CITY OF OXNARD
PLANNING COMMISSION
AGENDA

REGULAR MEETING
Council Chambers, 305 West Third Street
Thursday, July 6, 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/mH1keoP6ZZigrv5z7, 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: 812 1115 8169
    3. Enter the meeting passcode: 269366
    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.

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

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.

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 - March 2, 2023
2. APPROVAL OF MINUTES - April 20, 2023
3. APPROVAL OF MINUTES - May 4, 2023

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

F. PUBLIC HEARING

1. **Project Name: 2nd & B Street Edison Utility Easement;** Planning and Zoning Permit No. 23-625-03 (General Plan Conformity Determination) - 2030 General Plan Conformity Determination for Granting of Real Property Located at 251 South A Street (APNs: 202-0-091-390). A request for a general plan conformity determination for granting a new easement is to support the installation of pad mounted electrical equipment for Southern California Edison. Filed by Elsa Brown, Development Manager, on behalf of the City of Oxnard, 435 South D Street, Oxnard, CA 93030.
   City Staff: Daniel Houck, Associate Planner

   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 2023-XX affirming that the City of Oxnard's disposition of real property located at 251 South A Street is in conformance with the City of Oxnard 2030 General Plan, and recommending that the City Council order the disposition.

   Please click the following link to view the required Measure M pre-recorded presentation video: https://youtu.be/fL3YKuzDVwo

2. **Project Name: Dunkin Donuts;** Planning and Zoning Permit No. 22-550-01 (Major Modification to Special Use Permit), Property Located at 2151 East Gonzales Road; APN: 213-0-090-015. The proposed project requests a Major Modification to Special Use Permit (SUP) No. 00-05-142 to allow for improvements to an existing 30,467 square-foot CBC Credit Union multi-tenant office building. The proposed project includes the construction and conversion of 1,419 square feet of existing ground floor tenant space into a donut/coffee shop (Dunkin Donuts) and the conversion of one existing drive-through lane. The project also includes one modification that is being requested to allow for a reduction of the number of on-site required parking spaces from 151 to 129. Filed by property owner, Daniel Bednar, Vice President of Development, of CBC Federal Credit Union.

City Staff: Jay Dobrowalski, Planning Supervisor and Lisa Gordon, Senior Contract Planner

Recommendation: That the Planning Commission:

a. Adopt an Addendum to Mitigated Negative Declaration No. 01-09; and

b. Adopt Resolution 2023-XX approving Planning and Zoning Permit No. 22-550-01 (Major Modification to 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/uP_RsaCsLhI

3. **Project Name: Cannabis Zoning Text Amendments;** Planning and Zoning Permit No. 23-580-02 (Zone Text Amendment). A request to modify Oxnard City Code (OCC) Chapters 11 and 16 to address minor OCC changes determined necessary as a result of implementation of the City's existing commercial cannabis regulations pertaining to manufacturing, distribution, testing, and retail dispensaries. Chapters 11 and 16 of the OCC are proposed to be amended to create new regulations for commercial cannabis cultivation and to permit up to five (5) indoor commercial cannabis cultivators in six (6) areas of the City. The proposed project has been determined to be exempt from the California Environmental Quality Act (CEQA), based upon the general rule provision of Section 15061 (b)(3) of the CEQA Guidelines. Filed by City of Oxnard, Community Development Department, 214 S. C Street, Oxnard, CA 93030
City Staff: Mat Simpkins, Management Analyst

Recommendation: That the Planning Commission:

a. Open the public hearing and receive public testimony; and

b. Adopt Resolution 2023-XX recommending that the City Council approve amendments to the OCC pertaining to regulation of cannabis manufacturing, distribution, testing, and retail dispensaries; and an amendment to OCC Chapters 11 and 16 to allow up to five (5) indoor commercial cannabis cultivators in six (6) identified areas of the City.

Please click the following link to view the required Measure M pre-recorded presentation video: https://youtu.be/8qBNKI37RAQ

G. STUDY SESSION/REPORTS

H. PLANNING COMMISSION BUSINESS

I. COMMUNITY DEVELOPMENT STAFF UPDATES

J. ADJOURNMENT

FUTURE MEETINGS

Regular Meeting: Thursday, July 20, 2023, 6:00 p.m., Council Chambers

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.

MINUTES
OXNARD PLANNING COMMISSION
Thursday, March 2, 2023

A. ROLL CALL

1. At 6:0 p.m.,the Oxnard Planning Commission convened in the Oxnard Chambers.
2. Chair Arruejo,Vice Chair Stewart, Commissioners Chavez, Nash, Zielsdorf and Lopez were present. Commissioner Connelly was absent.
3. Staff members present were; Ken Rozell, Chief Assistant City Attorney; Joe Pearson II, Planning Environmental Services Manager; Juan Carlos Torres, Associate Planner; Steve Ramirez, FACT Officer; Scott Swenson, Safe Neighborhoods Specialist; and Miriam Loera, Administrative Services Specialist.
4. Chair Arruejo presided and called the meeting to order.

B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES

1. Commissioner Nash led the pledge of allegiance

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. None

D. CONSENT AGENDA

1. None

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. None

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.

MOTION:

Commissioner Nash moved and Commissioner Chavez seconded the motion to open the public hearing and postpone the item to continue to the planning commission meeting on April 6th .

VOTE:

Chair Arruejo, Vice Chair Stewart, Commissioner Dr. Lopez, Nash, Zielsdorf and Chavez. Commissioner Connelly was absent. The motion carried 6:0:1:0:0

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, 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 2023-14 approving Planning and Zoning Permit No. 22-510-03 (Special Use Permit), subject to certain findings and conditions.

Juan Carlos Torres, Associate Planner provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: https://youtu.be/RZ9YDLFUJzI

City Staff Juan Carlos Torres, Associate Planner, Joe Pearson II, Planning & Environmental Services Manager and Ken Rozell, Chief Assistant City Attorney were available for questions.

Steve Rawlings, the Applicant, was present and available for questions.

Juan Carlos Torres, Associate Planner spoke on updated conditions in the resolution.

Applicant spoke on the item.

Comments received from Commissioner Nash, Chavez and Chair Arruejo on location, services provided, Alcohol location and display within the store.

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

No public verbal comments received

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

Discussion ensued among the Commissioners and staff about several topics, including: location, services provided, Alcohol location and display within the store.

MOTION:

Commissioner Nash moved and Commissioner Dr. Lopez moved to find 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 2023-14 approving Planning and Zoning Permit No. 22-510-03 (Special Use Permit), subject to certain findings and conditions and Staff recommendation to changes to resolution section one part four in condition of approval 17, 26, 29 and 46.

VOTE:

Chair Arruejo, Vice Chair Stewart, Commissioner Dr. Lopez, Nash, Zielsdorf and Chavez. Commissioner Connelly was absent. The motion carried 6:0:1:0:0

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 Driver, 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 2023-15 approving Planning and Zoning Permit No. 22-520-03 (Special Use Permit), subject to certain findings and conditions.

Juan Carlos Torres, Associate Planner provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: https://youtu.be/ODRsrPifc7I

City Staff Juan Carlos Torres, Associate Planner, Joe Pearson II, Planning &

Environmental Services Manager and Ken Rozell, Chief Assistant City Attorney were available for questions.

Applicant Fernando Garcia was present and available for questions.

Fernando Garcia, the Applicant, spoke on his presented project and purpose.

Comments and questions were received by Commissioner Chavez and Nash, Zielsdorf, vice Chair Stewart, Steve Ramirez and Scott Swenson regarding food requirements, entertainment, business hours, alcohol percentage, downtown code, economic impact for the City of Oxnard and vagrancy in the area and other 20% alcohol businesses in the area.

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

Public verbal comment received by Javier Gomez, Tony Garcia supporting the project.

Three minute recess

Public verbal comment received by Miguel Orozco Supporting the project.

Public verbal comment received by Deirdre Frank who supported the project and spoke on kitchen and food catering concerns.

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

Discussion ensued among the Commissioners and staff about several topics, including: food requirements, entertainment, business hours, alcohol percentage, downtown code, economic impact for the City of Oxnard and vagrancy in the area, other 20% alcohol businesses in the area and non- profit partnerships.

MOTION:

Commissioner Chavez and Commissioner Dr. Lopez moved to Find 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 2023-15 approving Planning and Zoning Permit No. 22-520-03 (Special Use Permit), subject to certain findings and conditions.

VOTE:

Chair Arruejo, Vice Chair Stewart, Commissioner Dr. Lopez, Nash, Zielsdorf and Chavez. Commissioner Connelly was absent. The motion carried 6:0:1:0:0

G. STUDY SESSION/REPORTS

1. None

H. PLANNING COMMISSION BUSINESS

1. Commissioner Chavez commented on Read Across America week and the importance of reading and a reminder that Metrolink offers free rides every Saturday and Sunday to children.

2. Commissioner Nash spoke on Digital Billboard agenda item, Traders Joe's versus Seafood city need in Oxnard and land acknowledgements to Chumash and Elders.

3. Commissioner Zielsdorf commented on Women's Day Celebration on March 11th from 12pm to 3pm at the Canyon at OPAC.

4. Vice Chair Stewart commented on Metrolink services and businesses in the city.

5. Chair Arruejo commented on public comments and voting elections for District 6.

I. COMMUNITY DEVELOPMENT STAFF UPDATES

1. Joe Pearson II noted that with the Continuation of the inclusionary ordinance to April 6th, the March 16th meeting will be canceled. Joe Pearson II also noted the progress of other upcoming Downtown projects.

J. ADJOURNMENT

1. At 7:31 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

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

_____
Ronald Arruejo,
Chair

ATTEST _____
Joe Pearson II,
Planning & Environmental Services Manager

MINUTES
OXNARD PLANNING COMMISSION
Thursday, April 20, 2023

A. ROLL CALL

1. At 6:00 p.m.,the Oxnard Planning Commission convened in the Oxnard Chambers.
2. Chair Arruejo, Vice Chair Stewart, Commissioners Chavez, Nash, Connelly, Zielsdorf and Lopez were present.
3. Staff members present were; Ken Rozell, Chief Assistant City Attorney; Joe Pearson II, Planning Environmental Services Manager; Tai Chau, Supervising Civil Engineer; Daniel Houck, Associate Planner; Tim Beaman, Supervising Civil Engineer; and Miriam Loera, Administrative Services Specialist.
4. Chair Arruejo 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 - January 19, 2023

MOTION:

Commissioner Nash moved and Vice Chair Stewart seconded the motion of approval of minutes for the January 19, 2023, Planning Commission meeting with the following amendments:

1. Page 4: Chair Arruejo & Vice Chair Stewart. Commissioners Lopez, Nash and Chavez voted No. Commissioner Connelly and Zielsdorf were absent. Motion failed 2:3:2:0:0

VOTE:

Chair Arruejo, Vice Chair Stewart, Commissioners Chavez, Nash, Lopez, and Zielsdorf voted. Commissioner Connelly abstained. The motion carried 6:0:0:1:0.

2. APPROVAL OF MINUTES - February 2, 2023

MOTION:

Commissioner Chavez moved and Commissioner Nash seconded the motion of approval of minutes for the February 2, 2023, Planning Commission meeting.

VOTE:

Chair Arruejo, Vice Chair Stewart, Commissioners Chavez, Connelly, Nash, Lopez, and Zielsdorf voted. The motion carried 7:0:0:0:0.

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. Commissioner Dr. Lopez recused from item F2.

F. PUBLIC HEARING

1. **Project Name: Catamaran Duplex**; Planning and Zoning Permit No. 22-400-04 (Coastal Development Permit) to authorize the construction of a residential duplex totaling 5,154 square-feet, located at 920 Catamaran (APN: 196-0-032-015). A request to construct a two-story 5,154 square-foot residential duplex building consisting of two, attached three-bedroom dwelling units which are each 2,577 square feet with an attached square-foot two-car garage, and will also include a 120 square-foot covered patio, a 44 square foot porch, and a 298 square-foot deck on a 6,480 square-foot vacant lot. Filed by Rick Moraga, on behalf of property owner Morris Dunes, LLC, 115 N. Lucia Avenue, Unit B, Redondo Beach, California, 90277.

City Staff: Susan Hernandez, Contract 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 15303 (New Construction or Conversion of Small Structures); and

b. Adopt Resolution 2023-19 approving Planning and Zoning Permit No. 22-400-04 (Coastal Development Permit), subject to certain findings and conditions.

Susan Hernandez, Contract Planner, provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: https://youtu.be/Zzs2LEmjw3o

City Staff and Consultants Including: Susan Hernandez, Contract Planner was available for questions.

Applicant Ricky G. Moraga was also present and available for questions.

Verbal comments and questions were not received by Commissioners.

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

No public verbal comments received.

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

MOTION:

Commissioner Chavez moved and Commissioner Nash seconded the motion to 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 adopt Resolution 2023-19 approving Planning and Zoning Permit No. 22-400-04 (Coastal Development Permit), subject to certain findings and conditions.

VOTE:

Chair Arruejo, Vice Chair Stewart, Commissioners Chavez, Connelly, Nash, Lopez, and Zielsdorf voted. The motion carried 7:0:0:0:0.

2. **Project Name:** **General Plan Conformity for Waterline Easement Vacation** - 4201 and 4211 West Hemlock Street; APN(s): 188-0-120-110, -100, -095; Planning and Zoning Permit No. 23-625-01 (General Plan Conformity). A request that Planning Commission adopt a resolution affirming that partially vacating a waterline easement on the properties 4201 and 4211 West Hemlock Street is in conformance with the City of Oxnard 2030 General Plan. The site is located within the 2030 General Plan land use designation of Residential Existing (REX) and is zoned Single Family Water Oriented (R-W-1) in the City of Oxnard. Requested by applicants Marc and Chi Hermann, 707 Via Zamora, Camarillo, CA 93010.
City Staff: Daniel Houck, Associate Planner

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 2023-20 affirming that the City of Oxnard's proposed partial vacation of the waterline easement at 4201 and 4211 West Hemlock Street is in conformance with the City of Oxnard 2030 General Plan/Coastal Land Use Plan, and recommending that the City Council order the vacation.

Daniel Houck, Associate Planner, provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: https://youtu.be/l1FbCfAwnHU

City Staff Daniel Houck, Associate Planner, Tai Chau, Supervising Civil Engineer, Joe Pearson II, Planning & Environmental Services Manager, and Ken Rozell, Chief Assistant City Attorney were available for questions.

Mark and Chi Herman the Applicants were present and available for questions.

No Verbal comments and questions were received by Commissioners.

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

No public verbal comments received.
Chair Arruejo closed the public comments portion of the public hearing.

MOTION:

Commissioner Nash moved and Vice Chair Stewart seconded the motion to 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 2023-20 affirming that the City of Oxnard's proposed partial vacation of the waterline easement at 4201 and 4211 West Hemlock Street is in conformance with the City of Oxnard 2030 General Plan/Coastal Land Use Plan, and recommending that the City Council order the vacation.

VOTE:

Chair Arruejo, Vice Chair Stewart, Commissioners Chavez, Connelly, Nash, and Zielsdorf voted. Commissioner Lopez recused. The motion carried 6:0:0:0:1.

3. **Project Name: 2030 General Plan and Local Coastal Plan Conformity Determination for the City of Oxnard Revised Capital Improvement Program (CIP) Fiscal Years (FY) 2022-2027.** The Planning Commission will review the Revised CIP for FY 2022-2027 to confirm they are in conformance with the City of Oxnard 2030 General Plan and relevant Coastal Land Use Plan policies pursuant to Section 65401 of the Government Code. The Revised CIP includes equipment replacement at water and wastewater facilities and building repairs and security cameras at various City facilities. The additional proposed CIP projects are located throughout the City of Oxnard and vary in scope and funding. Filed by the City of Oxnard Public Works Department, 305 West Third Street - Third Floor, Oxnard, CA 93030.

City Staff: Tim Beaman, Supervising Civil Engineer; Joe Pearson, Planning and Environmental Services Manager

Recommendation: That the Planning Commission:

a. Find the Revised Capital Improvement Program (CIP) projects for FY 2022-2027 is not a "project" under the California Environmental Quality Act pursuant to section 15601 (b)(3) and 15378(b)(4); and

b. Adopt Resolution 2023-21 finding that the proposed additional Capital Improvement Program (CIP) projects for FY 2022-2027 are in conformance with the City of Oxnard 2030 General Plan and relevant Coastal Land Use Plan policies pursuant to Section 65401 of the Government Code.

Tim Beaman, Supervising Civil Engineer, provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: https://youtu.be/AkoKjLjBwBE

City Staff and Consultants Including: Tim Beaman, Supervising Civil Engineer, Joe Pearson II, Planning & Environmental Services Manager and Ken Rozell, Chief Assistant City Attorney were available for questions.

Verbal comments or questions were received by Commissioner Chavez and Chair Arruejo regarding wastewater treatment plans update, security cameras, metal shavings, impact on well being down, Colonia cast iron pipe replacement timeframe of completion and funding

allocations.

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

No public verbal comment received.

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

Discussion ensued among the Commissioners and staff about several topics, including: Wastewater treatment plans update, security cameras, metal shavings, impact on well being down, Colonia cast iron pipe replacement timeframe of completion, funding allocations and parks improvements.

MOTION:

Commissioner Dr. Lopez and Commissioner Chavez seconded the motion to Find the Revised Capital Improvement Program (CIP) projects for FY 2022-2027 is not a "project" under the California Environmental Quality Act pursuant to section 15601 (b)(3) and 15378(b)(4); and Adopt Resolution 2023-21 finding that the proposed additional Capital Improvement Program (CIP) projects for FY 2022-2027 are in conformance with the City of Oxnard 2030 General Plan and relevant Coastal Land Use Plan policies pursuant to Section 65401 of the Government Code. .

VOTE:

Chair Arruejo, Vice Chair Stewart, Commissioners Chavez, Connelly, Nash, Lopez, and Zielsdorf voted. The motion carried 7:0:0:0:0.

G. STUDY SESSION/REPORTS

1. None

H. PLANNING COMMISSION BUSINESS

1. Commissioner Chavez commented on Earth day and Metrolink offering free rides over the weekend as well as supporting the community to attend events throughout the county of Ventura.

2. Chair Nash commented encouraging the community to attend the Ormond Beach presentation at the Downtown Oxnard Center on Monday, April 24, 2023.

3. Chair Chavez thanked commissioners for attending.

I. COMMUNITY DEVELOPMENT STAFF UPDATES

1. Joe Pearson II addressed the upcoming town hall meeting for Monday, April 24, 2023 and encouraged the community to attend.

J. ADJOURNMENT

1. At 6:30 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

Regular Meeting: Thursday, May 4, 2023, 6:00 p.m., Oxnard Chambers

_____	ATTEST _____
Ronald Arruejo, Chair	Joe Pearson II, Planning & Environmental Services Manager

MINUTES
OXNARD PLANNING COMMISSION
Thursday, May 4, 2023

A. ROLL CALL

1. At 6:00 p.m.,the Oxnard Planning Commission convened in the Oxnard Chambers.
2. Chair Arruejo, Vice Chair Stewart, Commissioners Chavez, Nash, Connelly, Zielsdorf and Lopez were present. Commissioner Chavez was absent.
3. Staff members present were; Ken Rozell, Chief Assistant City Attorney; Joe Pearson II, Planning Environmental Services Manager; Daniel Houck, Associate Planner; and Miriam Loera, Administrative Services Specialist.
4. Chair Arruejo presided and called the meeting to order.

B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES

1. Joe Pearson II, Planning Environmental Services Manager led the pledge of allegiance

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. NONE.

D. CONSENT AGENDA

1. NONE

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. NONE

F. PUBLIC HEARING

1. **Project Name: Catamaran Duplex Parcel Map Waiver**; Planning and Zoning Permit Nos. 21-300-05 (Tentative Parcel Map for a Parcel Map Waiver) and 21-400-04 (Coastal Development Permit), located at 1001 Catamaran Street (APN: 196-0-031-065). A request to divide a parcel for condominium purposes that has an existing two-story 4,728 square-foot duplex building. The Project is located at 1001 Catamaran Street within the Coastal Multiple-Family (R-2-C) zone within the Oxnard Dunes Neighborhood. Filed by Arthur Tamazyan, on behalf of property owner TMZN Holding, LLC, 6735 Yucca Street, Unit 202, Los Angeles, California, 90028.
   City Staff: Daniel Houck, 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 15315 (Minor Land Divisions); and

b. Adopt Resolution 2023-22 approving Planning and Zoning Permit Nos. 21-300-05 for a Parcel Map Waiver and 21-400-04 (Coastal Development Permit), subject to certain findings and conditions.

Daniel Houck, Assistant Planner, provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: https://youtu.be/l3CqmdlX8D4

City Staff Daniel Houck, Associate Planner, Joe Pearson II, Planning & Environmental Services Manager and Ken Rozell, Chief Assistant City Attorney were available for questions.

The applicant Arthur Tamazian was also present and available for questions.

No verbal comments and questions were received by Commissioners or Staff

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

No public verbal comment received

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

MOTION:

Commissioner Nash moved and Commissioner Dr. Lopez seconded the motion to find the project to be categorically exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15315 (Minor Land Divisions); and Adopt Resolution 2023-22 approving Planning and Zoning Permit Nos. 21-300-05 for a Parcel Map Waiver and 21-400-04 (Coastal Development Permit), subject to certain findings and conditions.

VOTE:

Chair Arruejo, Vice Chair Stewart, Commissioner Dr. Lopez, Connelly, Nash and Zielsdorf. Commissioner Chavez was absent. The motion carried 6:0:1:0:0

2. **Project Name: Casa Aliento Major Modification and Map;** Planning and Zoning Permit Nos. 23-550-01 (Major Modification to Planned Development Permit No. 78) and 22-300-04 (Tentative Parcel Map), Property Located at 1245-1255 North Oxnard Boulevard; APNs: 200-0-082-220 & 230. The proposed project includes a development proposal to subdivide the existing 1.81 acre lot to create two parcels. Parcel 1 (0.58 Acres) will contain the existing Denny's restaurant and associated parking lot. Parcel 2 (1.23 Acres) will contain the approved Casa Aliento residential development and associated parking and open spaces areas. The project also includes a request for administrative parking relief to decrease the number of required parking spaces on Parcel 1 (Denny's) from 47 to 45 and to allow for 11 compact parking spaces, in accordance with Section 16-561 of the Oxnard City Code. No new buildings are proposed. The property is zoned as General Commercial Planned Development (C-2-PD).
City Staff: Joe Pearson II, AICP, Planning 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 Sections 15301 (Existing Facilities) and 15315 (Minor Land Divisions); and

b. Adopt Resolution 2023-23 recommending the City Council Approve Planning and Zoning Permit No. 22-300-04 (Parcel Map), subject to certain findings and conditions; and

c. Adopt Resolution 2023-24 approving Planning and Zoning Permit No. 23-550-01 (Major Modification to Planned Development Permit No. 78), subject to certain findings and conditions.

Joe Pearson II, Planning & Environmental Services Manager, provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: https://youtu.be/qteFBOQPfts

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

Joe Pearson II gave an update on the parking plan and resolution to the parcel map to remove condition 12.

Yianeth Saenz-Solis Applicant was present and available for questions.

Verbal comments and questions were received by Commissioner Nash regarding compact parking.

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

No public verbal comments received.

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

Discussion ensued among the Commissioners and staff about several topics, including: parking and location.

MOTION:

Commissioner Nash moved and Commissioner Dr. Lopez seconded the motion to find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15301 (Existing Facilities) and 15315 (Minor Land Divisions); and adopt Resolution 2023-23 recommending the City Council Approve Planning and Zoning Permit No. 22-300-04 (Parcel Map), subject to certain findings and conditions; and adopt Resolution 2023-24 approving Planning and Zoning Permit No. 23-550-01 (Major Modification to Planned Development Permit No. 78), subject to certain findings and conditions and to remove condition 12.

VOTE:

Chair Arruejo, Vice Chair Steward, Commissioner, Dr. Lopez, Connelly, Nash and Zielsdorf. Commissioner Chavez was absent. The motion carried 6:0:1:0:0.

G. STUDY SESSION/REPORTS

1. None

H. PLANNING COMMISSION BUSINESS

1. Chair Arruejo commented on Asian Pacific American History month and many events that will be happening throughout the month.

I. COMMUNITY DEVELOPMENT STAFF UPDATES

1. Joe Pearson II addressed the upcoming meeting for May 18, 2023 which will be canceled.

J. ADJOURNMENT

1. At 6:18 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

Regular Meeting: Thursday, June 1, 2023, 6:00 p.m., Oxnard Chambers

_____
Ronald Arruejo,
Chair

ATTEST _____
Joe Pearson II,
Planning & Environmental Services Manager