

MINUTES  
OXNARD PLANNING COMMISSION  
April 7, 2022

**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 6:0:0:1:0<sup>1</sup>. 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:

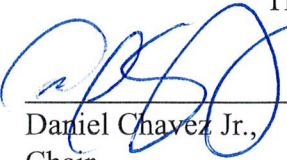
1. His resignation with the City of Oxnard effective April 14, 2022.
2. On March 22, 2022, staff received direction from Council on the Curb Cut policy during the Committee meeting.
3. On March 29, 2022, the City Council received the City of Oxnard 2021 General Plan Annual Progress Report and staff will 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

<sup>1</sup> In Favor: Against: Absent: Abstain: Recused