

CITY OF OXNARD PLANNING COMMISSION AGENDA

REGULAR MEETING
Council Chambers, 305 West Third Street
Thursday, May 5, 2022, 6:00 p.m.

The public may view the meeting from home on the City's website at Oxnard.org/city-meetings, Spectrum Channel 10, Frontier Channel 35, or YouTube at Youtube.com/oxnardnews. Video recordings are typically available online following the meeting at the City's website at <http://www.oxnard.org/city-meetings>

YOU MAY PARTICIPATE IN THE MEETING IN THE FOLLOWING WAYS:

1. ATTEND THE MEETING AT THE LOCATION LISTED ABOVE: Submit a speaker card.
2. EMAILING COMMENTS OR REQUESTS TO SPEAK BEFORE THE MEETING
 - a. Submit an email to Planning@oxnard.org no later than 3:00 p.m. on the day of the meeting (Please indicate the agenda item number in the subject line). All email correspondence will be forwarded to the Planning Commission prior to the start of the meeting and made part of the legislative record.
 - b. Submit a request to speak by no later than 3pm on the day of the meeting by using the form <https://forms.gle/Dmufv6HC9A91Q1dq8>, emailing the Planning office at planning@oxnard.org, or calling (805) 385-7878.
3. PROVIDING PUBLIC COMMENTS DURING THE MEETING
 - a. Speakers shall have up to three minutes to speak.
 - b. If you wish to speak during public comments or a particular item on the agenda, please follow the below instructions:
 1. Dial phone number (888) 475-4499
 2. Enter the meeting ID: 875 1320 2951
 3. Enter the meeting passcode: 377319
 4. Wait in the Zoom waiting room. Once the Chair calls for public speakers, press *9 to raise your hand to inform the recording secretary you would like to speak..
 - c. Public comments on items not on the agenda shall be taken at the beginning of the meeting. If there are more speakers than can be accommodated during thirty minutes, additional speakers who will be given an opportunity to speak at the end of the meeting. After all public speakers have been given an opportunity to speak, the public comment period shall be held open for three minutes to allow additional speakers to register or otherwise be recognized for the purpose of providing public comment. During this three minute time period, the Planning Commission or staff may briefly respond to comments on items not appearing on the agenda.
 - d. Public comments on items on the agenda shall be taken following the announcement of the item. After all public speakers have been given an opportunity to speak on an agenda item, the public comment period shall be held open for three minutes to allow additional speakers to register or otherwise be recognized for the purpose of providing public comment. During this three minute time period, the Planning Commission or staff may discuss the item being considered.

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.

In the event of a disruption which prevents a legislative body of the City of Oxnard from broadcasting a meeting using a call-in option or internet-based service option, or in the event of a disruption within the City's control which prevents members of the public from offering public comment using the call-in option or internet-based service option, the legislative body shall take no further action on items appearing on a meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. However, if any of the broadcast options are disrupted, but any of the other broadcast options is still available to the public, the legislative body may take further action on items appearing on a meeting agenda without waiting for the disrupted broadcast option(s) to be restored.

A. ROLL CALL

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

C. PUBLIC COMMENTS - On Items Not On The Agenda

At this time, a person may address the Planning Commission on matters within the jurisdiction of the Planning Commission, including information/consent items and any item not appearing on the agenda. The Chair shall limit public comments to three (3) minutes. The Planning Commission cannot take action on any item presented during public comments that is not on the agenda and such item may only be referred to the Commission Secretary. Persons wishing to speak on public hearing items should do so at the time of the public hearing.

D. CONSENT AGENDA

1. APPROVAL OF MINUTES - April 7, 2022

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

F. PUBLIC HEARING

1. **Project Name: Lockwood 2 Senior Apartments-** PLANNING AND ZONING (PZ) PERMIT No. 21-500-10 (Special Use Permit - Affordable Housing Discretionary (AHD) Additive Zone) and 21-535-06 (Density Bonus Permit); Located at 2001 Outlet Center Drive (Western Portion of APN: 213-0-090-285). A request for a Special Use Permit (PZ No. 21-500-10) for the construction of a 168 unit, 100 percent affordable, active senior apartment project, for individuals who are 62 years of age or older, with associated site improvements on an approximately 3.08 acre site and adjacent infrastructure improvements offsite located at 2001 Outlet Center Drive (Portion of APN: 213-0-090-285) within the Business Research Park land use designation and the Business Research Park - Affordable Housing Discretionary (BRP-AHD) zone district and developed under the Affordable Housing Discretionary (AHD) Additive Zone regulations (Attachment A).

The proposed 4-story building is designed to include one- and two-bedroom units ranging

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in size between 494 and 843 square feet, a community center, onsite management office, media center, and a lounge. Additional onsite amenities include outdoor recreational areas for residents and pet amenities. The Project also includes a request for the ministerial approval of a Density Bonus Permit to allow for a 80 percent Density Bonus to increase the maximum number of units from 93 units to 168 units and to waive, reduce or modify four development standards related to open space requirements, balcony size and number, front yard setback, and bedroom location and apply parking reductions per State regulations. Filed by Mark Ross, of Sun Village, LLC, on behalf of Sunbelt Enterprises, LLC, 5715 Mesmer Avenue, Los Angeles, CA 90230 (the “**Applicant**”).

City Staff: Randy Baez, Associate 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) Guidelines Section 15332 (In-Fill Development Projects); and
- b. Adopt Resolution 2022-XX Approving Planning and Zoning Permit Nos. 21-500-10 (Special Use Permit) and 21-535-06 (Density Bonus), subject to certain findings and conditions.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/re4fJXiBsvE>

G. STUDY SESSION/REPORTS

H. PLANNING COMMISSION BUSINESS

I. COMMUNITY DEVELOPMENT STAFF UPDATES

J. ADJOURNMENT

FUTURE MEETINGS

Regular Meeting: Thursday, May 19, 2022, 6:00 p.m., Council Chambers

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MINUTES
OXNARD PLANNING COMMISSION
April 7, 2022
Draft 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 Assembly Bill 361, members of the Planning Commission or staff may participate in meetings via teleconference.
2. Chair Chavez, Vice Chair Arruejo, Commissioners Connelly, Lopez (via videoconference)(arrived at 6:15pm), Meyer (via videoconference), Nash, and Sanchez were present.
3. Staff members present were: Scott Kolwitz, Planning & Environmental Services Manager; Jose Coyotl, Associate Planner; Joe Pearson II, Principal Planner; Jason Zaragoza, Deputy City Attorney; Ken Rozell, Chief Assistant City Attorney; and Dee Lai, Recording Secretary.
4. Chair Chavez presided and called the meeting to order.

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

1. Joe Pearson led the pledge of allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. No public comments were received for items not on the agenda.

D. CONSENT AGENDA

1. **Subject:** Adoption of a Resolution reauthorizing remote teleconference meetings of the Planning Commission of the City of Oxnard.

Recommendation: That the Planning Commission adopt Resolution 2022-21 reauthorizing remote teleconference meetings of the Planning Commission in accordance with Assembly Bill 361.

MOTION:

Vice Chair Arruejo moved and Commissioner Nash seconded a motion to adopt Resolution 2022-21 reauthorizing remote teleconference meetings of the Planning Commission in accordance with Assembly Bill 361.

VOTE:

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

2. APPROVAL OF MINUTES - February 17, 2022

MOTION:

Vice Chair Arruejo moved and Commissioner Nash seconded a motion to approve the February 17, 2022 minutes as submitted.

VOTE:

Chair Chavez, Vice Chair Arruejo, Commissioners Connelly, Meyer, and Nash voted in favor. The motion carried 5:0:1:1:0. Commissioner Lopez was absent. Commissioner Sanchez abstained.

3. APPROVAL OF MINUTES - February 24, 2022

MOTION:

Vice Chair Arruejo moved and Commissioner Nash seconded a motion to approve the February 24, 2022 minutes as submitted.

VOTE:

Chair Chavez, Vice Chair Arruejo, Commissioners Connelly, Meyer, and Nash voted in favor. The motion carried 5:0:1:1:0. Commissioner Lopez was absent. Commissioner Sanchez abstained.

4. APPROVAL OF MINUTES - March 17, 2022

MOTION:

Vice Chair Arruejo moved and Commissioner Nash seconded a motion to approve the March 17, 2022 minutes as submitted.

VOTE:

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

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. Vice Chair Arruejo commented that he disseminated the information about item F-1 as a member of the East Village Neighborhood Council and he attended the Community Workshop but did not speak about the project during the meeting.
2. None of the remaining Planning Commissioners had any ex parte communications to report for Item F-1.

F. PUBLIC HEARING

1. **Project Name: Banfield Pet Hospital Special Use Permit-** PLANNING AND ZONING PERMIT No. 21-520-04 (Special Use Permit); Located at 1950 North Rose Avenue (APN 213-0-100-065). A request to allow the operation of a small animal veterinarian hospital without outdoor kennels, outdoor or indoor overnight boarding, or overnight facilities except for medical observation only if trained medical staff are present during all times animals are onsite within an existing 3,500 square-foot tenant space of an approximately 15,400 square-foot multi-tenant commercial building on an 2.20 acre site located within a larger commercial shopping center consisting of approximately 52,000 square feet on 7.87

acres within the General Commercial (C-2) zone. Proposed development includes interior tenant improvements: partitioning of walls, plumbing, and electrical updates. Animal veterinary hospital operations will be conducted between the hours of 7:00 AM to 7:00 PM daily. The proposed project is exempt from environmental review, pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act. Filed by designated agent Michelle Neidiger, on behalf of Banfield Pet Hospital, 2525 East Burnside Street, Portland, Oregon 97214.

City Staff: Jose Coyotl, Associate 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) Guidelines Section 15301 (Existing Facilities), and
- b. Adopt Resolution 2022-22 for Planning and Zoning Permit No. 21-520-04 (Special Use Permit), subject to certain findings and conditions.

Jose Coyotl provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/FmJqnsueGzY>.

City staff, including: Jose Coyotl, Associate Planner; Scott Kolwitz, Planning & Environmental Services Manager; Jason Zaragoza, Deputy City Attorney, Joe Pearson II, Principal Planner and Ken Rozell, Chief Assistant City Attorney, were available for questions.

The applicant team, including: Jeff Hammond (SEA, Principal) and Michelle Neidiger (SEA, Project Manager) did not provide a 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 for items F-1.

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

Discussion ensued among the Commissioners and staff, including: the new Banfield pet hospital will be replacing the one located inside Petsmart; whether the facility will have vegetation outside the building for the pets; and ADA compliance and access.

MOTION:

Commissioner Meyer moved and Vice Chair Arruejo seconded the motion to Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities), and Adopt Resolution 2022-22 for Planning and Zoning Permit No. 21-520-04 (Special Use Permit), subject to certain findings and conditions.

VOTE:

Chair Chavez, Vice Chair Arruejo, and Commissioners Connelly, Meyer, Nash

and Sanchez voted in favor. The motion carried 6:0:0:1:0¹. Commissioner Lopez abstained.

H. STUDY SESSION/REPORTS

1. None.

I. PLANNING COMMISSION BUSINESS

1. Commissioner Nash inquired about an update on the City of Oxnard 2021 General Plan Annual Progress Report. He also commented about Measure M.
2. Vice Chair Arruejo commented about the City Council's plan to put the Project Labor Agreement (PLA) on a future agenda.
3. Chair Chavez announced that Metrolink and all Ventura County Transportation Commission (VCTC) buses are now running on 100% renewable fuel. He also commented that Metrolink will offer free rides on April 22, 2022 for Earth Day. He also stated that there is a co-partnership with Pacific Surfliner to provide Saturday and Sunday service on the Ventura County Line. The fare for the weekends is \$10 for adults and kids ride free.
4. All the Commissioners acknowledged Scott Kolwitz's resignation and thanked him for his service to the City of Oxnard and its residents. They commented about his professionalism and wished him the best in his future endeavors.

J. COMMUNITY DEVELOPMENT STAFF UPDATES

Scott Kolwitz, Planning & Environmental Services Manager announced:

1. His resignation with the City of Oxnard effective April 14, 2022.
2. On March 22, 2022, staff received direction from Council on the Curb Cut policy during the Committee meeting.
3. On March 29, 2022, the City Council received the City of Oxnard 2021 General Plan Annual Progress Report and staff will provide the report to Planning Commissioners after the meeting.
4. The next regular Planning Commission meeting will be on April 21, 2022 at 6:00 p.m.

K. ADJOURNMENT

1. At 6:50 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

Thursday, April 21, 2022, 6:00 p.m., Council Chambers

Daniel Chavez Jr.,
Chair

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

¹ In Favor: Against: Absent: Abstain: Recused