

CITY OF OXNARD PLANNING COMMISSION AGENDA

REGULAR MEETING
Council Chambers, 305 West Third Street
Thursday, February 2, 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/u3mTB2nu4c3jJoIY9>, 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: 822 0587 6605
 3. Enter the meeting passcode: 569842
 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 - October 20, 2022
2. APPROVAL OF MINUTES - January 5, 2023

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

1. **Project Name: 2420 Oxnard Boulevard U-Haul Project** - - Planning and Zoning Permit No. 17-500-11 (Special Use Permit); Located at 2420 N. Oxnard Boulevard APNs: 142-0-010-345 and 142-0-021-010. 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. Adopt Resolution No. 2023-XX recommending that the City Council adopt a Mitigated Negative Declaration (MND) 22-04 and Mitigation Monitoring Reporting Program (MMRP)
- b. Adopt Resolution 2023-XX recommending that the City Council Approve Planning and

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Zoning Permit No. 17-500-11 (Special Use Permit), based on the findings presented and attached conditions of approval.

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

- 2. Project Name: Riverpark Boulevard Electronic Billboard Project;** Planning and Zoning Permit Nos. 20-500-07 (Special Use Permit), 20-670-06 (Development Agreement), and 20-630-02 (Specific Plan Amendment); Located on an approximately 0.25-acre undeveloped site located between the U.S. 101 and Riverpark Boulevard approximately 850 feet north of Vineyard Avenue in the northern portion of the City of Oxnard. APN: 132-0-311-075. The Special Use Permit allows for the development of an electronic billboard that would include a digital display of advertisements of various businesses, activities, services or products and minor landscape improvements within the adjacent Caltrans right of way. The proposed Development Agreement will allow for the use of City property for the purpose of a Freeway Adjacent Digital Display Billboard and outline the required public benefits to be provided by the future development. The proposed Specific Plan Amendment would amend the RiverPark Specific Plan to allow for Freeway Adjacent Digital Display Billboards within the RiverPark Specific Plan. Filed by Lars Skugstad, 1111 Broadway, Suite 1515, Oakland, CA 94607 (the “Applicant”) on behalf of the City of Oxnard (the “Property Owner”).

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

Recommendation: That the Planning Commission:

- a. Adopt Resolution 2023-XX recommending that the City Council deny Mitigated Negative Declaration (MND) 22-02; and
- b. Adopt Resolution 2023-XX recommending that the City Council deny Planning and Zoning Permit No. 20-670-06 (Development Agreement), subject to certain findings; and
- c. Adopt Resolution 2023-XX recommending City Council deny Planning and Zoning Permit No. 20-630-02 (Amendment to The RiverPark Specific Plan), subject to certain findings; and
- d. Finds Planning and Zoning Permit No. 20-500-07 (Special Use Permit) to be Statutorily Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15270 (“Projects Which are Disapproved”); and
- e. Adopt Resolution 2023-XX Denying Planning and Zoning Permit No. 20-500-07 (Special Use Permit), subject to certain findings and conditions.

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

- 3. Project Name: Ventura Road Electronic Billboard Project;** PLANNING AND ZONING PERMIT Nos. 20-500-06 (Special Use Permit), 20-670-05 (Development Agreement), and 21-660-03 (Street Vacation); A Special Use Permit, Development Agreement, and Street Vacation to allow for the installation and operation of an electronic billboard on an approximately 1,000-square foot undeveloped site located on the north side of the U.S. 101 and immediately west of Ventura Road in the northern portion of the City of Oxnard. The Special Use Permit allows for the development of an electronic billboard that would include a digital display of advertisements of various businesses, activities, services or products. The proposed Development Agreement will allow for the use of City property for the purpose of a Freeway Adjacent Digital Display Billboard and outline the required public benefits to be provided by the future development. The proposed Street Vacation would vacate the existing right-of-way to the City of Oxnard. Filed by Lars Skugstad, 1111 Broadway, Suite 1515, Oakland, CA 94607 (the “Applicant”) on behalf of the City of Oxnard (the “Property Owner”).

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

Recommendation: That the Planning Commission:

- a. Adopt Resolution 2023-XX recommending that the City Council deny Mitigated Negative Declaration (MND) 22-03; and
- b. Adopt Resolution 2023-XX recommending that the City Council deny Planning and Zoning Permit No. 20-670-05 (Development Agreement), subject to certain findings; and
- c. Adopt Resolution 2023-XX recommending City Council deny Planning and Zoning Permit No. 21-660-03 (Street Vacation), subject to certain findings; and
- d. Finds Planning and Zoning Permit No. 20-500-06 (Special Use Permit) to be Statutorily Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15270 (“Projects Which are Disapproved”); and
- e. Adopt Resolution 2023-XX Denying Planning and Zoning Permit No. 20-500-06 (Special Use Permit), subject to certain findings and conditions.

Please click the following link to view the required Measure M pre-recorded presentation video: https://youtu.be/yUDvckJ_Nm4

- 4. Project Name: 940 Dunes Duplex;** Planning and Zoning Permit No. 22-400-01 (Coastal Development Permit) to authorize the construction of a residential duplex totaling 5,591 square-feet, located at 940 Dunes (APN: 196-0-031-155). A request to construct a

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two-story 5,591 square-foot residential duplex building consisting of two, attached two-bedroom dwelling units on a 6,366 square-foot vacant lot. Unit 1, which is 2,910 square feet, includes an 881 square foot garage and 257 square feet of balcony area. Unit 2 is 2,681 square feet and includes an 890 square foot garage and a 108 square foot balcony.

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 15303 (New Construction or Conversion of Small Structures); and
- b. Adopt Resolution 2023-XX approving Planning and Zoning Permit No. 22-400-01 (Coastal Development Permit), subject to certain findings and conditions.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/w71xS3JEsMQ>

G. STUDY SESSION/REPORTS

H. PLANNING COMMISSION BUSINESS

I. COMMUNITY DEVELOPMENT STAFF UPDATES

J. ADJOURNMENT

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FUTURE MEETINGS

Regular Meeting: Thursday, February 16, 2023, 6:00 p.m., Council Chambers

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<http://www.oxnard.org>

MINUTES
OXNARD PLANNING COMMISSION
October 20, 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 Lopez, Meyer, Nash, Connelly, and Zielsdorf were present.
3. Staff members present were: Joe Pearson II, Planning & Environmental Services Manager, Ken Rozell, Chief Assistant City Attorney; Jay Dobrowalsski, Planning Supervisor; Roy Solis, Office Assistant II
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. No public comments were received for items not on the agenda.

D. CONSENT AGENDA

1. None

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. Vice Chair Arruejo commented since he has joined the Planning Commission he has had two direct interactions with the applicant and or groups for or against this project and other indirect actions, received a tour of the Port Hueneme facility tour in March of this year, attended a fundraiser earlier this month, additionally he pulled nomination papers to run for the a spot on Oxnard Harbor Commission but did not complete the process and is not a candidate, he also visited the site of the proposed project of the facilities earlier week and last month. He has kept an open mind and will not make a decision until all evidence has been presented
2. Commissioner Conelly took a tour of Port of Hueneme in February of this year, while she had had these communications she will not make a decision until all evidence has been presented.
3. Commissioner Dr. Lopez will recuse himself from Item F-1 for conflict of interest regarding one of his clients.
4. Commissioner Meyer will recuse himself from Item F-1 he is the president of the Board CAUSE.
5. Commissioner Nash attended a CAUSE protest before the commission but this will not affect his decision which will be based on facts.
6. Chair Chavez attended some communication with members of the Port and CAUSE to facilitate the communication but did not attend meetings.

F. PUBLIC HEARING

1. **Project Name: Port of Hueneme - Temporary Outdoor Vehicle Storage Facility - PLANNING AND ZONING PERMIT No. 18-500-02 (Special Use Permit);** Located at southeast corner of Hueneme Road and Perkins Road (APNs: 231-0-092-105 and 231-0-092-245). A request for a Special Use Permit to construct and operate a temporary outdoor vehicle storage facility for a maximum of five years on the approximately 34-acre project site. Upon expiration of the Special Use Permit, the vehicle parking area, the guard house, portable restroom, perimeter site lighting, and gravel surface would be removed. The fencing, landscaping, and drainage and associated infrastructure improvements would remain on-site and be maintained by the property owner. The project site is located within the Light Manufacturing with Planned Development Additive Zone (M-1-PD). The request includes certification of the proposed Final Environmental Impact Report (EIR) (State Clearinghouse No. 2020069039) and adoption of the Mitigation Monitoring and Reporting Program (MMRP) which has been prepared pursuant to the California Environmental Quality Act (CEQA). As mandated by the CEQA Guidelines, the EIR has been subject to the City's internal review process and reflects the Lead Agency's independent review and judgment and objectivity with regard to the scope, content, and adequacy of analysis. Filed by Christina Birdsey, 333 Ponomia Street, Port Hueneme, California 93044-0608, designated agent (the "Applicant") on behalf of A&J Oxnard LLC, 18980 Ventura Boulevard, Unit 200, Tarzana, California 91356 (the "Property Owner").
City Staff: Jay Dobrowalski, Planning Supervisor

Recommendation: That the Planning Commission:

- a. Adopt a Resolution certifying Final Environmental Impact Report (EIR) No. 22-01 for the Port of Hueneme - Temporary Outdoor Vehicle Storage Facility (Governor's Office of Planning and Research State Clearinghouse No. 2020069039); and
- b. Adopt a Resolution approving Planning and Zoning Permit No. 18-500-02 (Special Use Permit) for a vehicle storage facility, subject to certain findings and conditions.

Jay Dobrowalski, Planning Supervisor, provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/38OaqLALYpw>

City Staff, Including: Jay Dobrowalski, Planning Supervisor, Joe Pearson, Planning & Environmental Services Manager, and Ken Rozell, Chief Assistant City Attorney were available for questions.

Applicant team Kristin Decas (CEO & Port Director) and Miguel Rodriguez (Community Relations Manager) provided a presentation and were available for questions.

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

Twenty-nine public commenters spoke against the project during the public comment period. The commenters spoke on several topics including impacts to wildlife, beach access, traffic, and air pollution.

Thirty-four public commenters spoke against the project during the public comment period. The commenters spoke on several topics including Job opportunities, air quality, Port history, community impact and green energy.

Public written comments were received prior to the meeting, and they were organized into Transmittal Memos, distributed to the Planning Commission and posted online.

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

Discussion ensued among the Commissioners and staff about several topics, including: Public comments, environmental impacts, air quality from increased traffic, traffic impacts from Port and Parking Lot, future access to Ormond Beach, CEQA process, biological resources, aesthetic impacts, employment opportunities, electric vehicles, and cleanup.

PROCEDURAL MOTION:

Commissioner Chavez moved and Commissioner Zielsdorf seconded the motion to extend the meeting past 11:00 p.m.

PROCEDURAL MOTION VOTE:

Chair Chavez, Vice Chair Arruejo, Commissioner Lopez, Connelly, Zielsdorf and Nash voted in favor. Commissioner Meyer and Dr. Lopez recused themselves. The motion carried 5:0:0:0:2¹.

MAIN MOTION:

Vice Chair Arruejo moved and Commissioner Connelly seconded the motion to adopt a Resolution certifying Final Environmental Impact Report (EIR) No. 22-01 for the Port of Hueneme - Temporary Outdoor Vehicle Storage Facility (Governor's Office of Planning and Research State Clearinghouse No. 2020069039); and to adopt a Resolution approving Planning and Zoning Permit No. 18-500-02 (Special Use Permit) for a vehicle storage facility, subject to certain findings and conditions.

SECOND MOTION (AMENDMENT TO MAIN MOTION):

Commissioner Nash moved and Commissioner Connelly seconded the motion to modify condition 57, as follows:

57. The proposed vehicle storage use shall be granted for a time period not to exceed five years from the date of Final Inspection and commencement of the approved use. Upon the expiration of the five (5) year period the site shall be returned to its existing condition within ninety (90) days as follows:

- a. The facility may be used to store vehicles only after final Building Permit approval. All vehicles shall be removed from the site no later than five years from the Final Building Permit Inspection.
- b. The site shall be returned to its existing condition (the condition prior to development) subject to the required City permits and a plan to be reviewed and approved by the Community Development Director with the following conditions: the drainage improvements, landscaping, and fencing shall remain on the site and be maintained by the property owner. ~~The ninety (90) day period may be extended by the Community Development Director for good cause for a period not to exceed an additional ninety (90) days.~~

SECOND MOTION (AMENDMENT TO MAIN MOTION) VOTE:

Chair Chavez, Vice Chair Arruejo, Commissioner Lopez, Connelly, Zielsdorf and Nash voted in favor. Commissioner Meyer and Dr. Lopez recused themselves. The motion carried 5:0:0:0:2².

THIRD MOTION (SECOND AMENDMENT TO MAIN MOTION):

¹ In Favor: Against: Absent: Abstain: Recused

² In Favor: Against: Absent: Abstain: Recused

Commissioner Nash moved and Commissioner Connelly seconded the motion to modify condition 62, as follows:

62. Prior to the issuance of a certificate of occupancy, the Applicant shall provide a watering schedule to the site manager and to the Planning Division or designee. The irrigation system shall include automatic rain shut-off devices, ~~or instructions on how to override the irrigation system during rainy periods.~~ (SC AES-3)

THIRD MOTION (SECOND AMENDMENT TO MAIN MOTION) VOTE:

Chair Chavez, and Commissioners Connelly, Zielsdorf and Nash voted in favor. Vice chair Arruejo against. Commissioner Meyer and Dr. Lopez recused themselves. The motion carried 4:1:0:0:2³.

FOURTH MOTION (THIRD AMENDMENT TO MAIN MOTION):

Vice Chair Arruejo moved and Commissioner Nash seconded the motion to modify condition 57, as follows:

57. The proposed vehicle storage use shall be granted for a time period not to exceed five years from the date of Final Inspection and commencement of the approved use. Upon the expiration of the five (5) year period the site shall be returned to its existing condition within ninety (90) days as follows:

- a. The facility may be used to store vehicles only after final Building Permit approval. All vehicles shall be removed from the site no later than five years from the Final Building Permit Inspection.
- b. The site shall be returned to its existing condition (the condition prior to development) subject to the required City permits and a plan to be reviewed and approved by the Community Development Director with the following conditions: the drainage improvements, landscaping, and fencing shall remain on the site and be maintained by the property owner. ~~The ninety (90) day period may be extended by the Community Development Director for good cause for a period not to exceed an additional ninety (90) days.~~
- c. Prior to the issuance of any Building or Grading Permits for the Project, the Developer (Oxnard Harbor District) or Property Owner shall submit to the City of Oxnard a performance bond of at least \$1,500,000.00 for the restoration of the Project site in accordance with Condition of Approval 57(b). The performance bond shall be in a form approved by the City Attorney. The performance bond shall be released upon the completion of all onsite work, to the satisfaction of the Community Development Director.

MAIN MOTION VOTE (MAIN MOTION WITH AMENDMENTS):

³ In Favor: Against: Absent: Abstain: Recused

Chair Chavez, Vice Chair Arruejo, Commissioner Lopez, Connelly, and Zielsdorf voted in favor. Commissioner Nash voted against. Commissioner Meyer and Dr. Lopez recused themselves. The motion carried 4:1:0:0:2⁴.

G. STUDY SESSION/REPORTS

1. None

H. PLANNING COMMISSION BUSINESS

1. None

I. COMMUNITY DEVELOPMENT STAFF UPDATES

1. Joe Pearson II, commented on the next meeting November 3rd expecting three items.

J. ADJOURNMENT

1. At 11:30 p.m. the Planning Commission concurred to adjourn.

FUTURE MEETINGS

Regular Meeting: Thursday, November 3, 2022, 6:00 p.m., Oxnard Chambers

Ronald Arruejo,
Chair

ATTEST _____
Joe Pearson II,
Planning & Environmental Services Manager

⁴ In Favor: Against: Absent: Abstain: Recused

MINUTES
OXNARD PLANNING COMMISSION
Thursday, January 5, 2023
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, Nash, Connelly, Lopez and Zielsdorf were present.
3. Staff members present were; Ken Rozell, Chief Assistant City Attorney; Joe Pearson II, Planning Environmental Services Manager; 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. None

D. CONSENT AGENDA

1. APPROVAL OF MINUTES - December 15, 2022

MOTION:

Chair Chavez moved and Commissioner Dr. Lopez seconded the motion of approval of minutes for the December 15, 2022, Planning Commission meeting.

VOTE:

Chair Chavez, Commissioner Dr. Lopez, Zielsdorf, and Nash. Vice Chair Arruejo and Commissioner Connelly abstained. The motion carried 4:0:0:2:0¹.

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. PUBLIC HEARING

1. **Project Name: 2420 Oxnard Boulevard U-Haul Project** - Located at 2420 N. Oxnard

¹ In Favor: Against: Absent: Abstain: Recused

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.

Micheal Rocque, Senior Contract Planner, 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 Ken Rozell, Chief Assistant City Attorney were available for questions.

Mark Pettit the Applicant presented his powerpoint presentation.

Verbal comments and questions were received by Commissioner Nash regarding traffic flow into the site.

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

Public verbal comment received by Larry Stein who supported the project.

Public verbal comment received by Deirdre Frank opposing the project.

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

Discussion ensued among the Commissioners and staff about several topics, including: commercial location, traffic safety, solar, lighting, crime prevention, housing and pedestrian safety.

MOTION:

Vice Chair Arruejo moved and Commissioner Dr. Loppz seconded the motion to direct city staff to find the proposed project and adequateness of the Final IS-MND is appropriate and to include a resolution with the proposed condition forty five as it stands in our staff report and to come to the planning commission on February 2,2023 for an approval of recommendation.

VOTE:

Vice Chair Arruejo, Commissioner Dr. Lopez, Connelly, Nash and Zielsdorf and Nash. Chair Chavez voted No. The motion carried 5:1:0:0:0².

G. STUDY SESSION/REPORTS

1. None

H. PLANNING COMMISSION BUSINESS

1. Commissioner Nash congratulated Dr. Lopez on his new baby arrival and congratulated Chair Chavez who received his reappointment of four more years.
2. Commissioner Dr. Lopez publicly recognized and thanked Commissioner Meyer for the time he served at the Planning Commission.

I. COMMUNITY DEVELOPMENT STAFF UPDATES

1. Joe Pearson II, Planning & Environmental Services Manager wished everyone a Happy New Year and commented on the upcoming meeting and items on the agenda.

J. ADJOURNMENT

1. At 6:49 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

Regular Meeting: Thursday, January 19, 2023, 6:00 p.m., Oxnard Chambers

Ronald Arruejo,
Chair

ATTEST _____
Joe Pearson II,
Planning & Environmental Services Manager

² In Favor: Against: Absent: Abstain: Recused