desire to receive large Project packets with packet dividers and additional time to review material.

I. COMMUNITY DEVELOPMENT STAFF UPDATES

1. Scott Kolwitz, Planning & Environmental Services Manager announced:

i. The June 4, 2020 Planning Commission meeting is cancelled.

ii. The next Planning Commission meeting will be June 18, 2020 in City Council Chambers.

J. ADJOURNMENT

1. At 7:57 p.m., the Planning Commission concurred to adjourn.

[3] In Favor: Against: Absent: Abstain: Recused

FUTURE MEETINGS

Thursday, June 18, 2020, 6:00 p.m., City Council Chambers

Deirdre Frank,
Chair

ATTEST

Scott Kolwitz,
Planning & Environmental Services Manager