

MINUTES
OXNARD PLANNING COMMISSION
Thursday, November 3, 2022

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

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.

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/1ttilke7VMZQ>

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.

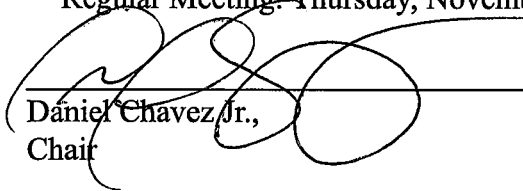
J. ADJOURNMENT

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

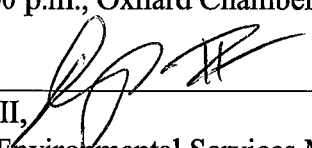
⁴ In Favor: Against: Absent: Abstain: Recused

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