

MINUTES
OXNARD PLANNING COMMISSION
REGULAR MEETING
April 15, 2021

A. ROLL CALL

1. At 6:01 p.m., the regular meeting of the Oxnard Planning Commission convened in the Council Chambers. Vice Chair Sanchez announced pursuant to Governor Newsom's Executive Order N-29-20, members of the Planning Commission or staff may participate in meetings via teleconference.
2. Vice Chair Sanchez (via videoconference), Commissioners Arruejo (via videoconference), Chavez (via videoconference), Connelly (via videoconference), Lopez (via videoconference) and Meyer (via videoconference) were present.
3. Staff members present were: Scott Kolwitz, Planning & Environmental Services Manager; Joe Pearson II, Senior Planner; Ken Rozell, Chief Assistant City Attorney; and Dee Lai, Recording Secretary.
4. Vice Chair Sanchez presided and called the meeting to order.
5. Scott Kolwitz, Planning & Environmental Services Manager, announced that Chair Frank officially resigned from the Planning Commission effective immediately. On April 29, 2021, the City Council is scheduled to nominate a new Commissioner to the Planning Commission.
6. Scott Kolwitz, Planning & Environmental Services Manager, introduced the new Community Development Director, Vyto Adomaitis, to the Planning Commission

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

1. Commissioner Meyer led the pledge of allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. None.

D. CONSENT AGENDA

1. APPROVAL OF MINUTES - April 1, 2021

MOTION: Commissioner Arruejo moved and Commissioner Chavez seconded a motion to approve the minutes of April 1, 2021, as submitted.

VOTE: Vice Chair Sanchez, and Commissioners Arruejo, Chavez, Connelly, Lopez and Meyer voted in favor. The motion carried 6:0:0:0:0¹.

¹ In Favor: Against: Absent: Abstain: Recused

E. NOMINATION AND ELECTIONS

1. Nomination and Election of the Planning Commission Chair and Vice Chair to Serve for Calendar Year 2021

Nominations for Chair:

NOMINATIONS: Commissioner Arruejo moved and Commissioner Lopez seconded a nomination for Commissioner Chavez to serve as Chair for Calendar Year 2021.

VOTES: Commissioner Chavez to serve as Chair for Calendar Year 2021: Vice Chair Sanchez, and Commissioners Arruejo, Chavez, Connelly, Lopez, and Meyer voted in favor. The motion carried 6:0:0:0:0².

Nominations for Vice Chair:

NOMINATIONS: Commissioner Lopez moved and Commissioner Chavez seconded a motion to nominate Commissioner Arruejo to serve as Vice Chair for Calendar Year 2021.

Commissioner Meyer moved and Commissioner Lopez seconded a motion to nominate Commissioner Sanchez to serve as Vice Chair for Calendar Year 2021.

VOTES: Commissioner Arruejo to serve as Vice Chair for Calendar Year 2021: Chair Chavez, and Commissioners Arruejo, Connelly, and Lopez voted in favor. Commissioners Meyer and Sanchez voted against. The motion carried 4:2:0:0:0³.

F. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. None

G. PUBLIC HEARING

1. **Project Name: DMV Oxnard Field Office General Plan Conformity - PLANNING AND ZONING PERMIT No. 20-625-01 (General Plan Conformity Determination).** A request that the Planning Commission adopt a resolution affirming that the City of Oxnard's vacation of real property located at 4050 South Saviers Road is in conformance with the City of Oxnard 2030 General Plan and recommending that the City Council order the vacation. The project site is located at 4050 South Saviers Road (Assessor's Parcel Number 219-0-110-355 and 219-0-110-405). The site is located within the 2030 General Plan land use designation of Commercial General and is zoned General Commercial (C-2-PD) in the City of Oxnard. Filed by Alfredo Palomar, on behalf of the State of

² In Favor: Against: Absent: Abstain: Recused

³ In Favor: Against: Absent: Abstain: Recused

California., 707 Third Street, West Sacramento, CA 95605, on behalf of the property owner which is the State of California-General Services Department.

City Staff: Joe Pearson II, Senior Planner

Recommendation: That the Planning Commission:

- a) Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) and Section 15378(b)(5); and
- b) Adopt Resolution 2021-07 affirming that the City of Oxnard's vacation of easements located at 4050 South Saviers Road is in conformance with the City of Oxnard 2030 General Plan and recommending that the City Council order the vacation.

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

The applicant, Alfredo Palomar (State of California Department of General Services), did not have a presentation but was available for questions.

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

No public verbal or written comments were received in support of or against Item G-1.

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

Discussion ensued among the Commissioners and staff about several topics, including: a summary of why the State of California Department of General Services is requesting the City to vacate the drainage assessment after 35 years; and what the vacation of a drainage easements means.

MOTION: Commissioner Meyer moved and Commissioner Lopez seconded a motion finding the project exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) and Section 15378(b)(5) and adopt Resolution 2021-07, as submitted, subject to certain findings and conditions.

VOTE: Chair Chavez, Vice Chair Arruejo, and Commissioners Connelly, Lopez and Meyer, and Sanchez voted in favor. The motion carried 6:0:0:0⁴.

2. **Project Name: 241 West Second Street Property Disposition General Plan Conformity - PLANNING AND ZONING PERMIT** No. 21-625-01 (General Plan Conformity Determination). A request that the Planning Commission adopt a resolution affirming that the City of Oxnard's disposition of real property located at 241 West Second Street is in conformance with the City of Oxnard 2030 General Plan and recommending that the City Council order the disposition. The project site is located at 241 West Second Street (Assessor's Parcel Number 202-0-054-075 & 202-0-054-080). The site is located within

⁴ In Favor: Against: Absent: Abstain: Recused

the 2030 General Plan land use designation of Downtown (DT) and is zoned Downtown General (DT-G) in the City of Oxnard. Requested by Emilio Ramirez, Housing Director, on behalf of the City of Oxnard, 435 South D Street, Oxnard, CA 93030, on behalf of the property owner which is the City of Oxnard.

City Staff: Joe Pearson II, Senior Planner

Recommendation: That the Planning Commission:

- a) Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) and Section 15378(b)(5); and
- b) Adopt Resolution 2021-08 affirming that the City of Oxnard's disposition of real property located at 241 West Second Street is in conformance with the City of Oxnard 2030 General Plan, and recommending that the City Council order the disposition.

Joe Pearson II, Senior Planner, provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: https://youtu.be/_bkpqGoOMPM

The applicant, Emilio Ramirez (City of Oxnard Housing Director), did not have a presentation but was available for questions.

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

No public verbal or written comments were received in support of or against Item G-1.

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

Discussion ensued among the Commissioners and staff about several topics, including: a summary of the Surplus Land Act; current and proposed ownership of assets; ramifications of transferring the property; the tax credit process; the Project's consistency with many General Plan Housing Element policies; and the range in square feet for shelter, office space, number of beds, and number of units.

MOTION: Commissioner Lopez moved and Commissioner Connelly seconded a motion finding the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) and Section 15378(b)(5) and adopt Resolution 2021-08, as submitted, subject to certain findings and conditions.

VOTE: Chair Chavez, Vice Chair Arruejo, and Commissioners Connelly, Lopez and Meyer, and Sanchez voted in favor. The motion carried 6:0:0:0:0⁵.

H. STUDY SESSION/REPORTS

1. None

⁵ In Favor: Against: Absent: Abstain: Recused

I. PLANNING COMMISSION BUSINESS

1. All Commissioners thanked former Chair Frank for her work on the Planning Commission and wish her well. All Commissioners thanked Commissioners Chavez and Arruejo for taking on their new Chair and Vice Chair roles for calendar year 2021.
2. Vice Chair Arruejo made a motion to put a Study Session on the next available regularly scheduled meeting regarding revising the role of "Subcommittees," "Amendment of Rules and Procedures" in the Planning Commission Rules and Procedures and other general revisions to the Planning Commission Rules and Procedures. Vice Chair Arruejo also requested that a motion be placed on that same agenda regarding the Chair's appointment of members of a subcommittee to consider revisions to the Planning Commission Rules and Procedures. Vice Chair Arruejo would like staff to report back to the Planning Commission by no later than June 2021. Chair Chavez seconded the motion. Chair Chavez, Vice Chair Arruejo, and Commissioners Connelly, Lopez and Meyer, and Sanchez voted in favor. The motion carried 6:0:0:0:⁶.
3. Chair Chavez asked staff to consider providing a summary of the General Plan and the Local Coastal Plan as a future Study Session or a separate meeting to bring the Planning Commissioners up to speed.

J. COMMUNITY DEVELOPMENT STAFF UPDATES

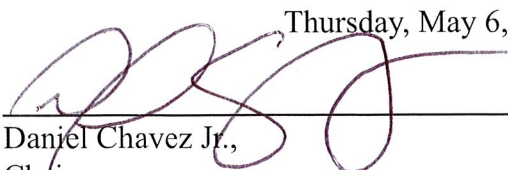
1. Scott Kolwitz, Planning & Environmental Services Manager announced:
 - i. On April 29, 2021, the City Council is anticipated to appoint the seventh of seven Planning Commissioners to the Planning Commission. The City Council will also review the City of Oxnard 2021-2029 Draft Housing Element as a discussion item, not for decision making. Following those meetings, City staff will submit the Draft Housing Element to the State of California Housing and Community Development Department for comment, revise the document based on the discussion and comments received, and publish the draft environmental document. The effort culminates in October 2021, when City staff will be bringing the Draft Housing Element to the City Council for adoption.
 - ii. The next planning Commission meeting is scheduled for May 6, 2021 at 6:00 p.m.

K. ADJOURNMENT

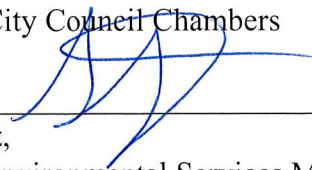
1. At 6:49 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

Thursday, May 6, 2021, 6:00 p.m., City Council Chambers



Daniel Chavez Jr.,
Chair



ATTEST
Scott Kolwitz,
Planning & Environmental Services Manager

⁶ In Favor: Against: Absent: Abstain: Recused