

MINUTES
OXNARD PLANNING COMMISSION
SPECIAL MEETING
October 29, 2020

A. ROLL CALL

1. At 6:07 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 Commission or staff may participate in meetings via teleconference.
2. Chair Frank (via videoconference), Vice Chair Sanchez (via videoconference), and Commissioners Dozier (via videoconference), Fuhring (via videoconference) and Meyer (via videoconference) were present. Commissioner Chavez was absent.
3. Staff members present were: Jeff Pengilley, Interim Development Director; Scott Kolwitz, Planning & Environmental Services Manager; Kathleen Mallory, Planning & Sustainability Manager; Heather Davis, Contract 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 Meyer led the pledge of allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. Roger Poirier (Oxnard), speaking as an individual citizen and not a member of the Parks, Recreation and Community Services Commission provided a public comment that the City Council will receive a presentation about the Parks and Recreation Master Plan.

D. CONSENT AGENDA

1. APPROVAL OF MINUTES - October 1, 2020

MOTION: Chair Frank moved and Commissioner Dozier seconded a motion to approve the minutes of October 1, 2020, as submitted.

VOTE: Chair Frank, Commissioners Dozier, Fuhring and Meyer, voted in favor. Vice Chair Sanchez abstained. Commissioner Chavez was absent. The motion carried 4:0:1:1:0¹.

¹ In Favor: Against: Absent: Abstain: Recused

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.

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.

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.

The applicant, Corey Harpole, provided a powerpoint and a video presentation outlining the request.

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

Public verbal comments were received from the following persons: Roger Poirier regarding park access, quantity and improvements on and off site; Pat Brown regarding freeway 101 off ramp and turning radius safety.

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: Commissioner Fuhring moved and Commissioner Dozier seconded a motion that the Planning Commission Adopt Resolution 2020-17 recommending City Council approval of Planning & Zoning Permit No. 19-630-01 (Specific Plan Amendment No. 2 to The Village Specific Plan), and certification of an Addendum to FEIR No. 06-03 and SEIR No. 14-01; Resolution 2020-18 recommending City Council approval of Planning and Zoning Permit No. 19-300-01 (Revision to Tentative Subdivision Map for Tract No. 5745); and Resolution 2020-19 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, subject to certain findings and conditions.

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

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

² In Favor: Against: Absent: Abstain: Recused

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.

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

MOTION: Chair Frank moved and Vice Chair Sanchez seconded a motion to continue the agenda item F-2, Verizon Danube, per the applicant's request to a date certain, November 5, 2020.

VOTE: Chair Frank, Vice Chair Sanchez, Commissioners Dozier, Fuhring and Meyer, voted in favor. Commissioner Chavez was absent. The motion carried 5:0:1:0:0³.

G. STUDY SESSION/REPORTS

1. None

H. PLANNING COMMISSION BUSINESS

1. The Planning Commissioners did not have any Planning Commission business.

I. COMMUNITY DEVELOPMENT STAFF UPDATES

1. Scott Kolwitz, Planning & Environmental Services Manager announced:
 - i. The Planning Commission meeting on October 15 was cancelled due to a lack of a quorum. Staff will provide the Planning Commission with updates since their last meeting which was on October 1, 2020.
 - ii. On October 6, the City Council approved the Zoning Text Amendment to Create Regulations for Short Term Rentals and Acceptance of Three California Coastal Commission Modifications. The second reading is scheduled for November 17, 2020. The California Coastal Commission is anticipated to take their final action at their meeting in December 2020.
 - iii. On October 20, the City Council received an announcement regarding the Amazon facility opening in Oxnard. The City Manager and the City Council members thanked the Planning Commissioners for their efforts critically reviewing all of the materials associated with the project.

³ In Favor: Against: Absent: Abstain: Recused

- iv. On October 22, the Community Development Department staff hosted a Housing Element Update and Sites Inventory meeting.
- v. The next Planning Commission meetings will be on November 5, 2020 and November 19, 2020 at 6:00 p.m. in City Council Chambers.
- vi. November 3 is Election Day. Staff encourages all to fulfill their civic duty and vote.
- vii. Three Commissioners (Dozier, Fuhring, and ~~Dozer~~ Sanchez) terms are ending on December 31, 2020. One Commissioner's seat (Chua) is vacant. All the Commissioners are expected to continue serving on the Planning Commission until their seat is filled.

J. ADJOURNMENT

1. At 8:28 p.m., the Planning Commission concurred to adjourn.

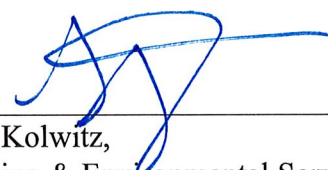
FUTURE MEETINGS

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



Deirdre Frank,
Chair

ATTEST



Scott Kolwitz,
Planning & Environmental Services Manager