

CITY OF OXNARD PLANNING COMMISSION AGENDA

REGULAR MEETING
Council Chambers, 305 West Third Street
Thursday, November 2, 2023, 6:00 p.m.

The public may view the meeting from home on the City's website at Oxnard.org/city-meetings, Spectrum Channel 10, Frontier Channel 35, or YouTube at Youtube.com/oxnardnews. Video recordings are typically available online following the meeting at the City's website at <http://www.oxnard.org/city-meetings>

YOU MAY PARTICIPATE IN THE MEETING IN THE FOLLOWING WAYS:

1. ATTEND THE MEETING AT THE LOCATION LISTED ABOVE: Submit a speaker card.
2. EMAILING COMMENTS OR REQUESTS TO SPEAK BEFORE THE MEETING
 - a. Submit an email to Planning@oxnard.org no later than 3:00 p.m. on the day of the meeting (Please indicate the agenda item number in the subject line). All email correspondence will be forwarded to the Planning Commission prior to the start of the meeting and made part of the legislative record.
 - b. Submit a request to speak by no later than 3pm on the day of the meeting by using the form <https://forms.gle/sM2oshs6XXVDzX3z8>, emailing the Planning office at planning@oxnard.org, or calling (805) 385-7858.
3. PROVIDING PUBLIC COMMENTS DURING THE MEETING
 - a. Speakers shall have up to three minutes to speak.
 - b. If you wish to speak during public comments or a particular item on the agenda, please follow the below instructions:
 1. Dial phone number (888) 475-4499
 2. Enter the meeting ID: 827 1500 1242
 3. Enter the meeting passcode: 204802
 4. Wait in the Zoom waiting room. Once the Chair calls for public speakers, press *9 to raise your hand to inform the recording secretary you would like to speak.
 - c. Public comments on items not on the agenda shall be taken at the beginning of the meeting. If there are more speakers than can be accommodated during thirty minutes, additional speakers who will be given an opportunity to speak at the end of the meeting.
 - d. Public comments on items on the agenda shall be taken following the announcement of the item.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a meeting, you should contact the office of the City Clerk at (805) 385-7803. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

Written materials relating to an item on this agenda that are distributed to the Planning Commission within 72 hours before the item is to be considered at its regularly scheduled meeting will be made available for public inspection at 214 South C Street, during customary business hours.

A. ROLL CALL**B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES****C. PUBLIC COMMENTS - On Items Not On The Agenda**

At this time, a person may address the Planning Commission on matters within the jurisdiction of the Planning Commission, including information/consent items and any item not appearing on the agenda. The Chair shall limit public comments to three (3) minutes. The Planning Commission cannot take action on any item presented during public comments that is not on the agenda and such item may only be referred to the Commission Secretary. Persons wishing to speak on public hearing items should do so at the time of the public hearing.

D. CONSENT AGENDA

1. None

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS**F. PUBLIC HEARING**

1. **Project Name: 131 East Seventh Street Property Acquisition; PLANNING AND ZONING PERMIT NO. 23-625-04 (General Plan Conformity Determination);** Located at 131 East Seventh Street; APN 201-0-272-040. A request that the Planning Commission adopt a resolution affirming that the City of Oxnard's acquisition of real property located at 131 East Seventh Street is in conformance with the City of Oxnard 2030 General Plan and recommending that the City Council acquire the property. The request is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) and Section 15378(b)(5). Requested by Emilio Ramirez, Housing Director, on behalf of the City of Oxnard, 435 South D Street, Oxnard, CA 93030.
City Staff: Joe Pearson II, Planning Environmental Services Manager

Recommendation: That the Planning Commission:

- a. Find the acquisition of unimproved real property located at 131 East Seventh Street 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-XX affirming that the City of Oxnard's acquisition of real property located at APN 201-0-272-040 is in conformance with the City of Oxnard 2030 General Plan, and recommending that the City Council order the acquisition.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/lfkVTwdUMIk>

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2. **Project Name: 418 West Fourth Street Property Disposition;** Planning and Zoning Permit No. 23-625-05 (General Plan Conformity Determination) - Located at 418 West Fourth Street; APN 202-0-085-190. A request that the Planning Commission adopt a resolution affirming that the City of Oxnard's disposition of real property located at 418 West Fourth Street is in conformance with the City of Oxnard 2030 General Plan and recommending that the City Council dispose of the property. The request is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) and Section 15378(b)(5). Requested by Emilio Ramirez, Housing Director, on behalf of the City of Oxnard, 435 South D Street, Oxnard, CA 93030.
City Staff: Joe Pearson II, Planning Environmental Services Manager

Recommendation: That the Planning Commission:

- a. Find the disposition of improved real property located at 418 West Fourth Street 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-XX affirming that the City of Oxnard's disposition of real property located at APN 202-0-085-190 is in conformance with the City of Oxnard 2030 General Plan, and recommending that the City Council order the disposition.

Please click the following link to view the required Measure M pre-recorded presentation video: https://youtu.be/6_BdyJjs3aQ

3. **Project Name: 5587 Saviers Road Daya Enterprises Project;** PLANNING AND ZONING PERMIT NO. 22-500-02 (Special Use Permit); Located at 5587 Saviers Road, Oxnard, CA 93003 (APN: 222-0-011-110). The applicant requests to construct a two-story, 4,455 square-foot, 24-hour convenience store (no alcohol) with 2,755 square feet of ground floor retail and payment area and 1,700 square foot office area on the second floor. The project also includes a fuel canopy with eight fuel stations, parking, trash enclosure and related site improvements. The hours of operation for the project are proposed to be 24 hours per day, Monday through Sunday. The project is Categorically Exempt in accordance with Section 15303 pursuant to provisions of the California Environmental Quality Act (CEQA) Guidelines. Filed by John Muller, Muller Worthy Architects, 1451-D Rice Avenue, Oxnard CA 93030, designated agent on behalf of Daya Enterprises, 6901 Worth Way, Camarillo, CA 93012.

City Staff: Brenna Wengert, AICP, 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

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Construction or Conversion of Small Structures); and

- b. Adopt Resolution 2023-XX approving Planning and Zoning Permit No 22-500-02 (Special Use Permit), subject to certain findings and conditions.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/HGwVhLlpcg4>

G. STUDY SESSION/REPORTS

H. PLANNING COMMISSION BUSINESS

I. COMMUNITY DEVELOPMENT STAFF UPDATES

J. ADJOURNMENT

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FUTURE MEETINGS

Regular Meeting: Thursday, November 16, 2023, 6:00 p.m., Council Chambers

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