

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/11FbCfAwnHU>

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

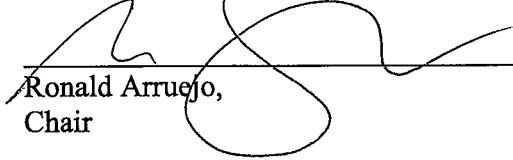
1. Joe Pearson II addressed the upcoming town hall meeting for Monday, April 24, 2023 and encouraged the community to attend.

J. ADJOURNMENT

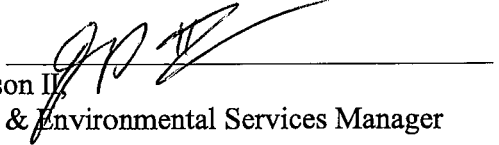
1. At 6:30 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

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



Ronald Arruejo,
Chair

ATTEST 

Joe Pearson II,
Planning & Environmental Services Manager