

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

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.

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

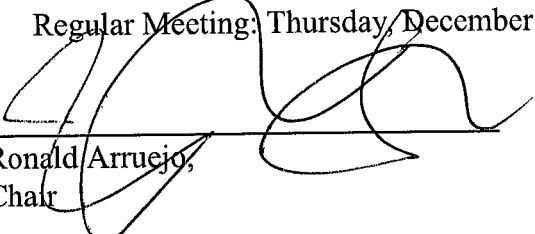
1. Joe Pearson II informed the Planning Commission of the Sand Management Plan, and 2025 Planning Commission Calendar to be presented at the upcoming meeting December 5, 2024.

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