

MINUTES
OXNARD PLANNING COMMISSION
REGULAR MEETING
October 1, 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: Jeff Pengilley, Interim Community Development Director; Scott Kolwitz, Planning & Environmental Services Manager; Kathleen Mallory, Planning & Sustainability Manager; Heather Davis (via videoconference), Contract Planner; Ken Rozell, Chief Assistant City Attorney; Dee Lai and Michelle Travis, Recording Secretaries.
4. Chair Frank presided and called the meeting to order.
5. Due to technical broadcasting difficulties, a recess was called at 6:10 p.m. and the Planning Commission reconvened the meeting at 6:40 p.m.

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. Pat Brown (Oxnard) completed a public comment request on-line. Pat Brown requested to speak on agenda item F-1.
2. Henry Sapien (Oxnard) completed a public comment request on-line. There was no answer at his telephone number when called upon.
3. Jenelle Ward (Oxnard) completed a public comment request on-line. There was no answer at his telephone number when called upon.
4. Charles A. Wilson submitted a public written comment regarding trees and streetlights.

D. CONSENT AGENDA

1. APPROVAL OF MINUTES - September 17, 2020

MOTION: Commissioner Dozier moved and Chair Frank seconded a motion to approve the minutes of September 17, 2020, as submitted.

VOTE: **Chair Frank and** Commissioners Chavez, Dozier, Fuhring, and Meyer, voted in favor. Vice Chair Sanchez abstained. The motion carried 5:0:0:1:0¹.

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

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

F. PUBLIC HEARING

1. **Project Name: Village Specific Plan Amendment, Tentative Tract Map Revision & Development Agreement Amendment - Planning and Zoning (PZ) 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.

¹ In Favor: Against: Absent: Abstain: Recused

Recommendation:

That the Planning Commission:

- a) Adopt Resolution 2020-18 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 2020-19 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 2020-20 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.

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

Contract Planner Heather Davis, provided a presentation outlining the request.

Public written comments were received for Item F-1 from Barbara Marci-Ortiz, dated September 30, 2020; and Donald Nielsen, dated October 1, 2020.

Due to technical broadcasting difficulties, the applicant was unable to provide a presentation or be available for questions, and no public verbal comments were able to be received.

Chair Frank recommended that agenda item F-1 be continued to date certain October 15, 2020, due to issues with sound quality.

MOTION: Commissioner Chavez moved and Commissioner Fuhring seconded a motion to continue agenda item F-1 to date certain October 15, 2020.

VOTE: Chair Frank, Vice Chair Sanchez and Commissioners Chavez, Dozier, Fuhring, and Meyer voted in favor. The motion carried 6:0:0:0:0².

G. CONTINUED PUBLIC HEARING

1. **Project Name: Verizon Danube** - Planning and Zoning (PZ) Permit No. PZ 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 (OOC) 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:

² In Favor: Against: Absent: Abstain: Recused

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 approve an alternative version of the Project, located 50 feet northerly of the proposed location and with a maximum height of 57 feet, that may be increased subject to Planning Manager approval in consultation with a third party licensed subject matter expert, not to exceed a maximum of 69 feet, finding the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303, and Approve Resolution 2020-17 for Planning and Zoning Permit No. 18-530-01, subject to certain findings and conditions.

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

Due to technical broadcasting difficulties the neither staff nor the applicant were able to provide a presentation or be available for questions, and no public verbal comments were able to be received.

No public written comments were received in favor of or against Item G-1.

Chair Frank recommended that agenda item G-1 be continued to date certain October 15, 2020 due to issues with sound quality.

MOTION: Commissioner Chavez moved and Commissioner Fuhring seconded a motion to continue agenda item G-1 to date certain October 15, 2020.

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

H. STUDY SESSION/REPORTS

1. None

I. PLANNING COMMISSION BUSINESS

1. None

J. COMMUNITY DEVELOPMENT STAFF UPDATES

1. Scott Kolwitz, Planning & Environmental Services Manager announced:
 - i. The next Planning Commission meeting will be on October 15, 2020 in City Council Chambers.

³ In Favor: Against: Absent: Abstain: Recused

- ii. On October 22, 2020, at 6:00 p.m. Community Development staff will be hosting a Housing Element Update and Sites Inventory meeting. The public is invited and can receive an electronic link to the meeting via the Planning Department at the planning@oxnard.org email address.

K. ADJOURNMENT

1. At 7:59 p.m., the Planning Commission concurred to recess.

FUTURE MEETINGS

Thursday, October 15, 2020, 6:00 p.m., City Council Chambers



Deirdre Frank,
Chair

ATTEST



Scott Kolwitz,
Planning & Environmental Services Manager