MINUTES
OXNARD PLANNING COMMISSION
SPECIAL MEETING
November 19, 2020

A. ROLL CALL

1. At 6:03 p.m., the special 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), 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; Juan Martinez, Associate Planner; Ken Rozell, Chief Assistant City Attorney; and Dee Lai, 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 Chavez led the pledge of allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. None

D. CONSENT AGENDA

1. APPROVAL OF MINUTES - October 29, 2020

MOTION: Chair Frank moved and Commissioner Fuhring seconded a motion to approve the minutes of October 29, 2020 with a correction on item I-1 subsection vii which states: "Three Commissioners (Dozier, Fuhring, and Dozer) terms are ending on December 31, 2020." The sentence should state "Three Commissioners (Dozier, Fuhring, and Sanchez) terms are ending on December 31, 2020."

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

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

2. APPROVAL OF MINUTES - November 5, 2020

MOTION: Commissioner Chavez moved and Commissioner Meyer seconded a motion to approve the minutes of November 5, 2020, with a correction on item F-1 subsection 1.a to retain a sentence that was crossed out and to update the height from "57 feet tall" to "77 feet tall". The motion should include the sentence which states "The wireless communication facility shall be a maximum of 77 feet tall (as measured to the top of the faux tree's canopy)." The final edited language for Planning Division Special Condition number 24 shall read as follows: "In order to be less prominently visible from the Financial Square right-of-way, the proposed wireless communications facility shall be located on the eastern side of the existing building in a location that is approximately no less than 50 feet northerly of the proposed location at the southeastern corner of the building. The wireless communication facility shall be a maximum of ~~57~~ 77 feet tall (as measured to the top of the faux tree's canopy). ~~The wireless communications facility shall be constructed at a height less than 69 feet tall if comparable coverage can be provided as demonstrated in RF propagation maps, and other supporting documents, while meeting general project objectives.~~ The exact location ~~and height~~ shall be reviewed and approved by the Planning Manager~~, in consultation with a third party licensed subject matter expert (third party review shall be paid by the applicant),~~ prior to the applicant submitting construction plans to the Building and Engineering Division for plan check. ~~See the related height FCC exposure limits Condition No. 25.~~"

VOTE: Vice Chair Sanchez, Commissioners Chavez, Dozier, Fuhring and Meyer, voted in favor. Chair Frank abstained. The motion carried 5:0:0:1:0[2].

3. Adoption of the 2021 Planning Commission Meeting Calendar

MOTION: Commissioner Chavez moved and Chair Frank seconded a motion to adopt the 2021 Planning Commission Meeting Calendar, as submitted.

VOTE: Chair Frank, Vice Chair Sanchez, Commissioners Chavez, Dozier, Fuhring and Meyer, voted in favor. The motion carried 6:0:0:0:0[3].

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 F-2.

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

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

F. PUBLIC HEARING

1. **Project Name: G & G Tires Special Use Permit -** Planning & Zoning Permit No. 20-520-01 (Special Use Permit): A request to allow an automotive retail tire repair store with related uses and services within a vacant 7,900 square-foot building located on a site that is within the General Commercial (C-2) zone and is located at 3000 Saviers Road (APN 219-0-017-145). The developed 30,888 square foot site is currently unoccupied but historically has been occupied by retail tire repair stores since the building was constructed by GoodYear Tires back in 1969. Filed by designated agent Joseph Mizrahi with Kornland Building, on behalf of Joel Garcia with G & G Tires, 8222 Melrose Avenue, # 200 Los Angeles, California 90046.
Project Planner: Juan Martinez, Associate Planner

   Recommendation:
   That the Planning Commission approve the Project, as submitted, finding the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities), and Approve Resolution 2020-21 for Planning and Zoning Permit No. 20-520-01 (Special Use Permit), subject to certain findings and conditions.

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

   Associate Planner, Juan Martinez, provided a presentation outlining the request.

   The applicant's Architect, Juan M. Godinez did not provide a presentation but was available for questions.

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

   No public verbal comments were received in support of 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. Commissioners asked general questions about the business, but no concerns were raised.

   MOTION: Chair Frank moved and Commissioner Dozier seconded a motion to approve G & G Tires Special Use Permit, as submitted, finding the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities), and Approve Resolution 2020-21 for Planning and Zoning Permit No. 20-520-01 (Special Use Permit), subject to certain findings and conditions.

VOTE: Chair Frank, Vice Chair Sanchez, Commissioners Chavez, Dozier, Fuhring and Meyer, voted in favor. The motion carried 6:0:0:0:0[4].

2. **Project Name: Conico Oil Gas Station & Alcohol Special Use Permits** - Planning and Zoning Permit Nos. 20-500-02 (Special Use Permit) and 20-510-08 (Special Use Permit - Alcohol): A request of Special Use Permits (SUP) to construct a 3,442 square-foot gas station and convenience store building with a 1,160 square-foot car wash building, and an 875 square-foot car wash equipment storage building and the project includes a request to sell beer and wine for off-site consumption (Alcohol Beverage Control (ABC) License Type 20) limited to 7:00 a.m. to 12:00 a.m. (midnight) daily on a 1.18-acre undeveloped lot located at Lot 1 of Tract 6004 (APN: 132-0-470-035) within District C of the RiverPark Specific Plan south of Town Center Drive, to the west of North Oxnard Boulevard and east of North Ventura Road. Filed by Jun Kim, Designated Agent, on behalf of property owner Shea Properties, LLC, 130 Vantis #200, Aliso Viejo, CA 92656.
Project Planner: Randy Baez, Assistant Planner

Recommendation:
That the Planning Commission approve the Project, as submitted, subject to certain findings and conditions. Pursuant to the California Environmental Quality Act (CEQA), an environmental impact report (EIR No. 00-03) was prepared to analyze potential impacts associated with the approval and implementation of the RiverPark Specific Plan (RPSP) and the anticipated build-out of the 701-acre Specific Plan area. As the proposed use and development is consistent with the RPSP, no additional environmental review is required pursuant to Public Resources Code Section 21166 and Section 15162 through 15164 of the State CEQA Guidelines.

Staff receommeded that agenda item F-2 be continued to date certain, December 3, 2020.

MOTION: Chair Frank moved and Commissioner Chavez seconded a motion to continue the agenda item F-2 to date certain, December 3, 2020.

VOTE: Chair Frank, Vice Chair Sanchez, Commissioners Chavez, Dozier, Fuhring and Meyer, voted in favor. The motion carried 6:0:0:0:0[5].

G. STUDY SESSION/REPORTS

1. None

H. PLANNING COMMISSION BUSINESS

1. Chair Frank commented that although she wasn't present at the November 5, 2020 meeting, she watched the video. She commented that she would like to see general details reflected in the minutes regarding the Commissioner's discussions and/or

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[4] In Favor: Against: Absent: Abstain: Recused
[5] In Favor: Against: Absent: Abstain: Recused

concerns. Commissioners Dozier and Meyer commented that they agreed with Chair Frank's comment if it's not unduly burdensome to staff.

2. Vice Chair Sanchez commented that the last two meetings were good, and they were worth the Planning Commission's time.

I. COMMUNITY DEVELOPMENT STAFF UPDATES

1. Scott Kolwitz, Planning & Environmental Services Manager announced:
   i. On November 17, 2020, the City Council approved the The Village Specific Plan, the Tentative Map Revision and the Development Agreement without making any changes to the Planning Commission's recommendations from October 29, 2020.
   ii. On November 17, 2020, the City Council took final actions on the Zoning Text Amendment to Create Regulations for Short Term Rentals and Acceptance of three California Coastal Commissions Modifications. The California Coastal Commission is anticipated to take final action on this item on December 10, 2020.
   iii. The next Planning Commission meeting will be on December 3, 2020 at 6:00 p.m. The only item on that agenda will be the Conoco Gas Station which was continued from tonight's meeting.

J. ADJOURNMENT

1. At 6:40 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

Thursday, December 3, 2020, 6:00 p.m., City Council Chambers

Deirdre Frank
__________________________ ATTEST __________________________

Deirdre Frank,
Chair

Scott Kolwitz,
Planning & Environmental Services Manager