

MINUTES
OXNARD PLANNING COMMISSION
REGULAR MEETING
August 20, 2020

A. ROLL CALL

1. At 6:00 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 Commission or staff may participate in meetings via teleconference.
2. Chair Frank (via videoconference), Vice Chair Sanchez (via videoconference), Commissioners Chavez (via videoconference), Dozier (via videoconference), Fuhring (via videoconference) and Meyer (via videoconference) were present.
3. Staff members present were: Scott Kolwitz, Planning & Environmental Services Manager; Paul McClaren, Associate Planner; Ken Rozell, Chief Assistant City Attorney; Michelle Travis, Recording Secretary.
4. Chair Frank presided and called the meeting to order. Chair Frank recused herself from the meeting at 6:05 p.m. Vice Chair Sanchez presided over the duration of the meeting.

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

1. Vice Chair Sanchez led the pledge of allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. Iris Peretz Muck (Oxnard) completed a public comment request on-line. There was no answer at his telephone number when called upon.

D. CONSENT AGENDA

1. APPROVAL OF MINUTES - July 2, 2020

MOTION: Commissioner Chavez moved and Chair Frank seconded a motion to approve the minutes of July 2, 2020, as submitted.

VOTE: Chair Frank, Vice Chair Sanchez, Commissioners Chavez, and Meyer, voted in favor. Commissioners Dozier and Fuhring abstained. The motion carried 4:0:0:2:0¹

2. APPROVAL OF MINUTES - August 6, 2020

MOTION: Commissioner Chavez moved and Commissioner Fuhring seconded a motion to approve the minutes of August 6, 2020, as submitted.

¹ In Favor: Against: Absent: Abstain: Recused

VOTE: Chair Frank, Commissioners Chavez, Dozier, Fuhring and Meyer voted in favor. Vice Chair Sanchez abstained. The motion carried 5:0:1:0:0².

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: Zoning Text Amendment to Create Regulations for Short Term Rentals - Acceptance of Three California Coastal Commission Modifications** - Planning and Zoning (PZ) Permit No. PZ 19-580-04. A Zone Text Amendment of the City Council of the City of Oxnard amending Oxnard City Code Section 17-53 by adding Subsection (B) (10) to Section 17-10; R-B-1, Single-Family Beach, Sub-Zone; Subsection (B) (10) to Section 17-11. R-W-1, Single-Family Water-Oriented, Sub-Zone; Subsection (B) (10) to Section 17-12. R-W-2, Townhouse Water-Oriented, Sub-Zone; Subsection (B) (10) to Section 17-13; R-2-C, Coastal Multiple-Family, Sub-Zone; Subsection (B) (10) to Section 17-14; R-3-C, Coastal Medium Density Multiple-Family, Subsection (B) (3) to Section 17-15; CPC, Coastal Planned Community Sub-Zone; and Subsection (B) (9) to Section 17-25; R-BF, Beachfront Residential, Sub-Zone regarding allowing short-term rental units subject to Section 17.53. Filed by the Community Development Department, 214 South C Street, Oxnard. **Project Planner:** Paul McClaren, Associate Planner.

Recommendation:

That the Planning Commission (1) acknowledge receipt of the California Coastal Commission's Resolution of Certification, including terms or modifications suggested for final certification relating to Vacation Rental Permit Cap, Separation Requirement and Ineligible Dwellings, Structures and Spaces; (2) find the proposed Project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to sections 15061 and 15305 of the CEQA Guidelines; (3) adopt a Resolution recommending City Council approval of Planning and Zoning Permit No. 19-580-04 (Zoning Text Amendment) to modify Oxnard City Code Section 17-53 to incorporate the changes recommended by the California Coastal Commission into the City's Short Term Rental regulations for the Coastal Zone; (4) accept and agree to such terms and modifications and takes whatever formal action is required to satisfy the terms and modifications; and (5) agree to issue Coastal Development Permits for the total area included in the certified Local Coastal Program.

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

Associate Planner Paul McClaren, provided a presentation outlining the request.

² In Favor: Against: Absent: Abstain: Recused

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

A public verbal comment was received in favor of Item F-1 from Walter Hagedohm, Chairman of Oxnard Shores Neighborhood Council. No public verbal comments were received against Item F-1.

Public written comments were received in favor of Item F-1 from Neal Berger, dated 8/20/20; Diane Delaney, dated 8/20/20; and Robert Murphy, dated 8/20/20.

Public written comments were received against Item F-1 from an anonymous person, dated 8/19/20 and from Rita Weiss and Jeff Weiss, dated 8/20/20.

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

Discussion ensued among the Commissioners and staff.

MOTION: Commissioner Chavez moved and Commissioner Dozier seconded a motion to adopt a resolution approving the **Zoning Text Amendment to Create Regulations for Short Term Rentals - Acceptance of Three California Coastal Commission Modifications**, PZ 19-580-04, as submitted.

VOTE: Vice Chair Sanchez, Commissioners Chavez, Dozier, Fuhring and Meyer voted in favor. The motion carried 5:0:0:0:1³.

G. STUDY SESSION/REPORTS

1. None

H. PLANNING COMMISSION BUSINESS

1. Commissioner Chavez addressed safety concerns for the Community during these days of high temperatures and humidity. He wanted to remind everyone to drink plenty of water, limit outdoor activities and check on elderly neighbors.
2. Commission Meyer shared information for the upcoming Central Coast Alliance United for a Sustainable Economy (CAUSE) fundraiser to be held on Thursday, September 10, 2020 from 12:00 p.m. to 1:00 p.m. This year's event will be held online and is open to all.

I. COMMUNITY DEVELOPMENT STAFF UPDATES

1. Scott Kolwitz, Planning & Environmental Services Manager announced:
 - i. The Planning Commission meeting on September 3, 2020 is cancelled.
 - ii. The next Planning Commission meeting will be September 17, 2020 in City Council Chambers.

³ In Favor: Against: Absent: Abstain: Recused

J. ADJOURNMENT

1. At 7:09 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

Thursday, September 17, 2020, 6:00 p.m., City Council Chambers



Robert Sanchez,
Vice Chair

ATTEST 

Scott Kolwitz,
Planning & Environmental Services Manager