

CITY OF OXNARD PLANNING COMMISSION AGENDA

REGULAR MEETING

Council Chambers, 305 West Third Street
Thursday, November 18, 2021, 6:00 p.m.

This meeting is being held in accordance with Assembly Bill 361, allowing members of the Planning Commission, members of the public and staff to participate via teleconference.

Consistent with City policies imposed to promote social distancing, the facility where the Planning Commission regularly meets is temporarily closed to the public. The public is encouraged to view the meeting from home on the City's website at Oxnard.org/city-meetings, Spectrum Channel 10, Frontier Channel 35, or YouTube at Youtube.com/oxnardnews. Video recordings are typically available online following the meeting at the City's website at <http://www.oxnard.org/city-meetings>

YOU MAY PARTICIPATE IN THE MEETING IN THE FOLLOWING WAYS:

1. EMAILING COMMENTS OR REQUESTS TO SPEAK BEFORE THE MEETING

- a. Submit an email to Planning@oxnard.org no later than 3:00 p.m. on the day of the meeting (Please indicate the agenda item number in the subject line). All email correspondence will be forwarded to the Planning Commission prior to the start of the meeting and made part of the legislative record.
- b. Submit a request to speak by no later than 3pm on the day of the meeting by using the form <https://forms.gle/eYXYwohB8nLPgNNc6>, emailing the Planning office at planning@oxnard.org, or calling (805) 385-7878.

2. PROVIDING PUBLIC COMMENTS DURING THE MEETING

- a. Speakers shall have up to three minutes to speak.
- b. If you wish to speak during public comments or a particular item on the agenda, please follow the below instructions:
 1. Dial phone number (888) 475-4499
 2. Enter the meeting ID: 835 2959 2299
 3. Enter the meeting passcode: 051721
 4. Wait in the Zoom waiting room. Once the Chair calls for public speakers, press *9 to raise your hand to inform the recording secretary you would like to speak..
- c. Public comments on items not on the agenda shall be taken at the beginning of the meeting. If there are more speakers than can be accommodated during thirty minutes, additional speakers who will be given an opportunity to speak at the end of the meeting. After all public speakers have been given an opportunity to speak, the public comment period shall be held open for three minutes to allow additional speakers to register or otherwise be recognized for the purpose of providing public comment. During this three minute time period, the Planning Commission or staff may briefly respond to comments on items not appearing on the agenda.
- d. Public comments on items on the agenda shall be taken following the announcement of the item. After all public speakers have been given an opportunity to speak on an agenda item, the public comment period shall be held open for three minutes to allow additional speakers to register or otherwise be recognized for the purpose of

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a meeting, you should contact the office of the City Clerk at (805) 385-7803. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

Written materials relating to an item on this agenda that are distributed to the Planning Commission within 72 hours before the item is to be considered at its regularly scheduled meeting will be made available for public inspection at 214 South C Street, during customary business hours.

providing public comment. During this three minute time period, the Planning Commission or staff may discuss the item being considered.

In the event of a disruption which prevents a legislative body of the City of Oxnard from broadcasting a meeting using a call-in option or internet-based service option, or in the event of a disruption within the City's control which prevents members of the public from offering public comment using the call-in option or internet-based service option, the legislative body shall take no further action on items appearing on a meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. However, if any of the broadcast options are disrupted, but any of the other broadcast options is still available to the public, the legislative body may take further action on items appearing on a meeting agenda without waiting for the disrupted broadcast option(s) to be restored.

A. ROLL CALL

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

C. PUBLIC COMMENTS - On Items Not On The Agenda

At this time, a person may address the Planning Commission on matters within the jurisdiction of the Planning Commission, including information/consent items and any item not appearing on the agenda. The Chair shall limit public comments to three (3) minutes. The Planning Commission cannot take action on any item presented during public comments that is not on the agenda and such item may only be referred to the Commission Secretary. Persons wishing to speak on public hearing items should do so at the time of the public hearing.

D. CONSENT AGENDA

1. APPROVAL OF MINUTES - October 7, 2021
2. APPROVAL OF MINUTES - October 13, 2021
3. APPROVAL OF MINUTES - October 21, 2021
4. APPROVAL OF MINUTES - November 4, 2021

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

F. PUBLIC HEARING

1. **Project Name: Victoria Market Alcohol Special Use Permit - PLANNING AND ZONING PERMIT No. 21-510-02 (Special Use Permit - Alcohol).** A request for approval of a Special Use Permit (SUP) to sell beer, wine, and distilled spirits for off-sale consumption (Alcohol Beverage Control (ABC) License Type 21¹) at an existing 2,326 square-foot commercial suite within a 16,770 square-foot building for a proposed

¹ ABC License Type 21 (Off-Sale General) (Package Store) Authorizes the sale of beer, wine, and distilled spirits for consumption off the premises where sold. Minors are allowed on the premises.

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convenience store/market on a 1.1-acre site located at 600 South Victoria Avenue, Suites #700 & 800 (APN: 185-0-170-105) within the General Commercial - Planned Development (C-2-PD) zone. Alcohol sales shall be limited to 6:00 a.m. to 11:00 p.m. daily. Filed by Waseem Farhat, Designated Agent, on behalf of property owner Robert & Susan Werner, TR, 11595 Bellagio Road, Los Angeles, CA 90049.

City Staff: Randy Baez, Associate Planner

Recommendation: That the Planning Commission

- a) Finds the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and
- b) Approve Resolution 2021-XX approving Planning and Zoning Permit No. 21-510-02 (Special Use Permit - Alcohol), subject to certain findings and conditions.

Please click the following link to view the required Measure M pre-recorded presentation video: https://youtu.be/zJOyNG_N68w

2. **Project Name: Portofino Place - PLANNING AND ZONING (PZ) PERMITS 19-500-04, 20-300-02, 20-570-02 & 20-620-02.** A request for a Special Use Permit for the construction of 90, two-story condominium dwelling units each with attached 2-car garages, 214 total visitor parking spaces, common swimming pool and playground area, 3,281 square-foot recreation building, entry gates and perimeter walls, private roads, detention basins, landscaping and associated site improvements on a 7.61-acre site located along the south side of Fifth Street at the intersection of Portofino Place (south of the Oxnard Airport) (APNs: 185-0-221-025, 185-0-221-265, and 185-0-223-015) (PZ 19-500-04). The project includes a General Plan Amendment request to change the 2030 General Plan land use designation of the project site from Business Research Park (BRP) to Residential Medium (RM) (PZ 20-620-02), a Zone Change to change the zoning of the project site from Business Research Park to Multiple-Family (R-2) (PZ 20-570-02), and a Tentative Subdivision Map (Tract No. 6064) for condominium purposes and to combine three existing lots into two lots (PZ 20-300-02). Filed by the Law Office of K.M. Neiswender, P.O. Box 1225, Blue Jay, CA 92317, the applicant.

City Staff: Isidro Figueroa, Principal Planner

Recommendation: That the Planning Commission:

- a) Adopt Resolution 2021-XX recommending that the City Council adopt an Addendum to previously adopted Mitigated Negative Declaration (MND) 2004-11; and
- b) Adopt Resolution 2021-XX recommending that the City Council approve Planning and Zoning Permit No. 20-620-02 (General Plan Amendment) to change the land use

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designation of the project site from Business Research Park (BRP) to Residential Medium (RM), and

- c) Adopt Resolution 2021-XX recommending that the City Council approve Planning and Zoning Permit No. 20-570-02 (Zone Change) to change the zoning of the project site from Business Research Park to Multiple-Family (R-2), and
- d) Adopt Resolution 2021-XX recommending that the City Council approve Planning and Zoning Permit No. 20-300-02 (Tentative Subdivision Map for Tract No. 6064), subject to certain findings and conditions, and
- e) Adopt Resolution 2021-XX Approving Planning and Zoning Permit No. 19-500-04 (Special Use Permit – Residential), subject to certain findings and conditions.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/JOevbhB8ZkM>

G. STUDY SESSION/REPORTS

H. PLANNING COMMISSION BUSINESS

I. COMMUNITY DEVELOPMENT STAFF UPDATES

J. ADJOURNMENT

FUTURE MEETINGS

Thursday, December 2, 2021, 6:00 p.m., Council Chambers

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MEMORANDUM

Agenda Item No.: F.2

Date: November 17, 2021

To: Planning Commission

From: Isidro Figueroa, Principal Planner (805) 385-8207
Scott Kolwitz, Planning & Environmental Services Manager

Subject: **Transmittal Memo No. 1 – Portofino Place - PLANNING AND ZONING (PZ) PERMITS 19-500-04, 20-300-02, 20-570-02 & 20-620-02.** A request for a Special Use Permit for the construction of 90, two-story condominium dwelling units each with attached 2-car garages, 214 total visitor parking spaces, common swimming pool and playground area, 3,281 square-foot recreation building, entry gates and perimeter walls, private roads, detention basins, landscaping and associated site improvements on a 7.61-acre site located along the south side of Fifth Street at the intersection of Portofino Place (south of the Oxnard Airport) (APNs: 185-0-221-025, 185-0-221-265, and 185-0-223-015) (PZ 19-500-04). The project includes a General Plan Amendment request to change the 2030 General Plan land use designation of the project site from Business Research Park (BRP) to Residential Medium (RM) (PZ 20-620-02), a Zone Change to change the zoning of the project site from Business Research Park to Multiple-Family (R-2) (PZ 20-570-02), and a Tentative Subdivision Map (Tract No. 6064) for condominium purposes and to combine three existing lots into two lots (PZ 20-300-02). Filed by the Law Office of K.M. Neiswender, P.O. Box 1225, Blue Jay, CA 92317, the applicant.

Subsequent to the release of the Staff Report, staff has received public correspondence regarding the subject project (attached).

Attachments

- A. Public comment transmitted by an email dated November 17, 2021, sent by Justin Campbell

PublicComments

Date 11/18/2021

Project: Portofino Place PZ#19-500-04, 20-300-02

Dear: Planning Commissioners,

The following comments/request are based on my understanding of the Portofino Place PZ#19-500-04, 20-300-02 project without review of the staff report.

Comments

- 1) Offsite parking concerns – Please ensure that adequate parking is available within the proposed development. Any off-site street parking along Portofino and 5th street should be limited.
- 2) Public access along Dunkirk - Any public access along Dunkirk should be limited or controlled (locked gated) to prevent parking within the Wingfield neighborhood or adjacent school.
- 3) Traffic congestion at 5th and Portofino during school hours (pick-up and drop off). Note – many of the school bus lots (x2) along 5th street use the left turning lane on 5th to Portofino for U-turns. So, during school hour this area is very congested.
- 4) Recommend that the development have an HOA or managed landscaping. Not owner or renters' responsibility.
- 5) How will LMD 52 and LMD 55 be affected? LMD 55 currently covers the proposed project.

Thank you for your review and consideration.

Justin Campbell

Wingfield resident and SeaView Estates INCO board member.

805-444-2558

jcampbell@ce.solutions

MEMORANDUM

Agenda Item No.: F.2

Date: November 18, 2021

To: Planning Commission

From: Isidro Figueroa, Principal Planner (805) 385-8207
Scott Kolwitz, Planning & Environmental Services Manager

Subject: Transmittal Memo No. 2 – Portofino Place - PLANNING AND ZONING (PZ) PERMITS 19-500-04, 20-300-02, 20-570-02 & 20-620-02. A request for a Special Use Permit for the construction of 90, two-story condominium dwelling units each with attached 2-car garages, 214 total visitor parking spaces, common swimming pool and playground area, 3,281 square-foot recreation building, entry gates and perimeter walls, private roads, detention basins, landscaping and associated site improvements on a 7.61-acre site located along the south side of Fifth Street at the intersection of Portofino Place (south of the Oxnard Airport) (APNs: 185-0-221-025, 185-0-221-265, and 185-0-223-015) (PZ 19-500-04). The project includes a General Plan Amendment request to change the 2030 General Plan land use designation of the project site from Business Research Park (BRP) to Residential Medium (RM) (PZ 20-620-02), a Zone Change to change the zoning of the project site from Business Research Park to Multiple-Family (R-2) (PZ 20-570-02), and a Tentative Subdivision Map (Tract No. 6064) for condominium purposes and to combine three existing lots into two lots (PZ 20-300-02). Filed by the Law Office of K.M. Neiswender, P.O. Box 1225, Blue Jay, CA 92317, the applicant.

Subsequent to the release of the Staff Report, staff has received public correspondence regarding the subject project (attached).

Attachments

- A. Public comment transmitted by an email dated November 18, 2021, sent by Judy Perkins

[Ask Planning Action] Portofino Place

1 message

judy perkins <judygperkins@gmail.com>
To: planning@oxnard.org

Thu, Nov 18, 2021 at 1:05 PM

Good Morning:

My name is Judy Perkins. I own a home at [727 Ibiza Lane](#), just a few blocks from the location of the proposed location for the Portofino Place location. I have lived here since my home was built in 2005. At the time I purchased my home, I was informed that the property in question was zoned for business purposes of a similar nature to the properties across 5th Street (adjacent to the airport.) This made sense for property facing 5th Street, which is a major thoroughfare often travelled at speeds well above the posted limit. I am not necessarily opposed to the change of zoning from business use to residential. I understand the need for housing and the pressure the state has put on cities to build affordable units. I do, however have some concerns related to a project of the density proposed.

My main concern relates to traffic. With parents dropping off and picking up their children at Juan Soria School and soccer practices and games at the park next to the school, the streets in the Wingfield neighborhood are highly congested. Cars line Dunkirk Drive and park up and down the cross-streets. Pedestrians walk in the middle of the street or stand and converse beside their cars (also in the street). This creates a safety hazard for both parents and children, and it is often very difficult to leave my house. Introducing a high-density residential complex will only exacerbate the situation. If this project is to proceed, it is IMPERATIVE that a traffic light with a left-turn signal be installed at the intersection of Portofino and 5th Street. At present, the only left-turn signal access into the residential area is at Patterson Ave. This is the access used by almost everyone entering the Wingfield area, as turning left at Portofino across 5th Street when traffic is heavy can be challenging. There is a light (with no left-turn signal) at Southhampton, but that primarily leads into the businesses fronting 5th Street and into the Orbela neighborhood. The streets in Orbela are privately owned by the HOA, and the residents there are understandably unwelcoming of the traffic of non-residents.

I also have a concern about the nature of the condominiums at Portofino. When I attended the online meeting with the developers, it was stated that they would be rental units that might later be converted to owner-occupied homes. I would hope the developer would reconsider and offer the units for sale from the outset. Owner-occupied condos with an HOA that would be responsible for uniform maintenance of the area would be more consistent with the neighborhood in general. As it is, maintenance of the parks and street landscaping around the area has been an issue with the residents here.

Thank you for taking my concerns into consideration. I hope the City of Oxnard and the developer of the Portofino Place project will proceed with the needs of the local residents foremost in mind.

Sincerely,
Judy Perkins
[727 Ibiza Lane](#)
[Oxnard, CA 93035](#)