

MINUTES
OXNARD PLANNING COMMISSION
REGULAR MEETING
December 17, 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: Jeff Pengilley, Interim Community Development Director; Scott Kolwitz, Planning & Environmental Services Manager; Joe Pearson, Senior Planner; Ken Rozell, Chief Assistant City Attorney; Alex Arnett, Patrol Support Division Commander (via videoconference); Scott Swenson, Safer Neighborhoods & Alcohol Compliance Specialist (via videoconference); Emilio Ramirez, Housing Director (via videoconference); Elsa Brown, Affordable Housing Assistance/Housing Rehabilitation Program Manager (via videoconference); 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 Fuhring led the pledge of allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. None

D. CONSENT AGENDA

1. APPROVAL OF MINUTES - December 3, 2020

MOTION: Vice Chair Sanchez moved and Chair Frank seconded a motion to approve the minutes of December 3, 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.

¹ In Favor: Against: Absent: Abstain: Recused

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. Commissioner Chavez commented that he had ex parte communications for item F-1. He visited the Navigation Center site and had conversations with the Chair of the Commission of Homelessness. He stated he feels that he can participate in review of this project in an impartial manner without bias or conflict.
2. None of the remaining Planning Commissioners had any ex parte communications to report for Item F-1.

F. PUBLIC HEARING

1. **Project Name: Navigation Center Project** - Planning and Zoning Permit Nos. 20-500-03 (Special Use Permit (SUP)) and 20-535-04 (Density Bonus): The project request is for a SUP to allow for the operation of Homeless Shelter and Resource Center pursuant to section 16-148 of the Oxnard City Code and a Parking Standard Modification pursuant to Government Code Section 65915. The Shelter will occupy approximately 13,078-square feet of the ground floor space within an approved 60,194-square foot 5-story mixed use apartment building with 56 residential units, 2,094 square feet of leasing and community services office space, approximately 15,000 square-feet of non-residential space on the ground floor, 10 parking spaces, private outdoor courtyard, and 1,944 square-feet of public plaza on a 0.48-acre project site. The ministerial approval of a Density Bonus limits the City from imposing any minimum vehicular parking requirement on a supportive housing development, as defined in Section 50675.14 of the Health and Safety Code. The proposed request would reduce the parking requirement for the site to a single space for the Shelter; however, the applicant will be providing ten parking spaces onsite. The project site is located within the Downtown land use designation and Downtown General (DT-G) zoning district. Filed by Brittany Seniff, of Community Development Partners, Applicant, on behalf of the City of Oxnard, Property Owner.

Project Planner: Joe Pearson II, Senior Planner

Recommendation:

That the Planning Commission approve the Project, as submitted, finding the Project to be Categorically Exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15332 (In-fill Development Projects) of the CEQA Guidelines, and Approve Resolutions 2020-24 and 2020-25 for Planning and Zoning Permit Nos. 20-500-03 (SUP) and 20-535-04 (Density Bonus), subject to certain findings and conditions.

Commissioner Chavez commented that he had ex parte communications for item F-1. He visited the Navigation Center site and had conversations with the Chair of the Commission of Homelessness. He stated he feels that he can participate in review of this project in an impartial manner without bias or conflict. None of the remaining Planning Commissioners had any ex parte communications to report for Item F-1.

Senior Planner, Joe Pearson, provided a presentation outlining the request.

The applicant, Brittany Seniff (Development Manager, Community Development Partners) provided a presentation outlining the request. Additional speakers from the applicant team included Kyle Paine (President, Community Development Partners), Larry Haynes (Chief Executive Officer, Mercy House), and Timothy Huynh (Chief Program Officer, Mercy House).

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

Public verbal comment was received from Pat Brown (Oxnard) in support of the project but was concerned with the parking.

Public verbal comments were received from Peggy Rivera (Oxnard) and Veronica Munoz (Owner, BG Cafe) in support of the project but was concerned with the location.

Public verbal comments were received from Jose Garcia (Labor Relations Representative, Laborers Local 585 Ventura) and Barbara Macri-Ortiz (Law Office of Barbara Macri-Ortiz) in support of the project.

Public verbal comments were received from Lucy C Cartagena (Oxnard) who spoke about the City's regulations regarding community output.

A public written comment was received from Yukio Okano (Vice Chair, Oxnard Commission on Homelessness) in support of the project.

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

Discussion ensued among the Commissioners and staff. The Commissioners inquired about several topics, including: how is this project integrated into the larger "end homelessness" vision; amenities available; visitor rules; site entrance; intake / registration process; services provided; length of stay limitations and extensions; section-8 vouchers; bike racks; staffing shifts; wifi accessibility; sleeping sections; pet rules; neighborhood crime control and security; leasing terms and ownership relationship with the City; role of the Police; and the Navigation Center's community outreach team to the neighborhood residents.

MOTION: Chair Frank moved and Commissioner Dozier seconded a motion to approve the Navigation Center Project, as submitted, finding the Project to be Categorically Exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15332 (In-fill Development Projects) of the CEQA Guidelines, and Approve Resolution 2020-24 for Planning and Zoning Permit No. 20-500-03 (Special Use Permit) and Resolution and 2020-25 for Planning and Zoning Permit No. 20-535-04 (Density Bonus), subject to certain findings and conditions.

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

² In Favor: Against: Absent: Abstain: Recused

G. STUDY SESSION/REPORTS

1. None

H. PLANNING COMMISSION BUSINESS

1. Commissioner Meyer commented that it was good that the Commissioners had an opportunity to participate in a discussion about the motion before they voted. Chair Frank agreed.

I. COMMUNITY DEVELOPMENT STAFF UPDATES

1. Scott Kolwitz, Planning & Environmental Services Manager announced:
 - i. On December 15, 2020, the City Council approved the final maps for the 700 block of Doris Avenue (PZ 18-300-09) for 7 lots and the Wagon Wheel condominium map (PZ 20-300-05) for 113 condominium units.
 - ii. Staff has cancelled the Planning Commission's meeting for January 7, 2020.
 - iii. The next Planning Commission meeting will be on January 21, 2020 at 6:00 p.m.
 - iv. Three Commissioner's terms are expiring (Vice Chair Sanchez and Commissioners Dozier and Fuhring), and the City Clerk's office has sent information to those Commissioners regarding re-applying.

J. ADJOURNMENT

1. At 8:50 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

Thursday, January 21, 2020, 6:00 p.m., City Council Chambers



Deirdre Frank,
Chair

ATTEST



Scott Kolwitz,
Planning & Environmental Services Manager