

MINUTES
OXNARD PLANNING COMMISSION
REGULAR MEETING
May 6, 2021 Minutes

A. ROLL CALL

1. At 6:05 p.m., the regular meeting of the Oxnard Planning Commission convened in the Council Chambers. Chair Chavez 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 Chavez (via videoconference), Vice Chair Arruejo (via videoconference), Commissioners Connelly (via videoconference), Lopez (via videoconference), Meyer (via videoconference), Nash (via videoconference), and Sanchez (via videoconference) were present.
3. Staff members present were: Scott Kolwitz, Planning & Environmental Services Manager; Jeff Pengilley, P.E., Assistant Community Development Director (via videoconference), Stephen McNaughten, Battalion Chief/Fire Marshal (via videoconference); Ken Rozell, Chief Assistant City Attorney; and Dee Lai, Recording Secretary.
4. Chair Chavez presided and called the meeting to order.
5. Scott Kolwitz, Planning & Environmental Services Manager, introduced the new Commissioner, Steven Nash, to the Planning Commission.

B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES

1. Commissioner Nash led the pledge of allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. A public comment was received from Henry Sapien who commented that housing prices in Oxnard are too high.

D. CONSENT AGENDA

1. APPROVAL OF MINUTES - April 15, 2021

MOTION: Commissioner Lopez moved and Vice Chair Arruejo seconded a motion to approve the minutes of April 15, 2021, with an edit to the Nominations for Vice Chair vote to read as follows:

Commissioner Arruejo to serve as Vice Chair for Calendar Year 2021: Chair Chavez, and Commissioners Arruejo, Connelly, and Lopez, Meyer ~~and Sanchez~~ voted in favor. Commissioners Meyer and Sanchez voted against. The motion carried ~~64:02:0:0:0~~.

VOTE: Chair Chavez, Vice Chair Arruejo, Commissioners Chavez, Connelly, Lopez and Meyer voted in favor. Commissioner Nash abstained. The motion carried 6:0:0:1:0¹.

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. None

F. PUBLIC HEARING

1. **Project Name: Central Terrace Apartments** - Planning and Zoning Permit No. 20-535-01 (Density Bonus Permit), requesting the ministerial approval of a Density Bonus Permit (Density Bonus) to allow for three concessions pursuant to State Density Bonus Law and Oxnard City Code Section 16-410L, and subject to the approval of the Planning Commission. The three concessions as follows:
 - (1) Reduction of the rear ground floor setback from 5 feet to zero feet.
 - (2) Reduction of the rear upper story setback for residential buildings from ten feet to zero feet.
 - (3) Reduction of the required residential parking from 87 spaces to 29 residential spaces and reduction of the required commercial spaces from three (3) spaces to zero (0) spaces.

The Density Bonus is related to the proposed construction of a 73,534 square foot 5-story mixed-use apartment building with 87 residential units, 29 parking spaces, 2,375 square-feet of non-residential (i.e. commercial / office) space, and a 2,068 square-foot courtyard on a 0.42-acre project site. Proposed development includes commercial space, and parking for the residential and commercial on the ground level, with an additional 4 levels of residential units (for a 5 story building). The applicant is proposing a 100 percent affordable housing project with all units, except for the managers unit, affordable to at least persons and families at the very-low income level, exceeding the Density Bonus and inclusionary ordinance requirements. The project site is located at 217-235 East Sixth Street (APN: 201-0-213-110) within the Downtown land use designation and Downtown General (DT-G) zoning district. Filed by Luis Hernandez, of Many Mansions, the Applicant and Owner, 1259 E. Thousand Oaks Blvd., Thousand Oaks, CA 91362.

City Staff: Joe Pearson II, Senior Planner

Recommendation: That the Planning Commission continue the Project to a date certain of May 20, 2021.

MOTION: Commissioner Nash moved and Commissioner Meyer seconded a motion to continue the Project to a date certain of May 20, 2021.

VOTE: Chair Chavez, Vice Chair Arruejo, and Commissioners Connelly, Lopez Meyer, Nash and Sanchez voted in favor. The motion carried 7:0:0:0:0²

¹ In Favor: Against: Absent: Abstain: Recused

² In Favor: Against: Absent: Abstain: Recused

G. STUDY SESSION/REPORTS

1. Project Name: Elevator Regulations Discussion

City Staff: Jeff Pengilley, P.E., Assistant Community Development Director
Scott Kolwitz, Planning and Environmental Services Manager

Recommendation: That the Planning Commission receive and file this report.

Jeff Pengilley, P.E., Assistant Community Development Director, provided a memo outlining the Elevator Regulations for discussion.

Jeff Pengilley, P.E., Assistant Community Development Director, and Stephen McNaughten, Battalion Chief/Fire Marshal, were available for questions from the Planning Commission.

No public verbal or written comments were received regarding Item G-1.

Discussion ensued among the Commissioners and staff about several topics, including: elevators as an amenity; relationship of California Building Code (CBC) and Americans with Disability Act (ADA); City can modify the CBC through a lense of climatic, geologic, and topographic nexus; The Labor Code and Elevator Code regulates elevators which are inspected by State elevator inspectors; Fire Code looks at size of elevators for personal and equipment; and requirements for mixed-use building and subterranean parking.

H. PLANNING COMMISSION BUSINESS

1. All Commissioners welcomed the newest Commissioner.

I. COMMUNITY DEVELOPMENT STAFF UPDATES

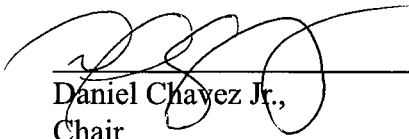
1. Scott Kolwitz, Planning & Environmental Services Manager announced:
 - i. On April 29, 2021, the City Council appointed Commissioner Nash, the seventh of seven Planning Commissioners to the Planning Commission. The City Council reviewed the City of Oxnard 2021-2029 Draft Housing Element. City staff will submit the Draft Housing Element to the State of California Housing and Community Development Department for comment, revise the document based on the discussion and comments received, and publish the draft environmental document. The effort culminates in October 2021, when City staff will be bringing the Draft Housing Element to the City Council for adoption.
 - ii. On April 29, 2021, the City Council and Planning Commission received Parliamentary Training.
 - iii. The next planning Commission meeting is scheduled for May 20, 2021 at 6:00 p.m.

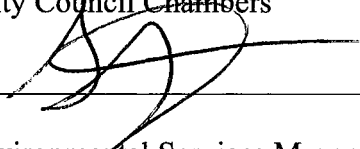
J. ADJOURNMENT

1. At 6:50 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

Thursday, May 20, 2021, 6:00 p.m., City Council Chambers



Daniel Chavez Jr.,
Chair

ATTEST
Scott Kolwitz,
Planning & Environmental Services Manager