

MINUTES
OXNARD PLANNING COMMISSION
Thursday, February 6, 2025

A. ROLL CALL

1. At 6:02 p.m., the Oxnard Planning Commission convened in the Oxnard Chambers.
2. Chair Arruejo, Commissioner Lopez, Nash and Schuelke were present. Vice Chair Dr. Stewart, Commissioner Connelly, and Zielsdorf were absent.
3. Staff members present were: Joe Pearson II, Planning & Environmental Services Manager; Ken Rozell, Chief Assistant City Attorney, and Christen Guzman, Administrative Services Specialist.
4. Chair Arruejo presided and called the meeting to order.

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

1. Joe Pearson II led the pledge of allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. None.

D. CONSENT AGENDA

1. APPROVAL OF MINUTES - November 21, 2024
2. APPROVAL OF MINUTES - December 5, 2024

MOTION:

Commissioner Nash moved and Commissioner Schuelke seconded the motion of approval for the consent agenda items D.1 and D.2.

VOTE:

Chair Arruejo, Commissioners Dr. Lopez voted in favor. Vice Chair Dr. Stewart, Commissioner Connelly, Zielsdorf were absent. The motion carried 4:0:3:0:0¹.

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. None

F. PUBLIC HEARING

¹ In Favor: Against: Absent: Abstain: Recused

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.

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
- b) Adopt Resolution 2025-01 approving Planning and Zoning Permit No. 24-540-03 (Planned Development 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://www.youtube.com/watch?v=IKK7mJyxMMY>

Daniel Houck addressed the Commissioners and answered questions that were submitted to him prior to the meeting. The questions were related to condition 57 of the project.

The applicant, Emmanuel Lopez, was present to answer questions.

Commissioner Nash asked for clarification regarding condition 57. Emmanuel Lopez answered the question with information relating to architectural details.

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

No comments received by public speakers.

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

MOTION:

Commissioner Dr. Lopez moved and Commissioner Schuelke seconded, to find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction); and Adopt Resolution 2025-XX approving Planning and Zoning Permit No. 24-540-03 (Planned Development Permit), subject to certain findings and conditions.

MOTION VOTE:

Commissioner Nash and Chair Arruejo voted in favor. Vice Chair Dr. Stewart, Commissioners Connelly, and Zielsdorf were absent. The motion carried 4:0:3:0:0

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 2025-02 approving Planning and Zoning Permit No. 24-540-04 (Planned Development 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/jBfrcOJeRtI>

Daniel Houck addressed the Commissioners and noted the project was virtually identical to the project F. 1.

The applicant, Emmanuel Lopez, was present to answer questions.

Chair Arruejo asked for clarification on why the projects were being submitted separately to which Daniel Houck clarified that each project needed its own permit.

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

No comments received by public speakers.

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

MOTION VOTE:

Commissioner Nash moved and Commissioner Dr. Lopez seconded, to find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction); and Adopt Resolution 2025-02 approving Planning and Zoning Permit No. 24-540-04 (Planned Development Permit), subject to certain findings and conditions.

MOTION VOTE:

Commissioner Schuelke and Chair Arruejo voted in favor. Vice Chair Dr. Stewart, Commissioners Connelly, and Zielsdorf were absent. The motion carried 4:0:3:0:0

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 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 2025-03 approving Planning and Zoning Permit No. 24-540-05 (Planned Development 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/5NE079h1mDg>

Daniel Houck addressed the Commissioners and noted the project was nearly identical to the project F.1 and F. 2, but noting it is a corner lot with extra conditions relating to landscaping.

The applicant, Emmanuel Lopez, was present to answer questions.

Chair Arruejo asked the applicant if the projects would be done concurrently. The applicant answered yes to Chair Arruejo

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

No comments received by public speakers.

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

MOTION VOTE:

Commissioner Schuelke moved and Commissioner Nash seconded, to find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction); and Adopt Resolution 2025-03 approving Planning and Zoning Permit No. 24-540-05 (Planned Development Permit), subject to certain findings and conditions.

MOTION VOTE:

Commissioner Dr. Lopez and Chair Arruejo voted in favor. Vice Chair Dr. Stewart, Commissioners Connelly, and Zielsdorf were absent. The motion carried 4:0:3:0:0

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 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.

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/nN_wKwZ0HKg

Daniel Houck gave a brief introduction to the project to address additional public comments submitted following the .

The appellant, Joseph Gonzalez, was allowed 15 minutes to present. He chose 10 minutes to present and chose 5 minutes for a rebuttal.

The applicant, Tony Locacciato, was present and gave a brief presentation in response to the appellant's comments.

The appellant, Joseph Gonzalez, used his remaining 5 minutes to present his rebuttal to the applicant presentation.

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

Chair Arruejo asked questions of staff regarding the CEQA process and role of the previously approved addendum. Chair Arruejo asked the appellant for clarification regarding the organization, SAFER, who he represents, the purpose and timing of the appeal. Commissioner Nash asked questions relating to the traffic study and age of the environmental process. City staff, the Appellant, and Applicant provided responses to the commissioner questions.

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

No comments received by public speakers.

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

Discussion ensued among the Commissioners and staff, including the potential traffic, the importance of the Riverpark development and appreciation of the developers commitment to Oxnard, compliance with the prior environmental review and adequacy of the prior addendum which was approved previously by both the Planning Commission and City Council.

MOTION VOTE:

Commissioner Nash moved and Commissioner Dr. Lopez seconded, to 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 adopt a resolution denying the Appeal and upholding the Community Development 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.

MOTION VOTE:

Chair Arruejo, Commissioner Schuelke, Commissioner Dr. Lopez, and Commissioner Nash voted in favor. Vice Chair Dr. Stewart, Commissioners Connelly, and Zielsdorf were absent. The motion carried 4:0:3:0:0

F. STUDY SESSION/REPORTS

1. None

G. PLANNING COMMISSION BUSINESS

1. Commissioner Dr. Lopez acknowledged the previously approved projects he has been noticing and commended the planning committee and staff.
2. Chair Arruejo noted it was the first meeting of the new year, thanking the commissioners, and staff.

H. COMMUNITY DEVELOPMENT STAFF UPDATES

1. Joe Pearson II noted the next meeting would be 2/20/25 having three items on the agenda. He also noted that elections will be held and announced in the near future.
2. Ken Rozell announced that this would be his last planning committee meeting he would be overseeing as City Attorney, he noted Jason Zaragoza would be taking his place.

I. ADJOURNMENT

1. At 7:38 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

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

Ronald Arruejo,
Chair

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