This meeting is held pursuant to the State Emergency Services Act, the Governor's Emergency Declaration, and Governor's Executive Order N-29- 20 to allow members of the City Council or staff to participate via teleconference.

Pursuant to the Ventura County Public Health Official's order and Governor's Executive Order N-33-20, all city buildings are temporarily closed to the public. The public is encouraged to view the meeting from home on the City's website at Oxnard.org/city-meetings, Spectrum channel 10, Frontier channel 35, or YouTube at Youtube.com/oxnardnews. Video recordings are typically available online immediately following the meeting.

The public may provide comments to the Planning Commission via email at planning@oxnard.org no later than 3:00 p.m. on the day of the meeting. Please identify the meeting date and agenda item in the Subject line.

A telephone option for public comments is also available at this time due to the State of California "Stay At Home" order. Requests to speak must be submitted no later than 3:00 p.m. on the day of the meeting. Use the form on the city's website to submit your request: Oxnard.org/city-meetings, or call the Planning Division Office at (805) 385-7878, or email your request to planning@oxnard.org.

CONTINUED PUBLIC HEARINGS - The items appearing on this agenda were continued by the Planning Commission from the Planning Commission's meeting on October 1, 2020, to October 15, 2020, due to technical broadcasting difficulties. The October 15, 2020 meeting was cancelled due to a lack of a quorum and all items were continued to October 29, 2020. The staff reports and associated attachments which were distributed for the October 1 public hearings have not changed.

AMENDED AGENDA (Item F-2 New Transmittal Memo added October 28, 2020)

CITY OF OXNARD
PLANNING COMMISSION
AGENDA

SPECIAL MEETING
Council Chambers, 305 West Third Street
Thursday, October 29, 2020, 6:00 p.m.

A. ROLL CALL:

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

C. PUBLIC COMMENTS - On Items Not On The Agenda

At this time, a person may address the Planning Commission on matters within the jurisdiction of the Planning Commission, including information/consent items and any item not appearing on the agenda. The Chair shall limit public comments to three (3) minutes. The Planning Commission cannot take action on any item presented during public comments that is not on the agenda and such item may only be referred to the Commission Secretary. Persons wishing to speak on public hearing items should do so at the time of the public hearing.

D. CONSENT AGENDA

1. APPROVAL OF MINUTES – October 1, 2020

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a meeting, you should contact the office of the City Clerk at (805) 385-7803. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

Written materials relating to an item on this agenda that are distributed to the Planning Commission within 72 hours before the item is to be considered at its regularly scheduled meeting will be made available for public inspection at 214 South C Street, during customary business hours.

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

F. CONTINUED PUBLIC HEARING

1. **Project Name: Village Specific Plan Amendment, Tentative Tract Map Revision & Development Agreement Amendment -** PLANNING AND ZONING PERMIT NOs**.** PZ 19-630-01 (Specific Plan Text and Map Amendment No. 2 to The Village Specific Plan), PZ 19-300-01 (Revision to Tentative Subdivision Map for Tract No. 5745) & PZ 20-670-02 (Second Development Agreement Amendment) and certification of Addendum to Final Environmental Impact Report (FEIR) No. 06-03 and Supplemental Environmental Impact Report (SEIR) 14-01: A request for:
   a) Text and map amendments to The Village Specific Plan ("Wagon Wheel Specific Plan") to change the land use designation for Planning Areas (PA) 1 and 14 to Parks & Open Space (P/OS) and PA 6 to High Density (H); revise planning area boundaries; remove the Live/Work (L/W) land use, update the Land Use Table, reduce the maximum height for the High Rise (HR) to 100 feet; revise park amenities; and add an administrative process for reviewing minor modifications to The Village Specific Plan.
   b) The Revisions to Tentative Tract Map (TTM) No. 5745 will swap the park and residential land uses on specific lots; create new lot numbers to accommodate flood protection; delineate flood protection improvements on Lot A and Wagon Wheel Road; realign the multi-use trail; revise the Ventura Road frontage; and realign the Highway 101 off-ramp. Several of the original tract conditions will also be updated to be consistent with the proposed Revised TTM and the current and proposed understanding of ownership and maintenance of the public improvements within The Village Specific Plan area.
   c) The Development Agreement Amendment (DAA) will amend impact fees and authorize the Community Development Director to permit flexibility in construction timing based on progress made during construction, and update the solar energy requirement.
   d) The project will be reviewed under an Addendum to Final Environmental Impact Report (FEIR) No. 06-03 and Supplemental Environmental Impact Report (SEIR) No. 14-01 for The Village Specific Plan.

   Filed by Corey Harpole, Oxnard CRFL Partners, LLC, 64 Maxwell, Irvine, California 92618.
   Project Planner: Heather Davis, Contract Planner

   Recommendation:
   That the Planning Commission:
   a) Adopt Resolution 2020-XX recommending City Council approval of Planning and Zoning Permit No. 19-630-01 (Specific Plan Amendment No. 2 to The Village Specific

Plan), subject to certain findings, and certification of an Addendum to FEIR No. 06-03 and SEIR No. 14-01; and

b) Adopt Resolution 2020-XX recommending City Council approval of Planning and Zoning Permit No. 19-300-01 (Revision to Tentative Subdivision Map for Tract No. 5745), subject to certain findings and conditions; and

c) Adopt Resolution 2020-XX recommending City Council approval of Planning and Zoning Permit No. 20-670-02 (Second Amendment to Development Agreement No. A-7122) for The Village Specific Plan.

2. **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 General Commercial, Planned Development Overlay (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). Filed by Scott Dunaway ("Applicant"), 1114 State Street, Suite 234, Santa Barbara, California, 93101
Project Planner: Jay Dobrowalski, Senior Planner

Recommendation:
That the Planning Commission continue agenda Item F-2 per the applicant's request to a date certain of November 5, 2020.

G. STUDY SESSION/REPORTS

H. PLANNING COMMISSION BUSINESS

I. COMMUNITY DEVELOPMENT STAFF UPDATES

J. ADJOURNMENT

FUTURE MEETINGS

Thursday, November 5, 2020, 6:00 p.m., City Council Chambers

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