

MINUTES
OXNARD PLANNING COMMISSION
REGULAR MEETING
June 17, 2021 Minutes

A. ROLL CALL

1. At 6:00 p.m., the regular meeting of the Oxnard Planning Commission convened in the Council Chambers. Chair Chavez 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. Chair Chavez (via videoconference), Vice Chair Arruejo (via videoconference), Commissioners Connelly (via videoconference), Lopez (via videoconference), Meyer (via videoconference), Nash (via videoconference), and Sanchez (via videoconference) were present.
3. Staff members present were: Scott Kolwitz, Planning & Environmental Services Manager; Jay Dobrowalski, Senior Planner; Ken Rozell, Chief Assistant City Attorney; Jessica Monterroso, Administrative Secretary and Dee Lai, Recording Secretary.
4. Chair Chavez presided and called the meeting to order.
5. Scott Kolwitz, Planning & Environmental Services Manager, introduced a new City team member, Jessica Monterroso, Administrative Secretary, to the Planning Commission.

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

1. Commissioner Connelly led the pledge of allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. None.

D. CONSENT AGENDA

1. APPROVAL OF MINUTES - June 3, 2021

MOTION: Commissioner Meyer moved and Commissioner Lopez seconded a motion to approve the minutes of June 3, 2021 as submitted.

VOTE: Chair Chavez, Vice Chair Arruejo, Commissioners Connelly, Lopez, Meyer, Nash, and Sanchez voted in favor. Commissioner Sanchez abstained. The motion carried 6:0:0:1:0¹.

¹ In Favor: Against: Absent: Abstain: Recused

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. None of the Planning Commissioners had any ex parte communications to report for Item F-1.

F. PUBLIC HEARING

1. **Project Name: SCE Mandalay Substation Removal** - Planning and Zoning Permit No. 20-400-04 (Coastal Development Permit). The applicant proposes to remove equipment associated with the Mandalay 220 kV Substation and replace with limited backfill materials located at North Harbor Boulevard approximately 0.75 miles south of Gonzales Road (APNs: 183-0-022-01, 183-0-022-02, 183-0-022-03, 183-0-021-01, 183-0-021-02, and 183-0-021-03) within the Coastal Energy Facilities (EC) zone. Filed by Kimberly Cuevas, Southern California Edison, 2244 Walnut Grove Avenue GO-1 Quad 2C, Rosemead, California 91770.

City Staff: Jay Dobrowalski, Senior 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) pursuant to Section 15302 (Class 2, Replacement or Reconstruction) of the CEQA Guidelines; and
- b) Adopt Resolution 2021-12 approving Planning and Zoning Permit No. 20-400-04 (Coastal Development Permit), subject to certain findings and conditions.

Jay Dobrowalski, Senior Planner, provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: https://youtu.be/0G7887_7Np0

The applicant team Kimberly M. Cuevas (Southern California Edison, Environmental Project Manager) and Jane Steven (Environmental Intelligence, LLC, Project Manager/Senior Biologist) did not provide any presentation but were 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 F-1.

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

Discussion ensued among the Commissioners and staff about several topics, including: staff recommendation to delete Condition number 18; whether the Mandalay Generating Facility is operable; if this project is the first step to retire the entire Mandalay Generation Facility; Southern California Edison's plans for new development on the land after substation is decommissioned; the biology report's content and the project's restoration plan; and Condition number 22 regarding construction times.

I. COMMUNITY DEVELOPMENT STAFF UPDATES

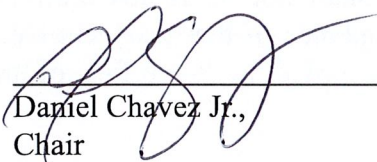
1. Scott Kolwitz, Planning & Environmental Services Manager announced:
 - i. On June 15, 2021, City Hall reopened to the public from 8:00 a.m. to 12:00 p.m. (noon). Masks and social distancing are required at City Hall. No in-person Planning Commission meetings are yet scheduled.
 - ii. The next planning Commission meeting is scheduled for July 1, 2021 at 6:00 p.m.

J. ADJOURNMENT

1. At 6:39 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

Thursday, July 1, 2021, 6:00 p.m., City Council Chambers



Daniel Chavez Jr.,
Chair

ATTEST 

Scott Kolwitz,
Planning & Environmental Services Manager

MOTION: Commissioner Nash moved and Commissioner Lopez seconded a motion to approve the SCE Mandalay Substation Removal as submitted, finding the Project Project to be Categorically Exempt from environmental review pursuant to Section 15302 (Class 2, Replacement or Reconstruction) of the CEQA Guidelines; and adopt Resolution 2021-12 approving Planning and Zoning Permit No. 20-400-04 (Coastal Development Permit), subject to certain findings and conditions with the following edit:

1. Planning Division Condition number 18 shall be deleted:
~~Condition 18. Prior to issuance of building permits, Developer shall execute and deliver to the City Attorney an Easement Deed, in a form satisfactory to the City Attorney, unconditionally granting to the City of Oxnard an easement to use and maintain the land west of the most westerly structural member of the subject property as a public lateral accessway to and along the Pacific Ocean. Building permits shall not be issued until the Mayor signs a Certificate of Acceptance of the Easement Deed and both such documents are recorded in the office of the Ventura County Recorder.~~

VOTE: Chair Chavez, Vice Chair Arruejo, and Commissioners Connelly, Lopez Meyer, Nash, and Sanchez voted in favor. The motion carried 7:0:0:0:0

²

G. STUDY SESSION/REPORTS

1. None

H. PLANNING COMMISSION BUSINESS

1. Commissioner Meyer announced that California officially reopened! The community should be proud of our collective effort. More information can be found on the State's website at <https://covid19.ca.gov/>.
2. Vice Chair Arruejo acknowledged receipt of the Conflict of Interest maps and asked some general questions about how the Commissioners are to utilize the maps.
3. Chair Chavez announced the 30th anniversary of the Juneteenth event will be held virtually on Saturday, June 19, 2021 and more information can be found on the website at <https://www.juneteenthoxnard.org/>. Chair Chavez also wished everyone a happy Father's Day.

² In Favor: Against: Absent: Abstain: Recused