

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 Categorical 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 Drive, Oxnard, California 93033.

City Staff: Juan Carlos Torres, Associate Planner

Recommendation: That the Planning Commission:

- a. Find the Project to be Categorical 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/ODRsPifc7I>

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

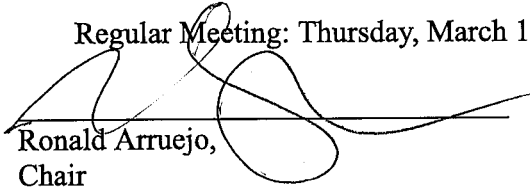
1. Joe Pearson II noted that with the Continuation of the inclusionary ordinance to April 6th, the March 16th meeting will be canceled. Joe Pearson II also noted the progress of other upcoming Downtown projects.

J. ADJOURNMENT

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

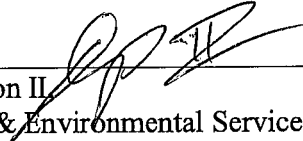
FUTURE MEETINGS

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



Ronald Arruejo,
Chair

ATTEST



Joe Pearson II,
Planning & Environmental Services Manager