

CITY OF OXNARD PLANNING COMMISSION AGENDA

REGULAR MEETING
Council Chambers, 305 West Third Street
Thursday, November 17, 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/JqxzPMYwaE6Ge7G36>, emailing the Planning office at planning@oxnard.org, or calling (805) 385-7858.
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: 872 6845 6390
 3. Enter the meeting passcode: 304704
 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**E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS****F. PUBLIC HEARING**

1. **Project Name: 2600 & 2800 Teal Club Road Easement Vacation - PLANNING AND ZONING PERMIT No. 22-625-06 (General Plan Conformity Determination).** A request that the Planning Commission adopt a resolution affirming that the City of Oxnard's acquisition of real property located at 2600 & 2800 Teal Club Road is in conformance with the City of Oxnard 2030 General Plan and recommending that the City Council order the acquisition. The Planning Commission's determination of whether the proposed vacation of the easement 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 Tatiana B. Arnaout, P.E., City Engineer, on behalf of the City of Oxnard, 305 West Third Street, Oxnard, CA 93030.

City Staff: Joe Pearson II, Planning & 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 easements located at 2600 & 2800 Teal Club Road is in conformance with the City of Oxnard 2030 General Plan and recommending that the City Council order the vacation.

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

- 2. Project Name: General Plan Conformity for Partial Public Utility Easement Vacation within The Village;** Planning and Zoning Permit No. 22-625-05 (General Plan Conformity Determination) - Request for 2030 General Plan Conformity Determination for partial Vacation of the public utility easement within The Village Specific Plan. The Planning Commission's determination of whether the proposed vacation of the easement 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.
City Staff: Tai Chau, Supervising Civil Engineer

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 partial vacation of the public utility easement within 'The Village' and acceptance that is in conformance with the City of Oxnard 2030 General Plan, and recommending that the City Council order the partial vacation of the public utility easement.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/0b7AfkZc1bl>

- 3. Project Name: 2420 Oxnard Boulevard U-Haul Project** - Located at 2420 N. Oxnard Boulevard APNs: 142-0-010-345 and 142-0-021-010 - Planning and Zoning Permit No. 17-500-11 (Special Use Permit). The applicant requests a permit to allow for the renovation and conversion of an existing warehouse into a three story, 203,213 square feet of mini-warehouse/self-storage space, storage warehouse, and retail space on an 8.86-acre site. The large parking area on the north end of the lot would provide 46 covered recreational vehicle (RV) parking storage spaces. The request includes certification of the proposed Final Initial Study/Mitigated Negative Declaration (IS-MND) and adoption of the Mitigation Monitoring and Reporting Program (MMRP) which has been prepared pursuant to provisions of the California Environmental Quality Act (CEQA) Guidelines, Section 15063. Filed by David Randi, 2420 N Oxnard Blvd, Oxnard, CA 93036 (the "Applicant") on behalf of Amerco Real Estate Co., 2727 N. Central Avenue, 5-N, Phoenix, Arizona

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85004 (the “Property Owner”).

City Staff: Joe Pearson II, Planning & Environmental Services Manager and Michael Rocque, Senior Contract Planner

Recommendation: That the Planning Commission:

- a. Provide direction to City staff regarding the appropriateness of the proposed project and adequateness of the Final IS-MND and direct staff to return with a resolution providing an approval recommendation or a denial recommendation to City Council; and
- b. Continue the meeting to a date certain.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/xOx4F8ULdPQ>

G. STUDY SESSION/REPORTS

H. PLANNING COMMISSION BUSINESS

I. COMMUNITY DEVELOPMENT STAFF UPDATES

J. ADJOURNMENT

FUTURE MEETINGS

Regular Meeting: Thursday, December 1, 2022, 6:00 p.m., Council Chambers

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