

MINUTES
OXNARD PLANNING COMMISSION
Thursday, March 21, 2024

A. ROLL CALL

1. At 6:02pm the Oxnard Planning Commission convened in the Oxnard Chambers.
2. Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Connelly, Nash, Zielsdorf, and Schuelke were present. Commissioner Dr. Lopez was absent.
3. Staff members present were: Joe Pearson II, Planning & Environmental Services Manager; Jason Zaragoza, Deputy 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 Nash 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: 30 Mariscos Alcohol Special Use Permit;** Planning and Zoning Permit No. 23-510-01 (Alcohol Special Use Permit); Property located at 606 North Ventura Road (APN: 200-0-150-385). A request to replace an existing license (ABC Type 41) with a new license (ABC Type 47) to authorize the sale of distilled spirits for on-site consumption within an existing restaurant of approximately 5,727 square feet located at 606 North Ventura Road. The proposed hours of sales are 7:00am to 11:00pm Sunday through Saturday. 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 Francisco Lopez, Business Owner, on behalf of property owner BGN Fremont Square LTD 3720 S Susan Street Ste 100, Santa Ana, CA, 92704.
City Staff: Serena Gonzalez, Assistant Planner

Recommendation: That the Planning Commission:

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.

- a. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines; and
- b. Adopt Resolution 2024-05 approving Planning and Zoning Permit No. 23-510-01 (Alcohol Special Use Permit).

Serena Gonzalez, Assistant Planner provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/sdWg0VIgb8c>.

Serena Gonzalez gave a brief introduction to the item. City Staff including: Joe Pearson II, Planning & Environmental Services Manager; Jason Zaragoza, Deputy City Attorney; Scott Swenson, Safer Neighborhoods and Alcohol Compliance Specialist, and Serena Gonzalez, Assistant Planner were available for questions.

The applicant Gabriela Garcia gave a brief presentation and was available for questions.

Verbal comments and questions were received by Vice Chair Dr. Stewart and Commissioners Nash and Connelly on the history of the location, lack of issues, ability to allow for to-go alcohol sales, Responsible Beverage Service Training changes, Alcohol Checkpoints in the area, Changes and improvements to standard alcohol conditions overtime, importance Commission review of Special Use Permits as they run with the land, proximity of other alcohol establishments, and revocation of Special Use Permits.

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

No verbal comments were received by public speakers

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

Discussion ensued among the Commissioners and staff about several topics, including: neighborhood safety, proximity of residential, crime rates, lack of concern from adjacent residents, and police department feedback.

MOTION:

Commissioner Dr. Stewart moved and Commissioner Nash seconded the motion to find the project exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental

Quality Act (CEQA) Guidelines; and adopt Resolution 2024-05 approving Planning and Zoning Permit No. 23-510-01 (Alcohol Special Use Permit).

MOTION VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Zielsdorf, Nash, and Schuelke voted in favor. Connelly abstained. Commissioner Dr. Lopez was absent. The motion carried 5:0:1:1:0¹.

2. Project Name: Fore Property Development Agreement Amendment; Planning and Zoning Permit No. 24-670-01 (Development Agreement Amendment); Property located at 2750 North Ventura Road (APN 132-0-100-595). A request for a Development Agreement Amendment to remove a section of the agreement regarding the acquisition of a service road from Caltrans, as the road is no longer a part of the development. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15060(c)(2) and 15061(b)(3). Filed by Riverpark Apartments Owner, LLC, 1741 Village Center Circle, Las Vegas, NV 89134.

City Staff: Daniel Houck, Associate Planner

Recommendation: That the Planning Commission:

- a. Find the project Exempt from 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 Adopt Resolution 2024-03 approving Planning and Zoning Permit No. 23-530-03 (Special Use Permit Wireless), subject to certain findings and conditions. environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) and Section 15378(b)(5); and
- b. Adopt Resolution 2024-XX recommending City Council approval of Planning and Zoning Permit No. 24-670-01 (Third Amendment to Development Agreement No. A-7113) for the Fore Property, subject to certain findings.

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/tufsyZKP8Uw>

Daniel Houck gave a brief introduction to the item. City Staff including: Joe Pearson II, Planning & Environmental Services Manager; Jason Zaragoza, Deputy City Attorney; and Daniel Houck, Associate Planner were available for questions.

¹ In Favor: Against: Absent: Abstain: Recused

The applicant: Jonathan Corneilus was available for questions.

Verbal comments and questions were received by Chair Arruejo, Vice Chair Dr. Stewart, and Commissioner Nash asked for clarification of the scope of the project, the bike path, the reasons which the California Department of Transportation chose not to approve the transfer, fire access, and future needs of the access to which Daniel Houck, Joe Pearson II, and Jonathan Corneilus provide responses.

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

No verbal comments were received by public speakers

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

Commissioner Connelly complimented City Staff on the completion of this project.

MOTION:

Commissioner Nash moved and Commissioner Connelly seconded the motion to find project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15060(c)(2) and 15061(b)(3); and adopt Resolution 2024-06 recommending City Council approval of Planning and Zoning Permit No. 24-670-01 (Third Amendment to Development Agreement No. A-7113) for the Fore Property, subject to certain findings.

MOTION VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Zielsdorf, Nash, Connelly, and Schuelke voted in favor. Commissioner Dr. Lopez was absent. The motion carried 6:0:1:0:0.²

F. STUDY SESSION/REPORTS

1. Chair Arruejo requested a brief comment regarding items the Planning Commission wanted to bring back. Joe Pearson II postponed the items to be addressed upon the return of Ken Rozell.
2. Vice Chair Stewart and Chair Arruejo discussed the future of Study Sessions, specifically looking to have a session on Alcohol..
3. Vice Chair enquired when the 2040 (general) plan would be discussed, which Joe Pearson II noted that the 2040 is being handled by the Long Range and Sustainability Division planning team and that discussions have begun regarding the timeline but no dates have been set..

G. PLANNING COMMISSION BUSINESS

² In Favor: Against: Absent: Abstain: Recused

1. Chair Arruejo introduced his mother at the meeting.

H. COMMUNITY DEVELOPMENT STAFF UPDATES

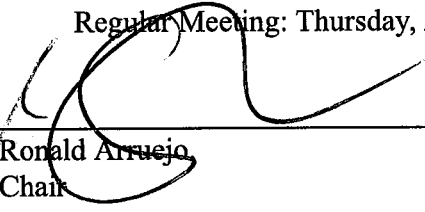
1. Commissioner Connelly requested the Annual Housing Element Workshop be announced. Joe Pearson II announced the details for that meeting. Joe Pearson provided informational updates on past projects which came before the Planning Commission.

I. ADJOURNMENT

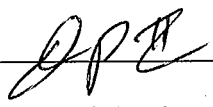
1. At 6:53 pm., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

Regular Meeting: Thursday, April 4, 2024, 6:00 p.m, Oxnard Chambers



Ronald Arruejo
Chair

ATTEST 

Joe Pearson II,
Planning & Environmental Services Manager