

CITY OF OXNARD PLANNING COMMISSION AGENDA

REGULAR MEETING
Council Chambers, 305 West Third Street
Thursday, December 15, 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/a1PQyNy22ep4vyRK7>, 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: 880 9639 9633
 3. Enter the meeting passcode: 056250
 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

1. APPROVAL OF MINUTES - July 21, 2022
2. APPROVAL OF MINUTES - November 3, 2022
3. APPROVAL OF MINUTES - November 17, 2022
4. Adoption of the 2023 Planning Commission Meeting Calendar

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

1. **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 85004 (the "Property Owner").

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

Recommendation:

- 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

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- 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>

2. **Project Name: Azul Restaurant Alcohol Special Use Permit;** Planning and Zoning Permit No. 22-510-04 (Special Use Permit - Alcohol): Located at 1450 South Oxnard Boulevard; APNs: 204-0-042-180 & -190. A request to sell beer, wine and distilled spirits (Type 47 ABC License) for on-site consumption at a proposed 5,065 square-foot restaurant (Azul Restaurant) on a 0.44-acre site within the General Commercial zone. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines. For purposes of this staff report, the foregoing project description shall be referred to as the “**Project**”. Filed by Aldo Cecena, property owner, 1450 South Oxnard Boulevard, Oxnard, CA 93030.
City Staff: Joe Pearson II, Planning & Environmental Services Manager

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. 22-510-04 (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/1A_QNdpxkYc

G. STUDY SESSION/REPORTS

H. PLANNING COMMISSION BUSINESS

I. COMMUNITY DEVELOPMENT STAFF UPDATES

J. ADJOURNMENT

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FUTURE MEETINGS

Regular Meeting: Thursday, January 5, 2023, 6:00 p.m., Council Chambers

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<http://www.oxnard.org>

MINUTES
OXNARD PLANNING COMMISSION
Thursday, July 21, 2022
Draft Minutes

A. ROLL CALL

1. At 6:00 p.m., the Oxnard Planning Commission convened in the Oxnard Chambers.
2. Chair Chavez, Vice Chair Arruejo, Commissioner, Meyer, Sanchez, Dr. Lopez and Nash were present. Absent: Commissioner Connelly
3. Staff members present were: Kathleen Mallory, Planning & Sustainability Manager; Ken Rozell, Chief Assistant City Attorney; Joe Pearson II, Interim Planning & Environmental Services Manager; Juan Carlos Torres, Assistant Planner; and Steve Ramirez, F.A.C.T. Compliance Officer Corporal.
4. Chair Chavez presided and called the meeting to order.

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

1. Commissioner Nash 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

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. Chair Chaves referenced his conversation with councilman Mc Donald referencing item F1. Not persuaded to vote in any direction.

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

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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 2022-30 approving Planning and Zoning Permit No. 22-520-01 (Special Use Permit), subject to certain findings and conditions.

Juan Carlos Torres provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/ykPT0VWNSzw>

City Staff and Consultants Including: Joe Pearson II, Interim Planning & Environmental Services Manager; Juan Carlos Torres, Assistant Planner; and Steve Ramirez, F.A.C.T. Compliance Officer Corporal were available for questions, Applicant

Verbal questions were received from Commissioner Nash, Commissioner Meyer, Vice Chair Arruejo, Commissioner Sanchez, Chair Chavez, regarding the resolution, the location of the project, modifications, security and conditions 21, 28 and 30.

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

No verbal comment received by public speaker

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

Discussion ensued among the Commissioners, staff and applicant about several topics, including; the resolution, the location of the project, modifications, security and conditions 21, 28 and 30.

MOTION:

Commissioner Nash moved and Commissioner Meyer seconded the motion to Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), pursuant to Section 15301 (Existing Facilities), and Approve Resolution 2022-30 approving Planning and Zoning Permit No. 22-520-01 (Special Use Permit), subject to certain findings and conditions with the inclusion of the following edits:

Condition numbers 28 and 30 shall be edited as follows:

~~28. Permittee shall construct double-bin trash enclosures (one bin for recycle use) with a solid non-combustible roof (8-foot minimum clearance) that prevents stormwater from entering the refuse bins. Developer shall construct all other components of the trash enclosure in accordance with the approved City Standard Plan on file with the Development Services Division. Developer shall finish the trash enclosure to match the major design elements of the main structure subject to approval by the Planning Division. The location and configuration of the enclosure shall be approved by the Environmental Resources Division. All site refuse bins shall be stored in an approved enclosure. No objects other than refuse bins may be stored in the enclosure without the written permission of the Environmental Resources Division. (DS-79)~~

30. Pharmacy transaction area shall be secured utilizing the following features:

- a. A plexiglass ~~bullet-resistant~~ glazing, wall and door barrier system that provides floor to ceiling protection. ~~The barrier shall be built consistent with the standards established under UL 752 Level 3 and NFPA 730 Section E.3.4 for both glazing and wall construction.~~
- ~~b. The barrier shall be built consistent with the standards established under UL 752 Level 3 and NFPA 730 Section E.3.4 for both glazing and wall construction.~~
- c. The door shall be secured by key or access control mechanism or system.
- d. Building plan submittals shall identify the specific products to be used in the construction of the ~~bullet-resistant~~ barrier system.
- e. Determination as to whether the construction of the ~~bullet-resistant~~ enclosure meets or exceeds this condition shall be determined by the Chief of Police or his or her designee.

VOTE:

Chair Chavez, Vice Chair Arruejo, Commissioner, Meyer, Sanchez, Dr. Lopez and Nash were present. Absent: Commissioner Connelly. The motion carried 6:0:1:0:0¹.

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

¹ In Favor: Against: Absent: Abstain: Recused

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.

Joe Pearson II provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/C0970aBSzRQ>

City Staff and Consultants Including: Joe Pearson II, Interim Planning and Environmental Service Manager.

Verbal comments and questions were received from Commissioner Nash regarding the exemptions and CEQA

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

Verbal comment received by public speaker Ms. Pat Brown

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

Comments by Vice Chair Arruejo and Commissioner Meyer including; affordable housing were received.

MOTION:

Vice Chair Arruejo moved and Commissioner Dr. Lopez seconded the motion for 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 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.

VOTE:

Chair Chavez, Vice Chair Arruejo, Commissioner, Meyer, Sanchez, Dr. Lopez and Nash were present. Absent: Commissioner Connelly. The motion carried 6:0:1:0:0².

- 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 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

² In Favor: Against: Absent: Abstain: Recused

City Code.

Joe Pearson II provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/OCbF9IW28xM>

City Staff and Consultants Including: Joe Pearson II, Interim Planning & Environmental Services Manager were available for questions

Verbal comment received by Appellant Rebeca Davids, representing appellant quarters alliance for environmental responsibility opposing the project speaking on CEQA and air quality impacts.

Verbal comments received by Applicant Andrew Fog, land use attorney at Cox, Castle and Nicholson LLC. and Tony Locaciato, Consultant at Meridian Consultants commented on the project addressing EIR and CEQA.

Verbal comments were received by Commissioner Meyer, Nash, Joe PearsonII, Vice Chair Arruejo and Chair Chavez on air quality, toxic impacts, CEQA guidelines and payment for TDM.

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

Verbal comment made by Marcos Alboran on traffic and sidewalks.

Discussion ensued among the Commissioners, staff and applicant about several topics, including; the appeal and comments received.

MOTION:

Vice Chair Arruejo moved and Commissioner Meyer seconded the motion for 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 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 with the inclusion of the following edits:

1. Condition number 126 shall be edited as follows:
126. Signs displaying the APCD Complaint Line Telephone number for public complaints shall be posted in a prominent location visible to the

public off the site: ~~(805) 645-1400 during business hours and (805) 654-2797 after hours~~ (805) 303-3708 during business hours and (805) 303-3700 after hours.

VOTE:

Chair Chavez, Vice Chair Arruejo, Commissioner, Meyer, Sanchez, Dr. Lopez and Nash were present. Absent: Commissioner Connelly. The motion carried 6:0:1:0:0³.

G. STUDY SESSION/REPORTS

1. None

H. PLANNING COMMISSION BUSINESS

1. Vice Chair Arruejo sharing to have been elected as treasurer for the California State Association of Parliamentarians
2. Chair Chavez for those in districts one, two and five nominations period is open for City Council nominations.

I. COMMUNITY DEVELOPMENT STAFF UPDATES

1. Joe Pearson II announced the August 4, 2022 being canceled due to construction and a workshop for the Aquatic center will be on August 1, 2022.

J. ADJOURNMENT

1. At 8:25 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

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

Daniel Chavez Jr.,
Chair

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

³ In Favor: Against: Absent: Abstain: Recused

MINUTES
OXNARD PLANNING COMMISSION
Thursday, November 3, 2022
Draft Minutes

A. ROLL CALL

1. At 6:01 p.m., the Oxnard Planning Commission convened in the Oxnard Chambers.
2. Chair Chavez, Vice Chair Arruejo, Commissioner Lopez, Meyer, Zielsdorf and Nash were present. Commissioner Connelly was absent.
3. Staff members present were: Kathleen Mallory, Planning & Sustainability Manager; Ken Rozell, Chief Assistant City Attorney; Joe Pearson II, Planning & Environmental Services Manager; Jasmin Kim, Planning Supervisor; Roy Solis, Administration Services Technician; and Miriam Loera, Administrative Services Specialist.
4. Chair Chavez presided and called the meeting to order.

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

1. Commissioner Dr. Lopez 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** - September 1, 2022
2. **APPROVAL OF MINUTES**- September 15, 2022

MOTION:

Vice Chair Arruejo moved and Commissioner Zielsdorf seconded the motion of approval of minutes for the September 1st and September 15th of the planning commission meetings.

VOTE:

Chair Chavez, Vice Chair Arruejo, Commissioner Lopez, Meyer, Zielsdorf and Nash. Commissioner Connelly was absent. The motion carried 6:0:1:0:0¹.

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, F-2, and F-3.

¹ In Favor: Against: Absent: Abstain: Recused

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F. PUBLIC HEARING

1. **Project Name: Etting Road Easement Acquisition General Plan Conformity Determination-** PLANNING AND ZONING PERMIT No. 22-625-04 (General Plan Conformity Determination); Located at 4300 Olds Road (APN: 232-0-010-100). A request that the Planning Commission adopt a resolution affirming that the City of Oxnard's acquisition of real property located at 4300 Olds Road is in conformance with the City of Oxnard 2030 General Plan and recommending that the City Council order the acquisition. The site is located within the 2030 General Plan land use designation of School (SCH) and is zoned Community Reserve (CR) in the City of Oxnard. The Planning Commission's determination of whether the proposed acquisition of the proposed easement along Etting Road 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 Debbie O'Leary, Transportation Planner, on behalf of the City of Oxnard, 214 South C Street, Oxnard, CA 93030.

City Staff: Joe Pearson II, Planning & Environmental Services Manager

Recommendation: That the Planning Commission:

- a. Finds 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 acquisition of the easements located at 4300 Olds Road is in conformance with the City of Oxnard 2030 General Plan and recommending that the City council order the acquisition.

Joe Pearson II provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/ezaLura9Zq0>

City Staff and Consultants Including: Joe Pearson II, Planning & Environmental Services Manager and Tatiana Arnaout, City Engineer were available for questions.

Verbal comments and questions were received from Vice Chair Arruejo regarding any Ocean View District objections and Amendments.

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

No Verbal comment received by public speakers

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

Discussion ensued among the Commissioners and staff about several topics, including: the item being more of a clean up with no major impact on future developments and bicycle pedestrian improvements.

MOTION:

Commissioner Nash moved and Commissioner Meyer seconded the motion for finds 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 adopt Resolution 2022-37 affirming that the City of Oxnard's proposed acquisition of the easements located at 4300 Olds Road is in conformance with the City of Oxnard 2030 General Plan and recommending that the City council order the acquisition.

VOTE:

Chair Chavez, Vice Chair Arruejo, Commissioner Lopez, Meyer, Zielsdorf and Nash. Commissioner Connelly was absent. The motion carried 6:0:1:0:0²

2. **Project Name: 911 Dunes Duplex-** PLANNING AND ZONING PERMIT No. 21-400-03 (Coastal Development Permit); Located at 911 Dunes Street (APN: 196-0-021-085). The applicant proposes to construct a two-story 5,154 square-foot duplex on a 6,480 square-foot vacant site located at 911 Dunes Street within the Coastal Multiple-Family (R-2-C) zone. Proposed development includes two attached units, with each unit size 2,109 square-feet, additionally both units include an attached 468 square-foot two-car garage. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction of Small Structures) of the CEQA Guidelines. Filed by Rick Moraga, Morris Dunes, LLC, 115 N. Lucia Avenue, Unit B, Redondo Beach, California 90277.

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

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 15303 (New Construction or Conversion of Small Structures); and
- b. Adopt Resolution 2022-XX approving Planning and Zoning Permit No. 21-400-03 (Coastal Development Permit), subject to certain findings and conditions.

Joe Pearson II provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/T3iGHFnbuTM>

City Staff and Consultants Including: Joe Pearson II, Planning & Environmental Services

² In Favor: Against: Absent: Abstain: Recused

Manager, Ricky G. Moraga, Architect were available for questions.

No Verbal comments and questions were received

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

No Verbal comment received by public speakers

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

Discussion ensued among the Commissioners and staff about several topics, including: Water use and housing.

MOTION:

Vice Chair Arruejo moved and Commissioner Nash seconded the motion for the project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures); and Adopt Resolution 2022-XX approving Planning and Zoning Permit No. 21-400-03 (Coastal Development Permit), subject to certain findings and conditions.

VOTE:

Chair Chavez, Vice Chair Arruejo, Commissioner Lopez, Meyer, Zielsdorf and Nash. Commissioner Connelly was absent. The motion carried 6:0:1:0:0³.

3. **Project Name: City of Oxnard, General Plan Amendment to the 2030 Safety & Hazards Element-** PLANNING AND ZONING PERMIT No. 22-620-01 (General Plan Amendment); Project area located throughout the entire City of Oxnard, in Ventura County, California. The Safety & Hazards Element which was adopted in September 2011, is a State-mandated General Plan Element that is required to be reviewed and updated as necessary to address the risks of natural and human-made hazards like drought, earthquakes, floods, sea level rise, tsunamis, and wildfires. The proposed update to the Safety & Hazards Element incorporates information from the Local Hazard Mitigation Plan (LHMP), which was adopted by the City Council on September 20, 2022. The proposed amendment includes minor technical updates to the Safety & Hazards Element of the 2030 General Plan to address the new statutory requirements in accordance with provisions of California Assembly Bill 2140, California Government Code §65302.6, and the Disaster Mitigation Act of 2000 (DMA 2000). Filed by the City of Oxnard, Community Development Department, 214 South C Street, Oxnard, CA 93030.
City Staff: Kathleen Mallory, Planning & Sustainability Manager, & Jasmin Kim,

³ In Favor: Against: Absent: Abstain: Recused

Principal Planner

Recommendation: Recommendation: That the Planning Commission:

- a. Receive a presentation on the amendment to the Safety & Hazards Chapter (Chapter 6) and Implementation Chapter (Chapter 9) of the City's 2030 General Plan;
- b. Open the public hearing and receive public testimony; and
- c. Adopt a Resolution 2022-39 recommending City council approval of an amendment to the City's Safety & Hazards Element (Chapters 6 & 9) of the 2030 General Plan.

Kathleen Mallory provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/1ttlke7VMZQ>

City Staff and Consultants Including: Kathleen Mallory, Planning & Sustainability Manager, & Jasmin Kim, Principal Planner.

Verbal comments and questions were received from Commissioner Meyer, Commissioner Nash and Vice Chair Arruejo.

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

No Verbal comment received by public speakers

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

Discussion ensued among the Commissioners and staff about several topics, including: the changes to the new plan, range of hazards, City and County relationship, and Navy base.

MOTION:

Commissioner Nash moved and Vice Chair Arruejo seconded the motion for Receive a presentation on the amendment to the Safety & Hazards Chapter (Chapter 6) and Implementation Chapter (Chapter 9) of the City's 2030 General Plan; Open the public hearing and receive public testimony; and Adopt a Resolution 2022-39 recommending City council approval of an amendment to the City's Safety & Hazards Element (Chapters 6 & 9) of the 2030 General Plan.

VOTE:

Chair Chavez, Vice Chair Arruejo, Commissioner Lopez, Meyer, Zielsdorf

and Nash. Commissioner Connelly was absent 6:0:1:0:0⁴

G. STUDY SESSION/REPORTS

1. None

H. PLANNING COMMISSION BUSINESS

1. Vice Chair Arruejo, commented on the East Village neighborhood regarding the Del Sol High School meeting with Assistant Superintendent of the high school district and with Principal Terry Leon where they will discuss the impact of the school in the surrounding neighbors that will impact West Village, Rose Park and La Colonia.
2. Commissioner Nash encouraged to go out and Vote on Tuesday, November 8, 2022.
3. Commissioner Meyer encouraged the community to stay safe with the surge of respiratory illnesses including COVID-19.
4. Commissioner Lopez encouraged the community to go out and Vote or do it via mail, he also commented on his appreciation for the pedestrian and bike safety shown by the City of Oxnard, lastly he welcomed Jasmin Kim the new Principal Planner for the City of Oxnard.
5. Chair Chavez congratulated Joe Pearson on his new position as Planning & Environmental Services Manager. He also suggested receiving a quarterly or twice a year report on project updates.

I. COMMUNITY DEVELOPMENT STAFF UPDATES

1. Joe Pearson II, Planning & Environmental Services Manager commented on the upcoming planning commission meeting environmental documents will be sent out ahead of the meeting of the U-Haul project. He also informed that a quarterly project list update is available on the city website at oxnard.org.

J. ADJOURNMENT

1. At 6:36 p.m., the Planning Commission concurred to adjourn.

⁴ In Favor: Against: Absent: Abstain: Recused

FUTURE MEETINGS

Regular Meeting: Thursday, November 17, 2022, 6:00 p.m., Oxnard Chambers

Daniel Chavez Jr.,
Chair

ATTEST _____
Joe Pearson II,
Planning & Environmental Services Manager

MINUTES
OXNARD PLANNING COMMISSION
Thursday, November 17, 2022
Draft Minutes

A. ROLL CALL

1. At 6:02 p.m., the Oxnard Planning Commission convened in the Oxnard Chambers.
2. Chair Chavez, Vice Chair Arruejo, Commissioner Lopez, Meyer, Connelly, Zealsdorf and Nash were present.
3. Staff members present were: Joe Pearson II, Planning & Environmental Services Manager; Ken Rozell, Chief Assistant City Attorney; Tai Chau Supervising Civil Engineer; Roy Solis, Administration Services Technician; and Miriam Loera, Administrative Services Specialist.
4. Chair Chavez presided and called the meeting to order.

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

1. Miriam Loera, Commissioner Secretary led the pledge of allegiance

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. Jaime Arroyo commented on the Veterans Day Ceremony in the City of Oxnard and how it can be improved with more involvement from the City and community.
2. Lawrence Paul Stein commented on the Housing Element project and concerns regarding water availability.

D. CONSENT AGENDA

1. None

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, F-2, and F-3.

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

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.

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 2022-40 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.

City Staff: Joe Pearson II was available for questions

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

Public Speaker Lawrence Paul Stein commented that no response to his comments in April had been received and expressed his concerns on the infrastructure, education, school staff and water surrounding the Teal Club project.

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

Discussion ensued among the Commissioners and staff about the Teal Club project, including: acknowledging the comment made by public speaker Lawrence Paul Stein. Staff clarified that the request before the Commission is not related to the Teal Club Project and that the project will come before the Commission at a future date.

Joe Pearson II provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/IIDeEQmeqVs>

MOTION:

Commissioner Meyer moved and Vice Chair Arruejo seconded the motion for: 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 Adopt Resolution 2022-40 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

VOTE:

Chair Chavez, Vice Chair Arruejo, Commissioner Lopez, Meyer, Connelly, Zealsdorf and Nash. The motion carried 7:0:0:0:¹

- 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 2022-41 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.

Tai Chau provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/0b7AfkZc1bl>

City Staff: Tai Chau, Supervising Civil Engineer.

No verbal comments or questions were received

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

No verbal comments received by public speakers

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

MOTION:

Vice Chair Arruejo moved and Commissioner Connelly seconded the motion for the project to find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section

¹ In Favor: Against: Absent: Abstain: Recused

15061(b)(3) and Section 15378(b)(5); and adopt Resolution 2022-41 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.

VOTE:

Chair Chavez, Vice Chair Arruejo, Commissioner Lopez, Meyer, Connelly, Zealsdorf and Nash. The motion carried 7:0:0:0²

- 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 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.

Michael Rocque provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/xOx4F8ULdPQ>

City Staff and Consultants Including: Joe Pearson II, Planning & Environmental Services Manager, Michael Rocque, Senior Contract Planner and Greg Martin, CEQA Consultant were available for questions

² In Favor: Against: Absent: Abstain: Recused

No Verbal comments and questions were received from:

Applicant Mark Edith presented a powerpoint regarding the project.

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

Verbal comment received by public speakers:

Verbal comment received by Pat Brown in favor of the project

Verbal comment received by Deirdre Frank not in favor of the project

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

Discussion ensued among the Commissioners and staff about several topics, including: Fiscal Impacts, revenue, traffic, solar panels, security and traffic lights, bus stops, fire conditions and continuation of meeting on a future date.

MOTION:

Commissioner Connelly moved and Chair Chavez seconded the motion for: receive information on solar panels, security, taxes revenue and charity obligations regarding 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) on planning commission for December 15, 2022.

VOTE:

Chair Chavez, Vice Chair Arruejo, Commissioner Lopez, Meyer, Connelly, Zealsdorf and Nash. The motion carried 7:0:0:0:0³

G. STUDY SESSION/REPORTS

1. None

H. PLANNING COMMISSION BUSINESS

1. Nash commented on recommending the viewing on a staff presentation on urban water condition

³ In Favor: Against: Absent: Abstain: Recused

2. Meyer commented on staying healthy as we are still in a pandemic and try to take any precautions during this holiday season.
3. Chair Chavez commented on the public comment regarding Veterans Memorial Day celebration and how he acknowledges it could be more and thanked Mr. Arroyo the Men and Women who have served our Country. He also thanked the commissioners present for their hard work and participation and addressed the seating arrangements of the commissioners.

I. COMMUNITY DEVELOPMENT STAFF UPDATES

1. Joe Pearson II commented on the appeal filed for the Port Project which will be heard at the December 6, 2022 City Council meeting.

J. ADJOURNMENT

1. At 7:52 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

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

Daniel Chavez Jr.,
Chair

ATTEST _____
Joe Pearson II,
Planning & Environmental Services Manager

MEMO



DATE: December 15, 2022

TO: Planning Commission

FROM: Joe Pearson II, AICP, Planning Manager
Ashley Golden, Acting Community Development Director

SUBJECT: Planning Commission 2023 Calendar Agenda Item No: D-1

Staff is recommending the Planning Commission adopt the 2023 Meeting Calendar with public meeting dates on the first and third Thursday of each month, as shown on the 2023 Meeting Calendar (Attachment A).

This calendar is consistent with the Planning Commission resolution and Rules of Procedures and requires an approval vote by the Planning Commission. The start of the regular meeting will continue to be at 6:00 PM.

Adopting this calendar does not impact the ability for a special meeting to be scheduled by the Director through communication to the Chair for an acceptable date and time.

Attachment

A. 2023 Meeting Calendar

2023 Planning Calendar

January						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

February						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

March						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

April						
S	M	T	W	T	F	S
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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

May						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

June						
S	M	T	W	T	F	S
				1	2	3
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11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

July						
S	M	T	W	T	F	S
						1
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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

August						
S	M	T	W	T	F	S
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13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

September						
S	M	T	W	T	F	S
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10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

October						
S	M	T	W	T	F	S
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8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

November						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

December						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

 City Council

 Committee

 Planning Commission

 Community Workshop

 DAC