

MINUTES
OXNARD PLANNING COMMISSION
June 2, 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 Nash (arrived at 6:04 p.m.) were present. Commissioner Sanchez was absent.
3. Staff members present were: Joe Pearson II, Interim Planning & Environmental Services Manager; Randy Baez, Associate Planner; Vyto Adomaitis, Community Development Director; Jason Zaragoza, Deputy City Attorney; Scott Swenson, Safer Neighborhoods & Alcohol Compliance Specialist; 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. Commissioner Connelley 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 - May 5, 2022

MOTION:

Vice Chair Arruejo moved and Commissioner Meyer seconded a motion to approve the May 5, 2022 minutes as submitted.

VOTE:

Chair Chavez, Vice Chair Arruejo, Commissioners Connelly, Lopez, Meyer, and Nash voted in favor. The motion carried 6:0:1:0:0¹. Commissioner Sanchez 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, F-2, F-3, and F-4.

¹ In Favor: Against: Absent: Abstain: Recused

F. PUBLIC HEARING

1. **Project Name: Pacific Cafe Alcohol Special Use Permit- PLANNING AND ZONING (PZ) PERMIT No. 21-510-04 (Special Use Permit - Alcohol):** Located at 1661 Pacific Avenue, Unit 11 (APN: 220-0-281-045). A request for approval of a Special Use Permit (SUP) to sell beer and wine for on-site consumption (Alcohol Beverage Control License Type 41) at an existing 1,995 square-foot commercial suite within an approximately 18,000 square-foot industrial building on a 16.18-acre site located at 1661 Pacific Avenue, Suite 11 (APN: 220-0-281-045) within the Business Research Park (BRP) and Limited Manufacturing – Planned Development (M-L-PD) zoning districts. The existing restaurant is located within the BRP portion of the project site. Alcohol sales shall be limited to 7:00 a.m. to 10:00 p.m. daily. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Justin Beranich, Designated Agent, on behalf of property owner R & E Pacific Development, 21032 Devonshire St. #220, Chatsworth, CA 91311.
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 15301 (Existing Facilities); and
- b. Adopt Resolution 2022-24 approving Planning and Zoning Permit No. 21-510-04 (Special Use Permit - Alcohol), 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/KNhQWm5RQus>

City staff, including: Randy Baez, Associate Planner; Joe Pearson II, Interim Planning & Environmental Services Manager; Vyto Adomaitis, Community Development Director; Jason Zaragoza, Deputy City Attorney; Scott Swenson, Safer Neighborhoods & Alcohol Compliance Specialist, were available for questions.

The applicant Justin Beranich did not provide a presentation and was available for questions.

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

Public verbal comment was received from Pat Brown for Item F-1.

No public written comment was received for Item F-1.

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

Discussion ensued among the Commissioners and staff. Commissioner Nash asked staff to define the word Anular.

MOTION:

Commissioner Connelley 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 15301 (Existing Facilities); and Adopt Resolution 2022-24 approving Planning and Zoning Permit No. 21-510-04 (Special Use Permit - Alcohol), subject to certain findings and conditions.

VOTE:

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

2. **Project Name: Villa Ristorante Alcohol Special Use Permit- PLANNING AND ZONING (PZ) PERMIT No. 22-510-02 (Special Use Permit - Alcohol):** Located at 1601 South Victoria Avenue, Suite 160-B (APN: 188-0-272-205). A request to sell beer, wine and distilled spirits (Type 47 ABC License) for on-site consumption at a proposed 3,423 square-foot restaurant (Villa Ristorante) with two outdoor patios measuring approximately 350 square-feet each on a 2.6-acre site within the Coastal Planned Unit Community (CPC) zone. The applicant is requesting that alcohol sales and consumption be allowed from 7:00 AM to 1:00 AM. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Matthew Olufs, Designated Agent, on behalf of property owner Seabridge Partners, P.O. Box 15928, Beverly Hills, CA 90209.
City Staff: Randy Baez, Associate Planner

Recommendation: That the Planning Commission continue the project to date certain on June 16, 2022.

MOTION:

Commissioner Meyer moved and Vice Chair Arruejo seconded the motion to continue the project to date certain on June 16, 2022.

VOTE:

Chair Chavez, Vice Chair Arruejo, and Commissioners Connelly, Lopez, Meyer, and Nash voted in favor. The motion carried 6:0:1:0:0³. Commissioner Sanchez was absent.

3. **Project Name: 2700/2750 Ventura Road Utility Easement Vacation General Plan Conformity- PLANNING AND ZONING (PZ) PERMIT No. PZ 22-625-01 (General Plan Conformity Determination) -** At the request of the Fore Property ("Applicant"), the City of Oxnard ("City") is considering vacation of easements located at 2700/2750 Ventura Road. The easements to be vacated consist of a thirty-eight (38) foot wide Utility easement, totaling approximately 33,409 square feet, along the frontage of the two parcels. The project site is located at 2700/2750 Ventura Road (Assessor's Parcel Number 132-0-100-085 and 132-0-100-095). The project application was filed by Jonathan K.

² In Favor: Against: Absent: Abstain: Recused

³ In Favor: Against: Absent: Abstain: Recused

Cornelius of Fore Property, 1004 Santa Barbara Street, Santa Barbara, CA 93101.
City Staff: Joe Pearson II, Interim Planning and 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 2022-25 affirming that the City of Oxnard's proposed vacation of the utility easement located at 2700/2750 Ventura Road is in conformance with the City of Oxnard 2030 General Plan and recommending that the City Council order the vacation.

Joe Pearson II provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/iJyDVUirSJ8>

City staff, including: Joe Pearson II, Interim Planning & Environmental Services Manager; Vyto Adomaitis, Community Development Director; and Jason Zaragoza, Deputy City Attorney were available for questions.

The applicant team, Jonathan K. Cornelius (Fore Property, Developer) and Andrew K. Fogg (Cox, Castle & Nicholson, LLP, Legal Counsel) did not provide a presentation and were available for questions.

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

No Public verbal comment was received for Item F-1.

No public written comment was received for Item F-1.

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

None of the Planning Commissioners had questions for the staff or the applicant team.

MOTION:

Vice Chair Arruejo moved and Commissioner Nash 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 2022-25 affirming that the City of Oxnard's proposed vacation of the utility easement located at 2700/2750 Ventura 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, and Commissioners Connelly, Lopez, Meyer, and Nash voted in favor. The motion carried 6:0:1:0:0⁴. Commissioner Sanchez was absent.

⁴ In Favor: Against: Absent: Abstain: Recused

4. **Project Name: Cal-Trans Access Road General Plan Conformity- PLANNING AND ZONING (PZ) PERMIT No. 22-625-02 (General Plan Conformity Determination) - Request for 2030 General Plan Conformity Determination for Acquisition of Real Property Located directly south of 2700 Ventura Road/901 Town Center (Assessor's Parcel Number: N/A).** The City of Oxnard is considering the acquisition of real property located directly south of 2700 Ventura Road/901 Town Center. The property to be acquired consists of a forty (40) foot wide California Department of Transportation access road, totaling approximately 32,227 square feet. The project site is located at 2700 Ventura Road/901 Town Center (Assessor's Parcel Number: N/A). Filed by the City of Oxnard, Community Development Department, 214 South C Street, Oxnard, California 93030.
City Staff: Joe Pearson II, Interim Planning and 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 2022-26 affirming that the City of Oxnard's proposed acquisition of real property located directly south of 2700 Ventura Road/901 Town Center is in conformance with the City of Oxnard 2030 General Plan and recommending that the City Council order the proceed with 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/3ApfChjGlzM>

City staff, including: Joe Pearson II, Interim Planning & Environmental Services Manager; Vyto Adomaitis, Community Development Director; and Jason Zaragoza, Deputy City Attorney were available for questions.

The applicant team, Jonathan K. Cornelius (Fore Property, Developer) and Andrew K. Fogg (Cox, Castle & Nicholson, LLP, Legal Counsel) did not provide a presentation and were available for questions.

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

No Public verbal comment was received for Item F-1.

No public written comment was received for Item F-1.

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

None of the Planning Commissioners had questions for the staff or the applicant team.

MOTION:

Vice Chair Arruejo moved and Commissioner Connelly 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 2022-26 affirming that the City of Oxnard's proposed acquisition of real property located directly south of 2700 Ventura Road/901 Town Center is in conformance with the City of Oxnard 2030 General Plan and recommending that the City Council order the proceed with the acquisition.

VOTE:

Chair Chavez, Vice Chair Arruejo, and Commissioners Connelly, Lopez, Meyer, and Nash voted in favor. The motion carried 6:0:1:0:0⁵. Commissioner Sanchez was absent.

H. STUDY SESSION/REPORTS

1. None.

I. PLANNING COMMISSION BUSINESS

1. Commissioner Nash apologized for being a few minutes late to the Planning Commission meeting. He also requested to receive a hard copy of the Planning Commission packet from now on. Commissioner Nash also commented about a notice from the City alerting the Commissioners not to respond to any posts on social media by other commissioners. Jason Zaragoza, Deputy City Attorney stated that AB992 passed in January 2021. He will provide more information to the Commissioners about this law.
2. Commissioner Dr. Lopez stated that the Primary election will be on Tuesday, June 7, 2022 and encouraged everyone to vote. He stated that the Juneteenth event will be on June 18, 2022 at Plaza Park from 10 a.m. to 5 p.m. He stated that California and other parts of the world are affected by the lack of water and rain and provided an update on the current watering restrictions.
3. Chair Chavez stated that on May 20, 2022, the Oxnard Leadership program participated in a session with land use and transportation. Vyto Adomaitis, Community Development Director, Joe Pearson II, Interim Planning & Environmental Services Manager, Emilio Ramirez, Director of Housing, VCTC and Metrolink provided presentations to the participants.

J. COMMUNITY DEVELOPMENT STAFF UPDATES

1. Joe Pearson II, Interim Planning & Environmental Services Manager announced:
 - a. The Climate Action and Adaptation Plan (CAAP) study session will be coming to the Planning Commission.
 - b. The South Oxnard Aquatic Center will be going to Community Workshops on June 29 and August 1, 2022 at South Oxnard Center. Information is posted on the City website.
 - c. The next regular Planning Commission meeting will be on June 16, 2022 at 6:00 p.m.

⁵ In Favor: Against: Absent: Abstain: Recused

2. Vyto Adomaitis, Community Development Director commented that permits are ready to be issued for the Navigation Center and the Central Terrace apartments projects.

K. ADJOURNMENT

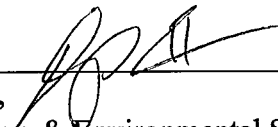
1. At 6:50 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

Thursday, June 16, 2022, 6:00 p.m., Council Chambers



Daniel Chavez Jr.,
Chair

ATTEST 

Joe Pearson II,
Interim Planning & Environmental Services Manager