

MINUTES
OXNARD PLANNING COMMISSION
Thursday, November 17, 2022

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

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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 7:0:0:0:0¹

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 7:0:0:0:²

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

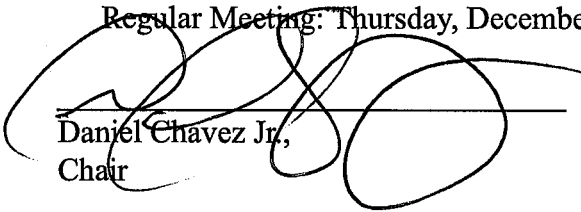
1. Joe Pearson II commented on the appeal filed for the Port Project which will be heard at the December 6, 2022 City Council meeting.

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