

CITY OF OXNARD PLANNING COMMISSION AGENDA

REGULAR MEETING
Council Chambers, 305 West Third Street
Thursday, February 6, 2025, 6:00 p.m.

The public may view the meeting from home on Spectrum Channel 10, Frontier Channel 35, or YouTube at [Youtube.com/oxnardnews](https://www.youtube.com/oxnardnews). Video recordings are typically available online following the meeting at the City's website at <http://www.oxnard.org/city-meetings>. Please see the link for the Measure M pre-recorded presentation video for each item listed on this agenda.

YOU MAY PARTICIPATE IN THE MEETING IN THE FOLLOWING WAYS:

1. ATTEND THE MEETING AT THE LOCATION LISTED ABOVE: Submit a speaker card.
2. 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 before by no later than 3pm on the day of the meeting by using the form <https://forms.gle/xUwOg44ZenKc3QwW9>, emailing the Planning office at planning@oxnard.org, or calling (805) 385-7858.
3. 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: 854 4055 7184
 3. Enter the meeting passcode: 585245
 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.
 - d. Public comments on items on the agenda shall be taken following the announcement of the item.

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.

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A. ROLL CALL**B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES PUBLIC****C. 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 - November 21, 2024
2. APPROVAL OF MINUTES - December 5, 2024

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS**F. PUBLIC HEARING**

1. **Project Name: 5305 Saviers Road Duplex** - Planning and Zoning Permit No. 24-540-03 (Planned Development Permit), Property Located at 5305 Saviers Road (APN: 222-0-112-095). A request for approval of a Planned Development Permit (PD) for the construction of a new 3,326 square foot two-story duplex building consisting of two 1,663 square foot attached two-story units and a 990 square foot detached four car garage with a detached 990 square foot ADU above the garage on a 5,662 square foot (0.13 acre) vacant parcel located at 5305 Saviers Road, within the Garden Apartment - Planned Development (R-3-PD) zone. This project is exempt from environmental review pursuant to Section 15303 (New Construction of Small Structures), Class 3 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Emmanuel Lopez on behalf of property owner Carlos Lopez, PO Box 882, Simi Valley, CA 93062.

City Staff: Daniel Houck, Associate Planner

Recommendation: That the Planning Commission:

- a) Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction); and

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- b) Adopt Resolution 2025-XX approving Planning and Zoning Permit No. 24-540-03 (Planned Development Permit), subject to certain findings and conditions.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/IKK7mJyxMMY>

- 2. **Project Name: 5309 Saviers Road Duplex** Planning and Zoning Permit No. 24-540-04 (Planned Development Permit), Property Located at 5309 Saviers Road (APN: 222-0-112-105). A request for approval of a Planned Development Permit (PD) for the construction of a new 3,326 square foot two-story duplex building consisting of two 1,663 square foot attached two-story units and a 990 square foot detached four car garage with a detached 990 square foot ADU above the garage on a 5,662 square foot (0.13 acre) vacant parcel located at 5309 Saviers Road, within the Garden Apartment - Planned Development (R-3-PD) zone. This project is exempt from environmental review pursuant to Section 15303 (New Construction of Small Structures), Class 3 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Emmanuel Lopez on behalf of property owner Carlos Lopez, PO Box 882, Simi Valley, CA 93062

City Staff: Daniel Houck, Associate Planner

Recommendation: That the Planning Commission:

- a) Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction); and
- b) Adopt Resolution 2025-XX approving Planning and Zoning Permit No. 24-540-04 (Planned Development Permit), subject to certain findings and conditions.

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

- 3. **Project Name: 5313 Saviers Road Duplex** -Planning and Zoning Permit No. 24-540-05 (Planned Development Permit), Property Located at 5313 Saviers Road (APN: 222-0-112-115). A request for approval of a Planned Development Permit (PD) for the construction of a new 3,326 square foot two-story duplex building consisting of two 1,663 square foot attached two-story units and a 990 square foot detached four car garage with a detached 990 square foot ADU above the garage on a 5,662 square foot (0.13 acre) vacant parcel located at 5313 Saviers Road, within the Garden Apartment - Planned Development (R-3-PD) zone. This project is exempt from environmental review pursuant to Section 15303 (New Construction of Small Structures), Class 3 of the California Environmental

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Quality Act (CEQA) Guidelines. Filed by Emmanuel Lopez on behalf of property owner Carlos Lopez, PO Box 882, Simi Valley, CA 93062.

City Staff: Daniel Houck, Associate Planner

Recommendation: That the Planning Commission:

- a) Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction); and
- b) Adopt Resolution 2025-XX approving Planning and Zoning Permit No. 24-540-05 (Planned Development Permit), subject to certain findings and conditions.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/5NE079h1mDg>

4. **Project Name: The Pointe Apartments Appeal** - Planning and Zoning Permit No. 23-200-01 (Development Design Review); Property located at 2801 North Oxnard Boulevard (APN: 132-0-110-315). Appeal of the Community Development Director's Approval of a Development Design Review (DDR) Permit for the construction of a 546,524 square foot building comprised of 341,324 square feet of apartment building reaching 4 stories and 280 residential units as well as a 205,200 square foot 5.5-story centrally located parking structure with 490 residential parking spaces on a 4.85-acre project site. The proposed project has been found to be consistent with the RPSP and FEIR No. 00-03 and is therefore exempt from further environmental review pursuant to Section 15162 of the CEQA Guidelines. The project application was filed by Ann Walsh of Shea Properties, 2751 Park View Court, Oxnard, CA 93036. The appeal was filed by Richard Drury of Lozeau Drury, LLP, 1939 Harrison Street Suite 150, Oakland, CA 94612.

City Staff: Daniel Houck, Associate Planner

Recommendation: That the Planning Commission:

- a) Find the Project to be consistent with Final Environmental Impact Report (FEIR No. 00-03) and subsequent addendums prepared for the RiverPark Specific Plan and therefore exempt from further environmental review pursuant to Sections 15162 through 15164 and 15183 of the CEQA Guidelines; and
- b) Adopt a resolution denying the Appeal and upholding the Community Development

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Director's approval of Planning and Zoning Permit No. 23-200-01 (Development Design Review Permit), subject to certain findings and conditions, because the record shows that there is evidence necessary to make all of the Findings required by Oxnard City Code.

Please click the following link to view the required Measure M pre-recorded presentation video: https://youtu.be/nN_wKwZ0HKg

G. STUDY SESSION/REPORTS

H. PLANNING COMMISSION BUSINESS

I. COMMUNITY DEVELOPMENT STAFF UPDATES

J. ADJOURNMENT

FUTURE MEETINGS

Regular Meeting: Thursday, February 20, 2025, 6:00 p.m., Council Chambers

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<http://www.oxnard.org>

Draft
MINUTES
OXNARD PLANNING COMMISSION
Thursday, November 21, 2024

A. ROLL CALL

1. At 6:00 pm the Oxnard Planning Commission convened in the Oxnard Chambers.
2. Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Dr. Lopez, Connelly, Nash, and Zielsdorf, and Schuelke were present.
3. Staff members present were: Joe Pearson II, Planning & Environmental Services Manager; Ken Rozell, Chief Assistant City Attorney; Jeff Pengilley, Community Development Director; Michael Wolfe, Public Works Director; Alexander Hamilton, Fire Chief; Tai Chau, Assistant Community Development Director; Javier Chagoyen-Lázaro, Chief Financial Officer; and Christen Guzman, Administration Services Specialist.
4. Chair Arruejo presided and called the meeting to order.

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

1. Commissioner Schuelke led the pledge of allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. None.

D. CONSENT AGENDA

1. None.

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. None.

F. PUBLIC HEARING

1. **Project Name: Teal Club Specific Plan** - Planning and Zoning Permit Nos.: 15-610-01 (Annexation), 15-620-03 (General Plan Amendment), 15-560-01 (Pre-Zoning), 24-670-02 (Development Agreement), 15-630-01 (Specific Plan); Property generally bounded by Doris Avenue, Patterson Road, Teal Club Road, and Ventura Road; (APNs 183-0-070-060, -070, -110, -125, -135, -140, -240, 183-0-110-030, -045, -050, -260, -270, -395, -405, -415, 183-0-100-405, -555, -565, 183-0-060-125, -245, -255, -265, -325, -395, -455, 183-0-070-015). A request to adopt the Teal Club Specific Plan (TCSP), a Specific Plan that would specify development for residential, commercial, and park uses on the 149.72-acre Teal Club Specific Plan area ("TCSP area"). The TCSP area includes seven agricultural parcels currently in active agricultural production: two of the parcels (seven acres) are located within the City of Oxnard and five parcels (142.72 acres) are in the

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County of Ventura. The request includes certification of the proposed Final Environmental Impact Report (EIR) and adoption of the Mitigation Monitoring and Reporting Program (MMRP) which has been prepared pursuant to the California Environmental Quality Act (CEQA). Filed by Dennis Hardgrave, designated agent, on behalf of Borchard Property Co-Owners, 434 Park Cottage Place, Camarillo, California 93012.

City Staff: Jay Dobrowalski, Planning Supervisor

Recommendation: That the Planning Commission:

- a. Adopt a Resolution recommending that the City Council certify Final Environmental Impact Report (EIR) No. 2015-01 for the Teal Club Specific Plan (Governor's Office of Planning and Research State Clearinghouse No. 2012051080); and
- b. Adopt a Resolution recommending that the City Council approve Planning and Zoning Permit No. 15-610-01 for Annexation, subject to certain findings; and
- c. Adopt a Resolution recommending that the City Council approve Planning and Zoning Permit No. 15-620-03 for a General Plan Amendment, subject to certain findings; and
- d. Adopt a Resolution recommending that the City Council approve Planning and Zoning Permit No. 15-560-01 for a Pre-Zoning, subject to certain findings; and
- e. Adopt a Resolution recommending that the City Council approve Planning and Zoning Permit No. 24-670-02 for a Development Agreement, subject to certain findings; and
- f. Adopt a Resolution recommending that the City Council approve Planning and Zoning Permit No. 15-640-01 for a Specific Plan, subject to certain findings.

Jay Dobrowalski, Planning Supervisor provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: https://youtu.be/dyU8CfX5p_g

City Staff including: Joe Pearson II, Planning & Environmental Services Manager; Ken Rozell, Chief Assistant City Attorney; Jeff Pengilley, Community Development Director; Michael Wolfe, Public Works Director; Alexander Hamilton, Fire Chief; Tai Chau, Assistant Community Development Director; Javier Chagoyen-Lázaro, Chief Financial Officer; and Jay Dobrowalski, Planning Supervisor were available for questions.

Jay Dobrowalski, Jeff Pengilley, Tai Chau, and Joe Pearson II gave a brief introduction of the project.

The applicant, Dennis Hardgrave, gave a presentation on the project.

Commissioner Schuelke questioned the decisions to expand and renovate existing fire stations versus opening a new one on the property of teal club. Vice Chair Stewart inquired about the upgrade of fire station equipment. Commissioner Nash asked questions about HOA prohibited items allowed in front of the yards of the housing complex. Commissioner Nash also inquired about including a class one bicycle path. Commissioner Dr. Lopez asked zoning questions relating to the project. Chair Arruejo requested to create a standard Project Labor Agreement. Commissioner Nash commended all parties involved relating to the project. Vice Chair Dr. Stewart questioned staff about how the public was notified about the project. Chair Arruejo added to the discussion with questions relating to easements, the current greenbelt agreements, and the percentage of affordable housing. Commissioner Dr. Lopez commented with compliments to the community setting and uses of the project. He noted his displeasure with the lack of community workforce agreement and no prevailing wages. However, overall complimented the project and thanked all parties involved. Commissioner Schuelke contributed to the discussion by thanking all parties involved he noted to be a proud member of the community of Oxnard and how impressive the project is. Chair Arruejo wrapped up the discussion by noting the all public comments and letters. He noted the highlights and mixed use components of the project, and the great impact of the project for the city.

Chair Arruejo opened the public comments portion of the public hearing. The public speakers included; Linda Braunschweiger, Jonathan Duran, Larry Stein, Douglas Portello, Kiresten Meeker.

The applicant, Dennis Hardgrave responded to the public's comments and questions.

Jay Dowbrowalski, Planning Supervisor, responded to the comments maintaining his support of the project.

Chair Arruejo closed the public comments portion of the public hearing and adjourned to a five minute recess.

Discussion ensued among the Commissioners and staff about various topics, including: importance of the development of one of the last large undeveloped pieces of land, thanking the public and staff for the work that went into this, procedures for approving, thanking the public for attending, walkability of the project, appreciation of affordability, proposed infrastructure improvements, lack of city wide workforce agreement, concerns of prevailing wage language, desire to see sidewalk improvements to the south of the project, importance of the finance, traffic calming, mixed use.

MAIN MOTION:

Commissioner Arruejo moved and Commissioner Schuelke seconded the motion to find project Exempt from environmental review pursuant to the

California Environmental Quality Act (CEQA) Guidelines Section 15303 Class 3 (New Construction); and Adopt a Resolution recommending that the City Council certify Final Environmental Impact Report (EIR) No. 2015-01 for the Teal Club Specific Plan (Governor's Office of Planning and Research State Clearinghouse No. 2012051080); and Adopt a Resolution recommending that the City Council approve Planning and Zoning Permit No. 15-610-01 for Annexation, subject to certain findings; and Adopt a Resolution recommending that the City Council approve Planning and Zoning Permit No. 15-620-03 for a General Plan Amendment, subject to certain findings; and Adopt a Resolution recommending that the City Council approve Planning and Zoning Permit No. 15-560-01 for a Pre-Zoning, subject to certain findings; and Adopt a Resolution recommending that the City Council approve Planning and Zoning Permit No. 24-670-02 for a Development Agreement, subject to certain findings; and Adopt a Resolution recommending that the City Council approve Planning and Zoning Permit No. 15-640-01 for a Specific Plan, subject to certain findings.

MOTION VOTE ON ITEMS A, B, C, AND D ONLY:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Nash, Dr. Lopez, Zielsdorf, Connelly, and Schuelke voted in favor. The motion carried 7:0:0:0:0.

SECOND MOTION (AMENDMENT TO MAIN MOTION REGARDING ITEM E):

Chair Arruejo moved and Commissioner Dr. Lopez seconded the motion to amend the Resolution recommending that the City Council increase the affordable housing to 20 percent with the same affordability ratio of low and very low and to change from no prevailing wage requirement to require prevailing wage for the project within the Developer Agreement.

SECOND MOTION VOTE (AMENDMENT TO MAIN MOTION REGARDING ITEM E):

Chair Arruejo, Commissioners Dr. Lopez, Zielsdorf, and Nash voted in favor. Vice Chair Dr. Stewart, Commissioners Connelly, and Schuelke voted against. 4:3:0:0:0¹

AMENDED MAIN MOTION VOTE ON ITEMS E ONLY:

Chair Arruejo, Commissioners Dr. Lopez, Zielsdorf, and Nash voted in favor. Vice Chair Dr. Stewart, Commissioners Connelly, and Schuelke voted against.

¹ In Favor: Against: Absent: Abstain: Recused

4:3:0:0:0²

THIRD MOTION (AMENDMENT TO MAIN MOTION REGARDING ITEM F):

Commissioner Nash moved and Vice Chair Dr. Stewart seconded the motion to amend the Resolution recommending that the City Council include a class one bike path, allow front yard fountains 3.7.7 and encourage all electric development.

THIRD MOTION VOTE (AMENDMENT TO MAIN MOTION REGARDING ITEM F):

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Dr. Lopez, Zielsdorf, Schuelke, and Nash voted in favor. Commissioners Connelly voted against.
6:1:0:0:0³

AMENDED MAIN MOTION VOTE ON ITEM F ONLY:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Dr. Lopez, Zielsdorf, Schuelke, and Nash voted in favor. Commissioners Connelly voted against.
6:1:0:0:0⁴

G. STUDY SESSION/REPORTS

1. **None.**

H. PLANNING COMMISSION BUSINESS

1. Commissioner Nash expressed his thanks to the staff and commissioners
2. Vice Chair Dr. Stewart inquired about voting for Chair and Vice Chair of the planning commission.
3. Commissioner Dr. Lopez congratulated the newly appointed City Council members.
4. Chair Arruejo thanked all commissioners and staff.

I. COMMUNITY DEVELOPMENT STAFF UPDATES

² In Favor: Against: Absent: Abstain: Recused

³ In Favor: Against: Absent: Abstain: Recused

⁴ In Favor: Against: Absent: Abstain: Recused

1. Joe Pearson II informed the Planning Commission of the Sand Management Plan, and 2025 Planning Commission Calendar to be presented at the upcoming meeting December 5, 2024.

J. ADJOURNMENT

1. At 9:52 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

Regular Meeting: Thursday, December 5, 2024, 6:00 p.m, Oxnard Chambers

Ronald Arruejo,
Chair

ATTEST _____
Joe Pearson II, AICP
Planning & Environmental Services Manager

Draft
MINUTES
OXNARD PLANNING COMMISSION
Thursday, December 5, 2024

A. ROLL CALL

1. At 6:00 pm the Oxnard Planning Commission convened in the Oxnard Chambers.
2. Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Dr. Lopez, Nash, Schuelke, and Zielsdorf were present. Commissioner Connelly was absent.
3. Staff members present were: Joe Pearson II, Planning & Environmental Services Manager; Ken Rozell, Chief Assistant City Attorney, and Christen Guzman, Administration Services Specialist.
4. Chair Arruejo presided and called the meeting to order.

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

1. Commissioner Zielsdorf led the pledge of allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. None.

D. CONSENT AGENDA

1. Adoption of the 2025 Planning Commission Meeting Calendar.

MOTION:

Commissioner Nash moved and Vice Chair Dr. Stewart to approve the adoption of the calendar as submitted with the additional removal of January 2, 2025 meeting date.

VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Nash, Dr. Lopez, Schulke, and Zielsdorf voted in favor. Commissioner Connelly was absent. The motion carried 6:0:1:0:0.

2. APPROVAL OF MINUTES - October 3, 2024.
3. APPROVAL OF MINUTES - October 17, 2024
4. APPROVAL OF MINUTES - November 7, 2024

MOTION:

Vice Chair Stewart moved and Commissioner Nash seconded the motion of approval for the consent agenda item D.1 to D.4 with the following amendments:

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October 3, 2024 Motion Vote for Item F.1 shall be revised as follows:

MOTION VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Dr. Lopez, Connelly, and Nash voted in favor. Commissioner Schuelke and Zielsdorf were absent. The motion carried 5:0:2:0:0¹

November 7, 2024 Motion Vote for Item F.1 shall be revised as follows:

MOTION:

Vice Chair Stewart ~~Commissioner Nash~~ moved and Commissioner Connelly seconded the motion Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 Class 3 (New Construction); and Adopt Resolution 2024-26 approving Planning and Zoning Permit No. 23-530-04 (Special Use Permit Wireless), subject to certain findings and conditions.

MOTION VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Dr. Lopez, Connelly, ~~Nash~~, and Zielsdorf voted in favor. Commissioner Schuelke was absent. Commissioner Nash recused himself. The motion carried 5:0:1:0:1²

VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Nash, Dr. Lopez, Schulke, and Zielsdorf voted in favor. Commissioner Connelly was absent. The motion carried 6:0:1:0:0³.

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. Commissioner Nash mentioned that he drove by the proposed project site.

F. PUBLIC HEARING

1. **Project Name: Oxnard Sand Management Plan** - Planning and Zoning Permit No. 22-400-06 (Coastal Development Permit) - A request for a Coastal Development Permit to implement a Sand Management Plan for the coastal areas generally within the Oxnard Shores community. The project includes collecting wind-blown beach sand from beach access points, sidewalks, streets, and walkways and redepositing the sand back onto the beach at 13 locations. The project is exempt from environmental review pursuant to Section 15304 of the CEQA Guidelines. Filed by Brian Yanez, Assistant Public Works

¹ In Favor: Against: Absent: Abstain: Recused

² In Favor: Against: Absent: Abstain: Recused

³ In Favor: Against: Absent: Abstain: Recused

Director on behalf of the City of Oxnard.

City Staff: Joe Pearson II, Planning and Environmental Services Manager

Recommendation: That the Planning Commission:

- a. continue the Oxnard Sand Management Plan item to the Planning Commission hearing date of February 20, 2025.

Joe Pearson II provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda:: <https://youtu.be/KA08MOVqi10>

City Staff including: Joe Pearson, Planning & Environmental Services Manager, Brian Yanez, Assistant Public Works Director, and Kenneth Rozell, Chief Assistant City Attorney were available for questions.

Joe Pearson, Planning & Environmental Services Manager gave a brief introduction of the project. Joe Pearson noted that the staff is recommending the item be continued to February 20, 2025.

Chair Arruejo agreed to staff recommendations, but allowed the commissioners to ask questions to staff. Commissioner Nash is we should consider observing more Holidays and change the Planning Commission meeting dates. Joe Pearson clarified that we accommodate many holidays, and meetings must meet on the designated meeting dates.

Chair Arruejo opened the public comments portion of the public hearing. The in person public speaker was Walter Hagedohm.

Joe Pearson responded to the public speaker's comments and questions, clarifying the project's intentions. Joe Pearson noted the many other concerns being presented by the public would need to be addressed with a separate project.

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

MOTION:

Commissioner Dr. Lopez moved and Commissioner Schuelke seconded the motion to continue the Oxnard Sand Management Plan item to the Planning Commission hearing date of February 20, 2025.

MOTION VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Dr. Lopez, Nash and Zielsdorf voted in favor. Commissioner Connelly was absent. The motion

carried 5:0:1:0:0⁴

G. STUDY SESSION/REPORTS

1. Chair Arruejo referred to Joe Pearson regarding upcoming study sessions. Joe Pearson noted the topics that had been previously discussed, and asked the committee to create topics they wish to further discuss. Chair Arruejo noted he would be in touch with the commissioners to gather that information for staff.

H. PLANNING COMMISSION BUSINESS

1. Vice Chair, Dr. Stewart asked if Planning Commissioners could attend community workshops and DAC meetings to which Joe Pearson answered with the guidelines for attending the various meetings.
2. Commissioner Nash inquired about the details of the new City Council members, and when they will be sworn in. Commissioner Nash moved that the Planning Commission send a representative to thank the outgoing council members for their time served.

I. COMMUNITY DEVELOPMENT STAFF UPDATES

1. Joe Pearson II informed the Planning Commission of the Local Coastal Program on December 9, 2024 at the Oxnard Main Library in room 8. Joe Pearson also noted the next Planning Commission meeting would be held in the new year, 2025.

J. ADJOURNMENT

1. At 6:33 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

Regular Meeting: Thursday, January 16, 2025, 6:00 p.m, Oxnard Chambers

Ronald Arruejo,
Chair

ATTEST _____
Joe Pearson II, AICP
Planning & Environmental Services Manager

⁴ In Favor: Against: Absent: Abstain: Recused