

MINUTES
OXNARD PLANNING COMMISSION
May 5, 2022

A. ROLL CALL

1. At 6:00 p.m., the regular meeting of the Oxnard Planning Commission convened in the Council Chambers. Chair Chavez announced pursuant to Assembly Bill 361, members of the Planning Commission or staff may participate in meetings via teleconference.
2. Chair Chavez, Vice Chair Arruejo, Commissioners Connelly, Lopez, Meyer and Sanchez were present. Commissioner Nash was absent.
3. Staff members present were: Joe Pearson II, Interim Planning & Environmental Services Manager; Randy Baez, Associate Planner; Vyto Adomaitis, Community Development Director; Ken Rozell, Chief Assistant City Attorney; Tai Chau, Supervising Civil Engineer; and Dee Lai, Recording Secretary.
4. Chair Chavez presided and called the meeting to order.

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

1. Vice Chair Arruejo 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 - April 7, 2022

MOTION:

Vice Chair Arruejo moved and Commissioner Sanchez seconded a motion to approve the April 7, 2022 minutes as submitted.

VOTE:

Chair Chavez, Vice Chair Arruejo, Commissioners Connelly, Lopez, Meyer, and Sanchez voted in favor. The motion carried 6:0:1:0:0¹. Commissioner Nash was absent.

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.

¹ In Favor: Against: Absent: Abstain: Recused

F. PUBLIC HEARING

- 1. Project Name: Lockwood 2 Senior Apartments-** PLANNING AND ZONING (PZ) PERMIT No. 21-500-10 (Special Use Permit - Affordable Housing Discretionary (AHD) Additive Zone) and 21-535-06 (Density Bonus Permit); Located at 2001 Outlet Center Drive (Western Portion of APN: 213-0-090-285). A request for a Special Use Permit (PZ No. 21-500-10) for the construction of a 168 unit, 100 percent affordable, active senior apartment project, for individuals who are 62 years of age or older, with associated site improvements on an approximately 3.08 acre site and adjacent infrastructure improvements offsite located at 2001 Outlet Center Drive (Portion of APN: 213-0-090-285) within the Business Research Park land use designation and the Business Research Park - Affordable Housing Discretionary (BRP-AHD) zone district and developed under the Affordable Housing Discretionary (AHD) Additive Zone regulations.

The proposed 4-story building is designed to include one- and two-bedroom units ranging in size between 494 and 843 square feet, a community center, onsite management office, media center, and a lounge. Additional onsite amenities include outdoor recreational areas for residents and pet amenities. The Project also includes a request for the ministerial approval of a Density Bonus Permit to allow for a 80 percent Density Bonus to increase the maximum number of units from 93 units to 168 units and to waive, reduce or modify four development standards related to open space requirements, balcony size and number, front yard setback, and bedroom location and apply parking reductions per State regulations. Filed by Mark Ross, of Sun Village, LLC, on behalf of Sunbelt Enterprises, LLC, 5715 Mesmer Avenue, Los Angeles, CA 90230 (the “**Applicant**”).

City Staff: Randy Baez, 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 15332 (In-Fill Development Projects); and
- b. Adopt Resolution 2022-23 Approving Planning and Zoning Permit Nos. 21-500-10 (Special Use Permit) and 21-535-06 (Density Bonus), subject to certain findings and conditions..

Randy Baez provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/re4fJXiBsvE>.

City staff, including: Randy Baez, Associate Planner; Joe Pearson II, Interim Planning & Environmental Services Manager; Vyto Adomaitis, Community Development Director; Tai Chau, Supervising Civil Engineer; and Ken Rozell, Chief Assistant City Attorney, were available for questions.

The applicant team, including: Tom Cohen (Land Use Counsel); Mark Ross (Developer/Agent for Sunbelt) and Mark Pettit (Lauterbach and Associates Architect) provided a presentation and were available for questions.

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

Public verbal comments were received for Item F-1 from:

1. Pat Brown
2. Jeff Manson
3. Pedro Morales

A public written comment was received prior to the meeting for Item F-1 from Mitchell M. Tsai.

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

Discussion ensued among the Commissioners and staff, including: calculations for the number of units and parking; what is the cost if parking is eliminated to provide for green spaces; future neighborhood designation, fire hydrant coverage radius; order of tenant selection; requirement for security plans given the area; accessibility features; support for inclusion/use of alternative transit; support for local hire requirements; no traffic issues; this project can revitalize this area; and good location.

MOTION:

Vice Chair Arruejo moved and Commissioner Connelly seconded the motion to Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects); and Adopt Resolution 2022-23 Approving Planning and Zoning Permit Nos. 21-500-10 (Special Use Permit) and 21-535-06 (Density Bonus), subject to certain findings and conditions.

VOTE:

Chair Chavez, Vice Chair Arruejo, and Commissioners Connelly, Lopez, Meyer, and Sanchez voted in favor. The motion carried 6:0:1:0:0². Commissioner Nash was absent.

H. STUDY SESSION/REPORTS

1. None.

I. PLANNING COMMISSION BUSINESS

1. Commissioner Connelly stated that she attended the Legislative Day in Sacramento and saw the governor speak specifically on housing and homelessness and then had private meetings with assembly members to address the housing affordability crisis to get support for an increase in the State housing budget, which ultimately made the budget.
2. Vice Chair Arruejo stated that he attended the Sports Park Idea Day hosted by the City of Oxnard located at Gonzales Road and Oxnard Boulevard where people learn about different ideas for the future of Sports Park. Expressed interest in a joint meeting with the Parks Commission.

² In Favor: Against: Absent: Abstain: Recused

3. Commissioner Meyer stated that this is his first in-person meeting in over two years and it is great to meet his fellow Commissioners and welcome the new Interim Planning Manager Joe Pearson II and Community Development Director Vyto Adomaitis.
4. Chair Chavez inquired about putting the Planning Commission meeting start time on a future meeting agenda for discussion and updates on the bylaws. He also mentioned that May is bike month and Metrolink and VCTC are having bike events where you can win prizes and gift cards. Metrolink now has a 10 day flex pass. Metrolink and Pacific Surfliner copartnership allow use of both trains throughout Ventura County and to Los Angeles. He also mentioned that May is Armed Forces month.

J. COMMUNITY DEVELOPMENT STAFF UPDATES

Joe Pearson II, Interim Planning & Environmental Services Manager announced:

1. On May 3, 2022, the City Council approved the Portofino Place project.
2. On May 4, 2022, the curb cut policy went before the INCO.
3. The May 19, 2022 Planning Commission is canceled.
4. The next regular Planning Commission meeting will be on June 2, 2022 at 6:00 p.m.

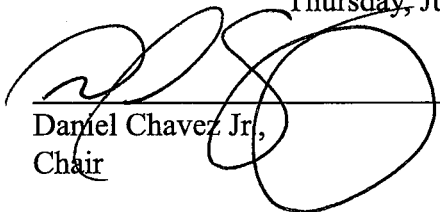
Vyto Adomaitis, Community Development Director provided some Building and Safety updates. He also commented that there is a lot of progress on the Navigation Center and the Central Terrace projects, which are moving toward building permit issuance. Community Development Staff will be giving a presentation to Oxnard Leadership Program.

K. ADJOURNMENT

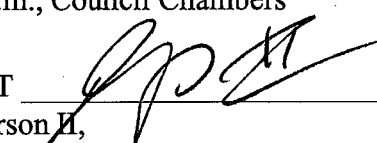
1. At 7:22 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

Thursday, June 2, 2022, 6:00 p.m., Council Chambers


Daniel Chavez Jr.,
Chair

ATTEST


Joe Pearson II,
Interim Planning & Environmental Services Manager