

CITY OF OXNARD PLANNING COMMISSION AGENDA

REGULAR MEETING
Council Chambers, 305 West Third Street
Thursday, January 5, 2023, 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/PFddeJQPb95HeQr17>, 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: 826 1900 0403
 3. Enter the meeting passcode: 213547
 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 - December 15, 2022****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
- 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>

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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 19, 2023, 6:00 p.m., Council Chambers

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<http://www.oxnard.org>

MINUTES
OXNARD PLANNING COMMISSION
Thursday, December 15, 2022
Draft Minutes

A. ROLL CALL

1. At 6:06 p.m., the Oxnard Planning Commission convened in the Oxnard Chambers.
2. Chair Chavez, Meyer, Zielsdorf and Nash were present. Vice Chair Arruejo, Commissioner Connelly and Lopez were absent.
3. Staff members present were; Ken Rozell, Chief Assistant City Attorney; Joe Pearson II, Planning Environmental Services Manager; Steven Ramirez II, F.A.C.T. Compliance Officer; Scott E. Swenson, Safer Neighborhoods and Alcohol compliance Specialist; 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 Meyer led the pledge of allegiance

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. Pat Brown commented on the parking situation in downtown Oxnard.

D. CONSENT AGENDA

1. APPROVAL OF MINUTES - July 21, 2022
2. APPROVAL OF MINUTES - November 3, 2022
3. APPROVAL OF MINUTES - November 17, 2022

MOTION:

Commissioner Nash moved and Commissioner Meyer seconded the motion of approval of minutes for the July 21st, November 3rd and November 17th Planning Commission meetings.

VOTE:

Chair Chavez, Meyer, Zielsdorf, and Nash. Vice Chair Arruejo, Commissioners Connelly and Lopez were absent. The motion carried 4:0:3:0:0¹.

¹ In Favor: Against: Absent: Abstain: Recused

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4. Adoption of the 2023 Planning Commission Meeting Calendar

MOTION:

Chair Chavez moved and Commissioner Meyer seconded the motion of approval of the Adoption of the 2023 Planning Commission Meeting Calendar.

VOTE:

Chair Chavez, Meyer, Zielsdorf, and Nash. Vice Chair Arruejo, Commissioner Connelly and Lopez were absent. The motion carried 4:0:3:0:0².

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 and F-2.

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
- b. Continue the meeting to a date certain.

² In Favor: Against: Absent: Abstain: Recused

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

MOTION:

Commissioner Nash moved and Commissioner Zielsdorf seconded the motion to continue the project to a date certain Planning Commission meeting on January 5th.

VOTE:

Chair Chavez, Meyer, Zielsdorf and Nash were present. Vice Chair Arruejo, Commissioner Connelly and Lopez were absent. The motion carried 4:0:3:0:0³.

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 2022-42 approving Planning and Zoning Permit No. 22-510-04 (Special Use Permit - Alcohol), 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/1A_QNdpkYc

City Staff and Consultants Including: Joe Pearson II, Planning & Environmental Services Manager, Steven Ramirez II, F.A.C.T. Compliance Officer and Scott E. Swenson, Safer Neighborhoods and Alcohol compliance Specialist were available for questions.

Aldo Cecena, applicant presented the project presentation and was available for questions.

Verbal comments and questions were received by Commissioner Nash, Meyer, Zielsdorf

³ In Favor: Against: Absent: Abstain: Recused

and Chair Chavez regarding parking, security and safety in the area, crosswalk, hours of operation and alcohol sales.

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: Parking and alcohol sales hours of operation.

MOTION:

Commissioner Nash moved and Commissioner Zielsdord seconded the motion for 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-XX approving Planning and Zoning Permit No. 22-510-04 (Special Use Permit - Alcohol), subject to certain findings and conditions with the inclusion of the following edits:

Condition number 16 shall be edited as follows:

28. Sales of alcohol may only occur between the hours of 7:00 A.M. and ~~10:00~~10:30 P.M. Monday-Thursday, 7:00 A.M. and 12:30 A.M. Friday-Saturday, and 7:00 A.M. and 6:00 P.M. on Sundays (PL/PD)

VOTE:

Chair Chavez, Meyer, Zielsdorf and Nash were present. Vice Chair Arruejo, Commissioner Connelly and Lopez were absent. The motion carried 4:0:3:0:0⁴.

G. STUDY SESSION/REPORTS

1. None

H. PLANNING COMMISSION BUSINESS

1. Commissioner Meyer announced this would be his last meeting and thanked the team and staff for the support during his time as a Commissioner. He expressed how it was an honor and privilege to have been part of this Commission.

⁴ In Favor: Against: Absent: Abstain: Recused

2. Commissioner Nash followed Commissioner Meyer's comment by appreciating his comment and wishing him well.
3. Chair Chavez encouraged the community to stay safe during this holiday season and to be patient while passing through Candylane Street. He also commented on Commissioner Meyer's last meeting and thanked him for his service as a Commissioner.

I. COMMUNITY DEVELOPMENT STAFF UPDATES

1. Joe Pearson II, Planning & Environmental Services Manager commented on the two new staff members joining the Planning department, Alex and Evan as Assistant Planners.

J. ADJOURNMENT

1. At 7:45 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

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

Daniel Chavez Jr.,
Chair

ATTEST _____
Joe Pearson II,
Planning & Environmental Services Manager