

CITY OF OXNARD PLANNING COMMISSION AGENDA

REGULAR MEETING
Council Chambers, 305 West Third Street
Thursday, July 21, 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/iXStM88epTCstbF16>, 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: 890 8157 9580
 3. Enter the meeting passcode: 667071
 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.
 - d. Public comments on items on the agenda shall be taken following the announcement of the item.

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.

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

None

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS**F. PUBLIC HEARING**

1. **Project Name: Umesh Retail Pharmacy Special Use Permit- PLANNING AND ZONING PERMIT No. 22-520-01** (Special Use Permit - Minor); Located at 1200 North Ventura Road, Unit G (APN: 200-00-480-085). A request to operate a community retail pharmacy within an approximately 1,281 square-foot vacant medical suite within the Commercial Office - Planned Development (CO-PD) zone. Proposed development includes minor interior tenant improvements: a front retail display area, reception counter area, and high density storage shelving for medicine. The proposed pharmacy will operate daily between the hours of 9:00 AM to 6:00 PM. The proposed project is exempt from environmental review, pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act. Filed by Umesh Manglani, property owner and operator of the proposed pharmacy.

City Staff: Juan Carlos Torres, Assistant Planner

Recommendation: That the Planning Commission:

- a. Finds the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), pursuant to Section 15301 (Existing Facilities), and
- b. Approve Resolution 2022-XX approving Planning and Zoning Permit No. 22-520-01 (Special Use Permit), subject to certain findings and conditions.

Please click the following link to view the required Measure M pre-recorded presentation

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video: <https://youtu.be/ykPT0VWNSzw>

2. **Project Name: 538 Meta Street Property Disposition General Plan Conformity-** PLANNING AND ZONING PERMIT No. 22-625-03 (General Plan Conformity Determination); located at 538 Meta Street (APN: 201-0-213-100). A request that the Planning Commission adopt a resolution affirming that the City of Oxnard's disposition of real property located at 538 Meta Street is in conformance with the City of Oxnard 2030 General Plan and recommending that the City Council order the disposition. The site is located within the 2030 General Plan land use designation of Downtown (DT) and is zoned Downtown General (DT-G) in the City of Oxnard. The Planning Commission's determination of whether the proposed disposition of the City's subject property is consistent with the Oxnard 2030 General Plan is not a "project" for purposes of the California Environmental Quality Act (CEQA) and State CEQA Guidelines (CEQA Guidelines Section 15061(b)(3) and Section 15378. 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, 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 disposition of real property located at 538 Meta Street is in conformance with the City of Oxnard 2030 General Plan, and recommending that the City Council order the disposition.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/C0970aBSzRQ>

3. **Project Name: Fore Apartments at Riverpark-** PLANNING AND ZONING PERMIT No. 19-200-16 (Development Design Review Permit); located at 2700/2750 North Ventura Road (APNs: 132-0-100-095, 132-0-100-085). Appeal of the Community Development Director's Approval of a DDRP for the construction of a 409,257 square foot 5-story apartment building with 333 residential units and a 6-story 171,066 square foot centrally located parking structure with 510 residential parking spaces, rooftop deck on a 4.23-acre project site. The 333 residential units encompass 44 studio apartments, 166 one-bedroom units, 116 two-bedroom units, and 9 three-bedroom units. The Project is located at 2700/2750 North Ventura Road within the Commercial General land use designation and

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RiverPark Specific Plan (RPSP) zone. The proposed project has been found to be consistent with the RPSP and FEIR No. 00-03 and is therefore exempt from further environmental review pursuant to Section 15162 of the CEQA Guidelines. The project application was filed by Jonathan K. Cornelius of Fore Property, 1004 Santa Barbara Street, Santa Barbara, CA 93101. The appeal was filed by Richard Drury of Lozeau Drury, LLP, 1939 Harrison Street Suite 150, Oakland, CA 94612.

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

Recommendation: That the Planning Commission:

- a. Find the Project to be consistent with Final Environmental Impact Report (FEIR No. 00-03) and subsequent addendums prepared for the RiverPark Specific Plan and therefore exempt from further environmental review pursuant to Sections 15162 through 15164 and 15183 of the CEQA Guidelines; and
- b. Adopt a Resolution denying the Appeal and upholding the Community Development Director's Approval of Planning and Zoning Permit No. 19-200-16 (Development Design Review Permit), subject to certain findings and conditions, because the record shows that there is evidence necessary to make all of the Findings required by Oxnard City Code.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/OCbF9IW28xM>

G. STUDY SESSION/REPORTS

H. PLANNING COMMISSION BUSINESS

I. COMMUNITY DEVELOPMENT STAFF UPDATES

J. ADJOURNMENT

FUTURE MEETINGS

Regular Meeting: Thursday, August 4, 2022, 6:00 p.m., Council Chambers

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