

CITY OF OXNARD PLANNING COMMISSION AGENDA

REGULAR MEETING
Council Chambers, 305 West Third Street
Thursday, March 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/dLdNgdphpBxoxLYA6>, 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: 851 6715 830
 3. Enter the meeting passcode: 510605
 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**E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS****F. PUBLIC HEARING**

1. **Project Name: Update of the City's Inclusionary Housing Ordinance.** The project implements the City of Oxnard certified and Adopted Amended 2021-2029 Housing Element, Program 10 that calls for an update to and codification of the City's Inclusionary Housing Ordinance. Filed by the City of Oxnard Long Range Planning & Sustainability Division and the Housing Department - 214 South C Street, Oxnard, CA 93030
City Staff: Kathleen mallory, Planning and Sustainability Manager

Recommendation: That the Planning Commission

- a. Open the public hearing and receive public testimony;
 - b. Review and provide comment on the proposed amendments to Chapter 16 of the Oxnard City Code (OCC) to codify the Inclusionary Housing ordinance update; and
 - c. Adopt Resolution 2023-XX recommending that the City Council repeal Ordinance Nos. 2506, 2545, 2615, 2688, 2721 and 2980 and approve text amendments to Chapter 16 of the OCC to require affordable housing in new development projects of a specific size (see Attachment 1).
2. **Project Name: Seafood City;** Planning And Zoning Permit No. 22-510-03 (Special Use Permit-Alcohol License); 2340 North Rose Avenue; (APN 213-0-011-195); A request to allow the sales of beer, wine, and distilled spirits for consumption off the premises (Alcohol Beverage Control (ABC) License Type 21 - Off-Sale General) within an existing 37,729 square-foot grocery store building located at 2340 North Rose Avenue in the General Commercial (C-2) zone. The standard hours of alcohol sales and consumption are from 7:00 a.m. to 11:00 p.m. The facility proposes to operate Monday through Sunday from 6 a.m. to 12 a.m. Filed by Steve Rawling on behalf of Seafood City, Business Owner,

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26023 Jefferson Avenue, Suite D, Murrieta, CA 92562

City Staff: Juan Carlos Torres, Associate Planner

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 2023-XX approving Planning and Zoning Permit No. 22-510-03 (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/RZ9YDLFUJzI>

3. **Project Name: Vida Live!**; Planning And Zoning Permit No. 22-520-03 (Special Use Permit); 663 South Oxnard Boulevard; (APN 202-0-145-060); A request to allow a former nightclub (El Tapatio Nightclub) to re-open and operate as a nightclub and comedy center that will include live entertainment and the sales of general alcohol including spirits for on-site consumption (Alcohol Beverage Control (ABC) License Type 48 - On Sale General - Public Place) within an existing 3,000 square-foot vacant tenant space that is located at 663 South Oxnard Boulevard within the Downtown Core (DT-C) zone and the Hobson Park East Neighborhood. The standard hours of alcohol sales and consumption are from 7:00 AM to 1:30 AM. The facility proposes to operate Monday through Sunday from 10 a.m. to 2 a.m. Filed by Fernando Garcia on behalf of Bardo Garcia, Property Owner, 4241 Drake Drive, Oxnard, California 93033.

City Staff: Juan Carlos Torres, Associate Planner

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 2023-XX approving Planning and Zoning Permit No. 22-520-03 (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/ODRsRPIfc7I>

G. STUDY SESSION/REPORTS

H. PLANNING COMMISSION BUSINESS

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I. COMMUNITY DEVELOPMENT STAFF UPDATES

J. ADJOURNMENT

FUTURE MEETINGS

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

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