

MINUTES
OXNARD PLANNING COMMISSION
Thursday, February 2, 2023

A. ROLL CALL

1. At 6:02 p.m., the Oxnard Planning Commission convened in the Oxnard Chambers.
2. Chair Arruejo, Commissioners Chavez, Nash, Connelly, Zielsdorf and Lopez were present. Vice Chair Stewart was absent.
3. Staff members present were; Ken Rozell, Chief Assistant City Attorney; Joe Pearson II, Planning Environmental Services Manager; 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 Zielsdorf led the pledge of allegiance

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. City Councilman Gabe Teran addressing the Planning Commission and welcoming new members.

D. CONSENT AGENDA

1. APPROVAL OF MINUTES - October 20, 2022

MOTION:

Commissioner Chavez moved and Commissioner Connelly seconded the motion of approval of minutes for the October 20, 2022, Planning Commission meeting with the following amendments:

1. ~~Commissioner~~ Chair Chavez moved and Commissioner Zielsdorf seconded the motion to extend the meeting past 11:00 p.m.
2. Vice Chair Arruejo moved and Commissioner ~~Nash~~ Connelly seconded the motion to modify condition 57.
3. Include the following language for the vote on fourth motion (third amendment to main motion) vote: FOURTH MOTION (THIRD AMENDMENT TO MAIN MOTION) VOTE: Vice Chair Arruejo, and Commissioners Nash and Zielsdorf voted in favor. Chair Chavez Commissioner Connelly against. Commissioners Meyer and Dr. Lopez recused themselves. The motion carried 3:2:0:0:2.
4. Removal of Dr. Lopez vote on page four for second motion and page six on vote for the fourth motion.

VOTE:

Chair Arruejo, Commissioner Chavez, Dr. Lopez, Connelly, Nash and Zielsdorf. Vice Chair Stewart was absent. The motion carried 6:0:1:0:0¹.

2. APPROVAL OF MINUTES - January 5, 2023

MOTION:

Commissioner Chavez moved and Commissioner Dr. Lopez seconded the motion of approval of minutes for the January 5, 2023, Planning Commission meeting.

VOTE:

Chair Arruejo, Commissioner Chavez, Dr. Lopez, Connelly, Nash and Zielsdorf. Vice Chair Stewart was absent. The motion carried 6:0:1:0:0².

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. NONE

F. PUBLIC HEARING

1. **Project Name: 2420 Oxnard Boulevard U-Haul Project** - - Planning and Zoning Permit No. 17-500-11 (Special Use Permit); Located at 2420 N. Oxnard Boulevard APNs: 142-0-010-345 and 142-0-021-010. The applicant requests a permit to allow for the renovation and conversion of an existing warehouse into a three story, 203,213 square feet of mini-warehouse/self-storage space, storage warehouse, and retail space on an 8.86-acre site. The large parking area on the north end of the lot would provide 46 covered recreational vehicle (RV) parking storage spaces. The request includes certification of the proposed Final Initial Study/Mitigated Negative Declaration (IS-MND) and adoption of the Mitigation Monitoring and Reporting Program (MMRP) which has been prepared pursuant to provisions of the California Environmental Quality Act (CEQA) Guidelines, Section 15063. Filed by David Randi, 2420 N Oxnard Blvd, Oxnard, CA 93036 (the "Applicant") on behalf of Amerco Real Estate Co., 2727 N. Central Avenue, 5-N, Phoenix, Arizona 85004 (the "Property Owner").

City Staff: Joe Pearson II, Planning & Environmental Services Manager and Michael Rocque, Senior Contract Planner

Recommendation: That the Planning Commission:

- a. Adopt Resolution No. 2023-03 recommending that the City Council adopt a Mitigated Negative Declaration (MND) 22-04 and Mitigation Monitoring Reporting Program (MMRP)
- b. Adopt Resolution 2023-04 recommending that the City Council Approve Planning and Zoning Permit No. 17-500-11 (Special Use Permit), based on the findings presented

¹ In Favor: Against: Absent: Abstain: Recused

² In Favor: Against: Absent: Abstain: Recused

and attached conditions of approval.

Micheal Rocque, Senior Contract Planner, provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/xOx4F8ULdPQ>

City Staff and Consultants Including: Joe Pearson II, Planning & Environmental Services Manager, Michael Rocque, Senior Contract Planner, and Ken Rozell, Chief Assistant City Attorney were available for questions.

Mark Pettit the Applicant was also present and available for questions.

Verbal comments and questions were received by Commissioner Nash regarding solar panels.

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

Public verbal comment received by Pat Brown supporting the project.

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

MOTION:

Commissioner Nash moved and Commissioner Dr. Loppz seconded the motion to Adopt Resolution No. 2023-03 recommending that the City Council adopt a Mitigated Negative Declaration (MND) 22-04 and Mitigation Monitoring Reporting Program (MMRP) and adopt Resolution 2023-04 recommending that the City Council Approve Planning and Zoning Permit No. 17-500-11 (Special Use Permit), based on the findings presented and attached conditions of approval.

VOTE:

Chair Arruejo, Commissioner Dr. Lopez, Connelly, Nash and Zielsdorf. Commissioner Chavez voted No. Vice Chair Stewart was absent. The motion carried 5:1:1:0:0³

2. **Project Name: Riverpark Boulevard Electronic Billboard Project;** PLANNING AND ZONING PERMIT Nos. 20-500-07 (Special Use Permit), 20-670-06 (Development Agreement), and 20-630-02 (Specific Plan Amendment); A Special Use Permit, Development Agreement, and Specific Plan Amendment to allow for the installation and operation of an electronic billboard on an approximately 0.25 acre undeveloped site located between the U.S. 101 and Riverpark Boulevard approximately 850 feet north of Vineyard Avenue in the northern portion of the City of Oxnard (APN: 132-0-311-075). The Special Use Permit allows for the development of an electronic billboard that would include a digital display of advertisements of various businesses, activities, services or products and minor landscape improvements within the adjacent Caltrans right of way. The proposed Development Agreement will allow for the use of City property for the purpose of a

³ In Favor: Against: Absent: Abstain: Recused

Freeway Adjacent Digital Display Billboard and outline the required public benefits to be provided by the future development. The proposed Specific Plan Amendment would amend the RiverPark Specific Plan to allow for Freeway Adjacent Digital Display Billboards within the RiverPark Specific Plan. Filed by Lars Skugstad, 1111 Broadway, Suite 1515, Oakland, CA 94607 (the "Applicant") on behalf of the City of Oxnard (the "Property Owner").

City Staff: Joe Pearson II, Planning and Environmental Services Manager

Recommendation: That the Planning Commission:

- a. Adopt Resolution 2023-05 recommending that the City Council deny Mitigated Negative Declaration (MND) 22-02; and
- b. Adopt Resolution 2023-06 recommending that the City Council deny Planning and Zoning Permit No. 20-670-06 (Development Agreement), subject to certain findings; and
- c. Adopt Resolution 2023-07 recommending City Council deny Planning and Zoning Permit No. 20-630-02 (Amendment to The RiverPark Specific Plan), subject to certain findings; and
- d. Finds Planning and Zoning Permit No. 20-500-07 (Special Use Permit) to be Statutorily Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 152070 ("Projects Which are Disapproved"); and
- e. Adopt Resolution 2023-08 Denying Planning and Zoning Permit No. 20-500-07 (Special Use Permit), 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/XWN-aBdXZQk>

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

Lars Skugstad the Applicant was 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.

Public verbal comments received by Darron Baida and Pat Brown opposing the project.

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

Discussion ensued among the Commissioners and staff about several topics, including: revenue, traffic safety, location, and lighting.

MOTION:

Commissioner Nash moved and Commissioner Dr. Lopez seconded the motion to adopt Resolution 2023-05 recommending that the City Council deny Mitigated Negative Declaration (MND) 22-02; and adopt Resolution 2023-06 recommending that the City Council deny Planning and Zoning Permit No. 20-670-06 (Development Agreement), subject to certain findings; and adopt Resolution 2023-07 recommending City Council deny Planning and Zoning Permit No. 20-630-02 (Amendment to The RiverPark Specific Plan), subject to certain findings; and finds Planning and Zoning Permit No. 20-500-07 (Special Use Permit) to be Statutorily Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 152070 ("Projects Which are Disapproved"); and adopt Resolution 2023-08 Denying Planning and Zoning Permit No. 20-500-07 (Special Use Permit), subject to certain findings and conditions.

VOTE:

Chair Arruejo, Commissioner, Chavez, Dr. Lopez, Connelly, Nash and Zielsdorf. Vice Chair Stewart was absent. The motion carried 6:0:1:0:0⁴.

3. **Project Name: Ventura Road Electronic Billboard Project;** PLANNING AND ZONING PERMIT Nos. 20-500-06 (Special Use Permit), 20-670-05 (Development Agreement), and 21-660-03 (Street Vacation); A Special Use Permit, Development Agreement, and Street Vacation to allow for the installation and operation of an electronic billboard on an approximately 1,000-square foot undeveloped site located on the north side of the U.S. 101 and immediately west of Ventura Road in the northern portion of the City of Oxnard. The Special Use Permit allows for the development of an electronic billboard that would include a digital display of advertisements of various businesses, activities, services or products. The proposed Development Agreement will allow for the use of City property for the purpose of a Freeway Adjacent Digital Display Billboard and outline the required public benefits to be provided by the future development. The proposed Street Vacation would vacate the existing right-of-way to the City of Oxnard. Filed by Lars Skugstad, 1111 Broadway, Suite 1515, Oakland, CA 94607 (the "Applicant") on behalf of the City of Oxnard (the "Property Owner").

City Staff: Joe Pearson II, Planning and Environmental Services Manager

Recommendation: That the Planning Commission:

- a. Adopt Resolution 2023-09 recommending that the City Council deny Mitigated Negative Declaration (MND) 22-03; and
- b. Adopt Resolution 2023-10 recommending that the City Council deny Planning and Zoning Permit No. 20-670-05 (Development Agreement), subject to certain findings; and
- c. Adopt Resolution 2023-11 recommending City Council deny Planning and Zoning

⁴ In Favor: Against: Absent: Abstain: Recused

Permit No. 21-660-03 (Street Vacation), subject to certain findings; and

- d. Finds Planning and Zoning Permit No. 20-500-06 (Special Use Permit) to be Statutorily Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15270 ("Projects Which are Disapproved"); and
- e. Adopt Resolution 2023-12 Denying Planning and Zoning Permit No. 20-500-06 (Special Use Permit), 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/yUDvcKJ_Nm4

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

Lars Skugstad the Applicant was present and available for questions.

No Verbal comments or questions were received by Commissioners.

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

Public verbal comment received by Darron Baida opposing the project.

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

Discussion ensued among the Commissioners and staff about several topics, including: cost of future removal of billboards, types of advertisements, view of location, and legal agreement.

MOTION:

Chair Arruejo and Commissioner Nash seconded the motion to adopt Resolution 2023-09 recommending that the City Council deny Mitigated Negative Declaration (MND) 22-03; and adopt Resolution 2023-10 recommending that the City Council deny Planning and Zoning Permit No. 20-670-05 (Development Agreement), subject to certain findings; and adopt Resolution 2023-11 recommending City Council deny Planning and Zoning Permit No. 21-660-03 (Street Vacation), subject to certain findings; and finds Planning and Zoning Permit No. 20-500-06 (Special Use Permit) to be Statutorily Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15270 ("Projects Which are Disapproved"); and adopt Resolution 2023-12 Denying Planning and Zoning Permit No. 20-500-06 (Special Use Permit), subject to certain findings and conditions.

VOTE:

Chair Arruejo, Commissioner Chavez, Dr. Lopez, Connelly, Nash and

Zielsdorf. Vice Chair Stewart was absent. The motion carried 6:0:1:0:0⁵.

4. **Project Name: 940 Dunes Duplex;** Planning and Zoning Permit No. 22-400-01 (Coastal Development Permit) to authorize the construction of a residential duplex totaling 5,591 square-feet, located at 940 Dunes (APN: 196-0-031-155). A request to construct a two-story 5,591 square-foot residential duplex building consisting of two, attached two-bedroom dwelling units on a 6,366 square-foot vacant lot. Unit 1, which is 2,910 square feet, includes an 881 square foot garage and 257 square feet of balcony area. Unit 2 is 2,681 square feet and includes an 890 square foot garage and a 108 square foot balcony.
City Staff: Joe Pearson II, Planning & 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 2023-13 approving Planning and Zoning Permit No. 22-400-01 (Coastal Development Permit), 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/w71xS3JEsMQ>

City Staff and Consultants Including: Joe Pearson II, Planning & Environmental Services Manager and Ken Rozell, Chief Assistant City Attorney Susan Hernandez, Contract Planner were available for questions.

The Applicant Alex Muller was available for questions.

No Verbal comments or questions were received by Commissioners.

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 Dr. Lopez and Commissioner Connelly seconded the motion to adopt 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 2023-13 approving Planning and Zoning Permit No.

⁵ In Favor: Against: Absent: Abstain: Recused

22-400-01 (Coastal Development Permit), subject to certain findings and conditions.

VOTE:

Chair Arruejo, Commissioner Chavez, Dr. Lopez, Connelly, Nash and Zielsdorf. Vice Chair Stewart was absent. The motion carried 6:0:1:0:0⁶.

G. STUDY SESSION/REPORTS

1. None

H. PLANNING COMMISSION BUSINESS

1. Commissioner Chavez commented on Metrolink offering free rides on February 4, 2023 due to Equity Day and announced the beginning of Black History month.
2. Chair Arruejo thanked the Planning Commission for his new appointment as Chair and outlook on the Planning Commission; he also commented on the Institute for Local Government offering free training on February 17th, 2023 for the 2022-2023 Regional Planning Commissioner Training.

I. COMMUNITY DEVELOPMENT STAFF UPDATES

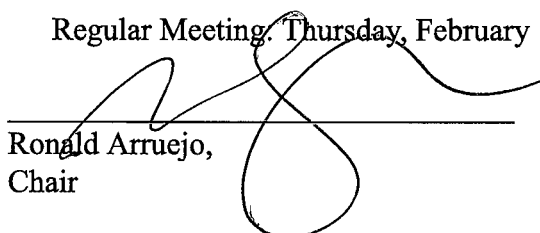
1. Joe Pearson II addressed the upcoming meeting for February 16, 2023 which will consist of only one item.

J. ADJOURNMENT

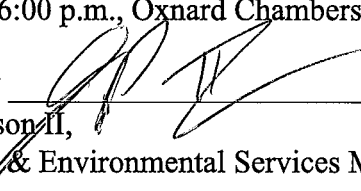
1. At 7:00 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

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



Ronald Arruejo,
Chair

ATTEST 

Joe Pearson II,
Planning & Environmental Services Manager

⁶ In Favor: Against: Absent: Abstain: Recused