

MINUTES
OXNARD PLANNING COMMISSION
Thursday, October 3, 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, and Connelly were present. Commissioners Schuelke and Zielsdorf were absent.
3. Staff members present were: Joe Pearson II, Planning & Environmental Services Manager; Ken Rozell, Chief Assistant City Attorney; Christen Guzman, Administration Services Specialist; and Iris Rodriguez, Administrative Services Technician.
4. Chair Arruejo presided and called the meeting to order.

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

1. Commissioner Lopez 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:** Mister Car Wash - Planning and Zoning Permit No. 23-500-01 (Special Use Permit): A request for approval of a Special Use Permit (SUP) for the construction of a 5,400 square-foot drive-thru, automated car wash with 14 canopy-covered vacuum stations, landscaping, and other site improvements on a 1.35 acre vacant parcel located at 2441 North Vineyard Avenue, within the General Commercial - Planned Development (C-2-PD) zoning district. The project is exempt from environmental review pursuant to Section 15303 New Construction or Conversion of Small Structures of the California Environmental Quality Act (CEQA) Guidelines. Filed by Adriana Wright of Mister Car Wash on behalf of the property owner 2441 Vineyard Oxnard LLC, 12550 Whittier Blvd. #202, Whittier, CA 90602.

City Staff: Daniel Houck, Associate Planner

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.

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 2024-24 approving Planning and Zoning Permit No. 23-500-01 (Special Use Permit), subject to certain findings and conditions..

Daniel Houck, Associate Planner provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: https://youtu.be/xyhh_Xvo0xA

City Staff including: Joe Pearson, Planning & Environmental Services Manager; Kenneth Rozell, Chief Assistant City Attorney and Daniel Houck, Associate Planner were available for questions.

Chair Arruejo requested Daniel Houck explain the reasoning for the item returning to the Planning Commission. Daniel Houck informed the Planning Commissioners there were no updates to the item since the previous meeting. He clarified that the item was being presented again due to a technical issue that occurred during the original hearing. Vice Chair Dr. Stewart asked if the public was notified of the item returning to the Planning Commission and the requirement of zoom. Daniel Houck confirmed the public was notified, and Ken Rozell responded to requirements for zoom.

The applicant, Adriana Wright, answered questions presented by Vice Chair Stewart regarding traffic flow and width of the lane relating to the traffic flow.

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

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

MOTION:

Vice Chair Dr. Stewart moved and Commissioner Dr. Lopez seconded the motion to find the project exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects); and Adopt Resolution 2024-24 approving Planning and Zoning Permit Nos. 23-500-01 (Special Use Permit), subject to certain findings and conditions.

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

2. **Project Name: Project Name:** Rancho Event Center - Planning and Zoning Permit No. 23-520-01 (Special Use Permit): A request to permit the operation of a banquet hall for events within an existing 5,097 square-foot commercial tenant space located in a 20,436 sq. ft multi-tenant building on a 1.48 acre lot. The banquet facility will operate between 8 a.m. to 10 p.m. Sunday through Thursday and 8 a.m. to 12 a.m. for Friday and Saturday. The property is located at 517 West Hueneme Road (APN: 222-0-082-665) within the General Commercial (C-2) zone district. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Aurelio Lopez Ayala on behalf of property owner Jon Bell, 750 South B Street Oxnard, California, 93030.

City Staff: Juan-Carlos Torres, Associate Planner

Recommendation: That the Planning Commission:

- a. Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and
- b. Adopt Resolution 2024-25 approving Planning and Zoning Permit No. 23-520-01 (Special Use Permit), subject to certain findings and conditions.

Juan-Carlos Torres, Associate Planner provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/A0klhnQZH2k>.

City Staff including: Joe Pearson, Planning & Environmental Services Manager; Kenneth Rozell, Chief Assistant City Attorney, Scott Swenson, Safer Neighborhoods & FACT Compliance Specialist, and Juan-Carlos Torres, Associate Planner were available for questions.

Juan-Carlos Torres informed the Planning Commissioners of the typos found in the staff report. Concluding the typos Juan-Carlos Torres gave a brief overview of the project.

The applicant, Aurelio Lopez Ayala, had a representative Elio Espino present on his behalf. The applicant and City Staff answered questions presented by Chair Arruejo, Vice Chair Stewart, Commissioner Dr. Lopez and Nash, regarding other event centers, crime states,

¹ In Favor: Against: Absent: Abstain: Recused

lighting, security at events, adequacy of parking study, dance permits, maximum number of people, included parking areas, allowance for alcohol.

Chair Arruejo opened the public comments portion of the public hearing. Camille Borchard, Cecille Faulkner, Martha Centeno, Carolina Gallardo Magana, and Paul Hagerty.

Chair Arruejo set a ten minute limit for the applicant to respond to the five public speakers and respond to any questions presented by the Planning Commissioners.

Juan-Carlos Torres and Joe Pearson II provide closing remarks regarding limits on alcohol sales, parking areas, need for alcohol SUP for sale of alcohol.

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

Vice Chair Dr. Stewart raised concerns regarding parking, safety and security. Commissioner Connelly commented on the parking situation as well as alcohol sales. Commissioner Dr. Lopez commended the public speakers, and applauded the future use of the facility.

MAIN MOTION:

Vice Chair Dr. Stewart moved and Commissioner Connelly seconded the motion to find the project exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines 15301 (Existing Facilities); and Adopt Resolution 2024-25 approving Planning and Zoning Permit Nos. 23-520-01 (Special Use Permit) subject to certain findings and conditions with the inclusion of the following edits:

Paragraph 4 of Section 1 (3) shall be edited as follows:

“In accordance with the parking study, at the busiest times during the day on weekends, the required parking for the overall existing and proposed uses requires a total of 1943 parking spaces ~~according to the submitted parking analysis~~, in which a total of 220 parking spaces are provided (171 shared parking spaces along the front of the property, 22 spaces within the rear of the property, and 27 non-shared parking spaces along the rear of the adjacent properties. The proposed Rancho shopping center and the proposed Rancho Nuevo Community Center provide a surplus of 26 parking spaces during the busiest times of the weekends. Therefore, this Project meets this finding.”

Condition numbers 2, 44, 45, and 46 shall be edited as follows:

2. This permit is granted for the plans dated ~~September 19, 2024~~October 3, 2024, (“the plans”) on file with the Planning Division. The project shall

conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager ("Planning Manager") or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, G-2)

44. The proposed banquet hall facility, Rancho Event Center, shall be limited to a total of 1248 people including ~~guests and 4 employees~~, employees, talent, caterers, security, personnel or vendors.

45. The approval of the Special Use Permit, PZ 23-520-01, will only be valid if reciprocal access and parking are provided between the property owners for Lots 17 through 27 of Tract 1283 and as listed in the shopping centers' Declaration of Establishment of Conditions, Restrictions, and Reservations. If the recorded document (Declaration of Establishments of Conditions, Restrictions, and Reservations) is modified to exclude reciprocal access and parking between the above references properties, a modification to PZ 23-520-01 is required by the Planning and Environmental Services Manager will need to be submitted for the use to justify parking requirements as required by the City's Off-Street Parking Code or a Parking Study.

46. Public events shall be limited to comedy shows, sit down music shows, or similar events and shall only be allowed via pre-sale tickets and shall not be open to the general public at the door. The maximum number of guests within the facility when doing a comedy show, live music show, or similar events shall be limited to ~~124 guests and 4 employees~~ 128 people. No alcohol shall be allowed or consumed during public events.

MOTION TO AMEND MAIN MOTION:

Chair Arruejo moved and Commissioner Connelly seconded a motion to amend main motion to amend Condition of Approval 42 to require the Applicant to submit periodic status reports every month for a period of 2 years from the grand opening of the banquets hall with half of those status reports on a Sunday through Thursday and the other half on Friday and Saturday and half in general before 8 pm and the other half after 8 pm.

VOTE TO AMEND MAIN MOTION:

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

The motion carried 5:0:2:0:0²

AMENDED 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 5:0:2:0:0³

G. STUDY SESSION/REPORTS

1. None.

H. PLANNING COMMISSION BUSINESS

1. Chair Arruejo shared the League of Women Voters having a candidates forum for City Council candidates and the Mayor. The INCO will host a forum on October 7.
2. Vice Chair Dr. Stewart shared the cultural arts fair in downtown Oxnard on October 5.

I. COMMUNITY DEVELOPMENT STAFF UPDATES

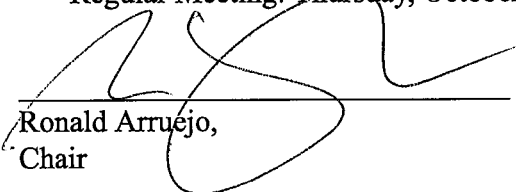
1. Joe Pearson II noted the approval of a zone change for Lockwood III project at the City Council meeting on September 17, 2024.
2. Joe Pearson II informed the Planning Commission of the two items, Sand Management Place, and study session for CEQA Guidelines, to be presented at the upcoming meeting October 24, 2024.

J. ADJOURNMENT

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

FUTURE MEETINGS

Regular Meeting: Thursday, October 19, 2024, 6:00 p.m, Oxnard Chambers



Ronald Arruejo,
Chair

ATTEST 

Joe Pearson II,
Planning & Environmental Services Manager

² In Favor: Against: Absent: Abstain: Recused

³ In Favor: Against: Absent: Abstain: Recused