

CITY OF OXNARD PLANNING COMMISSION AGENDA

REGULAR MEETING
Council Chambers, 305 West Third Street
Thursday, June 2, 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/6fwqAqLHOKKyqosv8>, 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: 812 2612 9197
 3. Enter the meeting passcode: 396702
 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 - May 5, 2022

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

F. PUBLIC HEARING

1. **Project Name: Pacific Cafe Alcohol Special Use Permit- PLANNING AND ZONING** (PZ) PERMIT No. 21-510-04 (Special Use Permit - Alcohol): Located at 1661 Pacific Avenue, Unit 11 (APN: 220-0-281-045). A request for approval of a Special Use Permit (SUP) to sell beer and wine for on-site consumption (Alcohol Beverage Control License Type 41) at an existing 1,995 square-foot commercial suite within an approximately 18,000 square-foot industrial building on a 16.18-acre site located at 1661 Pacific Avenue, Suite 11 (APN: 220-0-281-045) within the Business Research Park (BRP) and Limited Manufacturing – Planned Development (M-L-PD) zoning districts. The existing restaurant is located within the BRP portion of the project site. Alcohol sales shall be limited to 7:00 a.m. to 10:00 p.m. daily. 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 Justin Beranich, Designated Agent, on behalf of property owner R & E Pacific Development, 21032 Devonshire St. #220, Chatsworth, CA 91311.

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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 15301 (Existing Facilities); and
- b. Adopt Resolution 2022-XX approving Planning and Zoning Permit No. 21-510-04 (Special Use Permit - Alcohol), subject to certain findings and conditions.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/KNhQWm5RQus>

2. **Project Name: Villa Ristorante Alcohol Special Use Permit- PLANNING AND ZONING (PZ) PERMIT No. 22-510-02 (Special Use Permit - Alcohol):** Located at 1601 South Victoria Avenue, Suite 160-B (APN: 188-0-272-205). A request to sell beer, wine and distilled spirits (Type 47 ABC License) for on-site consumption at a proposed 3,423 square-foot restaurant (Villa Ristorante) with two outdoor patios measuring approximately 350 square-feet each on a 2.6-acre site within the Coastal Planned Unit Community (CPC) zone. The applicant is requesting that alcohol sales and consumption be allowed from 7:00 AM to 1:00 AM. 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 Matthew Olufs, Designated Agent, on behalf of property owner Seabridge Partners, P.O. Box 15928, Beverly Hills, CA 90209.

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 15301 (Existing Facilities); and
- b. Adopt 2022-XX approving Planning and Zoning Permit No. 22-510-02 (Special Use Permit - Alcohol), subject to certain findings and conditions.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/DT9idSvfeDw>

3. **Project Name: 2700/2750 Ventura Road Utility Easement Vacation General Plan Conformity- PLANNING AND ZONING (PZ) PERMIT No. PZ 22-625-01 (General Plan**

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Conformity Determination) - At the request of the Fore Property (“Applicant”), the City of Oxnard (“City”) is considering vacation of easements located at 2700/2750 Ventura Road. The easements to be vacated consist of a thirty-eight (38) foot wide Utility easement, totaling approximately 33,409 square feet, along the frontage of the two parcels. The project site is located at 2700/2750 Ventura Road (Assessor’s Parcel Number 132-0-100-085 and 132-0-100-095). The project application was filed by Jonathan K. Cornelius of Fore Property, 1004 Santa Barbara Street, Santa Barbara, CA 93101.

City Staff: Joe Pearson II, Interim Planning and Environmental Services Manager

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 2022-XX affirming that the City of Oxnard’s proposed vacation of the utility easement located at 2700/2750 Ventura Road is in conformance with the City of Oxnard 2030 General Plan and recommending that the City Council order the vacation.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/iJyDVUirSJ8>

4. **Project Name: Cal-Trans Access Road General Plan Conformity-** PLANNING AND ZONING (PZ) PERMIT No. 22-625-02 (General Plan Conformity Determination) - Request for 2030 General Plan Conformity Determination for Acquisition of Real Property Located directly south of 2700 Ventura Road/901 Town Center (Assessor’s Parcel Number: N/A). The City of Oxnard is considering the acquisition of real property located directly south of 2700 Ventura Road/901 Town Center. The property to be acquired consists of a forty (40) foot wide California Department of Transportation access road, totaling approximately 32,227 square feet. The project site is located at 2700 Ventura Road/901 Town Center (Assessor’s Parcel Number: N/A). Filed by the City of Oxnard, Community Development Department, 214 South C Street, Oxnard, California 93030.

City Staff: Joe Pearson II, Interim Planning and Environmental Services Manager

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

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- b. Adopt Resolution 2022-XX affirming that the City of Oxnard's proposed acquisition of real property located directly south of 2700 Ventura Road/901 Town Center is in conformance with the City of Oxnard 2030 General Plan and recommending that the City Council order the proceed with the acquisition.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/3ApfChjGlzM>

G. STUDY SESSION/REPORTS

H. PLANNING COMMISSION BUSINESS

I. COMMUNITY DEVELOPMENT STAFF UPDATES

J. ADJOURNMENT

FUTURE MEETINGS

Regular Meeting: Thursday, June 16, 2022, 6:00 p.m., Council Chambers

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.

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MINUTES
OXNARD PLANNING COMMISSION
May 5, 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, Meyer and Sanchez were present. Commissioner Nash was absent.
3. Staff members present were: Joe Pearson II, Interim Planning & Environmental Services Manager; Randy Baez, Associate Planner; Vyto Adomaitis, Community Development Director; Ken Rozell, Chief Assistant City Attorney; Tai Chau, Supervising Civil Engineer; 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. Vice Chair Arruejo 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. APPROVAL OF MINUTES - April 7, 2022

MOTION:

Vice Chair Arruejo moved and Commissioner Sanchez seconded a motion to approve the April 7, 2022 minutes as submitted.

VOTE:

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

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.

¹ In Favor: Against: Absent: Abstain: Recused

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.

The proposed 4-story building is designed to include one- and two-bedroom units ranging 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 2022-23 Approving Planning and Zoning Permit Nos. 21-500-10 (Special Use Permit) and 21-535-06 (Density Bonus), subject to certain findings and conditions..

Randy Baez provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/re4fJXiBsvE>.

City staff, including: Randy Baez, Associate Planner; Joe Pearson II, Interim Planning & Environmental Services Manager; Vyto Adomaitis, Community Development Director; Tai Chau, Supervising Civil Engineer; and Ken Rozell, Chief Assistant City Attorney, were available for questions.

The applicant team, including: Tom Cohen (Land Use Counsel); Mark Ross (Developer/Agent for Sunbelt) and Mark Pettit (Lauterbach and Associates Architect) provided a presentation and were available for questions.

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

Public verbal comments were received for Item F-1 from:

1. Pat Brown
2. Jeff Manson
3. Pedro Morales

A public written comment was received prior to the meeting for Item F-1 from Mitchell M. Tsai.

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

Discussion ensued among the Commissioners and staff, including: calculations for the number of units and parking; what is the cost if parking is eliminated to provide for green spaces; future neighborhood designation, fire hydrant coverage radius; order of tenant selection; requirement for security plans given the area; accessibility features; support for inclusion/use of alternative transit; support for local hire requirements; no traffic issues; this project can revitalize this area; and good location.

MOTION:

Vice Chair Arruejo moved and Commissioner Connelly seconded the motion to 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 Adopt Resolution 2022-23 Approving Planning and Zoning Permit Nos. 21-500-10 (Special Use Permit) and 21-535-06 (Density Bonus), subject to certain findings and conditions.

VOTE:

Chair Chavez, Vice Chair Arruejo, and Commissioners Connelly, Lopez, Meyer, and Sanchez voted in favor. The motion carried 6:0:1:0:0². Commissioner Nash was absent.

H. STUDY SESSION/REPORTS

1. None.

I. PLANNING COMMISSION BUSINESS

1. Commissioner Connelly stated that she attended the Legislative Day in Sacramento and saw the governor speak specifically on housing and homelessness and then had private meetings with assembly members to address the housing affordability crisis to get support for an increase in the State housing budget, which ultimately made the budget.
2. Vice Chair Arruejo stated that he attended the Sports Park Idea Day hosted by the City of Oxnard located at Gonzales Road and Oxnard Boulevard where people learn about different ideas for the future of Sports Park. Expressed interest in a joint meeting with the Parks Commission.

² In Favor: Against: Absent: Abstain: Recused

3. Commissioner Meyer stated that this is his first in-person meeting in over two years and it is great to meet his fellow Commissioners and welcome the new Interim Planning Manager Joe Pearson II and Community Development Director Vyto Adomaitis.
4. Chair Chavez inquired about putting the Planning Commission meeting start time on a future meeting agenda for discussion and updates on the bylaws. He also mentioned that May is bike month and Metrolink and VCTC are having bike events where you can win prizes and gift cards. Metrolink now has a 10 day flex pass. Metrolink and Pacific Surfliner copartnership allow use of both trains throughout Ventura County and to Los Angeles. He also mentioned that May is Armed Forces month.

J. COMMUNITY DEVELOPMENT STAFF UPDATES

Joe Pearson II, Interim Planning & Environmental Services Manager announced:

1. On May 3, 2022, the City Council approved the Portofino Place project.
2. On May 4, 2022, the curb cut policy went before the INCO.
3. The May 19, 2022 Planning Commission is canceled.
4. The next regular Planning Commission meeting will be on June 2, 2022 at 6:00 p.m.

Vyto Adomaitis, Community Development Director provided some Building and Safety updates. He also commented that there is a lot of progress on the Navigation Center and the Central Terrace projects, which are moving toward building permit issuance. Community Development Staff will be giving a presentation to Oxnard Leadership Program.

K. ADJOURNMENT

1. At 7:22 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

Thursday, June 2, 2022, 6:00 p.m., Council Chambers

Daniel Chavez Jr.,
Chair

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