

MINUTES
OXNARD PLANNING COMMISSION
REGULAR MEETING
December 3, 2020

A. ROLL CALL

1. At 6:01 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; Randy Baez, Assistant Planner; Ken Rozell, Chief Assistant City Attorney; Scott Swenson, Safer Neighborhoods & Alcohol Compliance Specialist; 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. Vice Chair Sanchez led the pledge of allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. None

D. CONSENT AGENDA

1. APPROVAL OF MINUTES - November 19, 2020

MOTION: Chair Frank moved and Commissioner Fuhring seconded a motion to approve the minutes of November 19, 2020, as submitted.

VOTE: Chair Frank, Vice Chair Sanchez, and Commissioners Chavez, Dozier, Fuhring and Meyer voted in favor. The motion carried 6:0:0:0:0¹.

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.

¹ In Favor: Against: Absent: Abstain: Recused

F. PUBLIC HEARING

- 1. 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..

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

Assistant Planner, Randy Baez, provided a presentation outlining the request.

The applicant, Jun Kim (Conico Oil), and Ann Walsh (Shea Properties, Director of Development | Commercial Development) did not have a presentation but were available for questions..

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

A public verbal comment was received from Pat Brown (Oxnard) against item F-1 stating that the project is not appropriate for the location.

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 site constraints, highest and best use of the property, vehicular ingress / egress into the property, vehicular congestion within the Landing developments, distance

requirements between a gas station and residential uses, noise from the car wash and impact on adjacent properties, and photovoltaic and charging station requirements.

MOTION: Commissioner Chavez moved and Vice Chair Sanchez seconded a motion to approve the Conico Oil Gas Station & Alcohol Special Use Permits, as submitted, finding the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development), and approve Resolution 2020-22 for Planning and Zoning Permit No. 20-500-02 (Special Use Permit) and Resolution 2020-23 for Planning and Zoning Permit No. 20-510-08 (Special Use Permit - Alcohol), subject to certain findings and conditions.

VOTE: Vice Chair Sanchez, Commissioners Chavez, Dozier, Fuhring and Meyer, voted in favor. Chair Frank voted no. The motion carried 5:1:0:0:0².

G. STUDY SESSION/REPORTS

1. None

H. PLANNING COMMISSION BUSINESS

1. None

I. COMMUNITY DEVELOPMENT STAFF UPDATES

1. Scott Kolwitz, Planning & Environmental Services Manager announced:
 - i. On November 30, 2020, at the Director Hearing, the Community Development Director approved the Arctic Cold Storage Facility project, a development at the Sakioka Farms, and the Navigation Center building and Lot Line Adjustment. The Navigation Center Special Use Permit and ministerial Density Bonus will be heard before the Planning Commission on December 17, 2020.
 - ii. On December 1, 2020, the City Council heard the second reading of the Village Specific Plan Amendment and the Development Agreement Amendment.
 - iii. On December 10, 2020, the California Coastal Commission is anticipated to take final action on the Short Term Rental modifications.
 - iv. The next Planning Commission meeting will be on December 17, 2020 at 6:00 p.m. The only item on that agenda will be the Navigation Center Use Permit and ministerial Density Bonus.

J. ADJOURNMENT

1. At 7:44 p.m., the Planning Commission concurred to adjourn.

² In Favor: Against: Absent: Abstain: Recused

FUTURE MEETINGS

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



Deirdre Frank,
Chair

ATTEST



Scott Kolwitz,
Planning & Environmental Services Manager