

MINUTES
OXNARD PLANNING COMMISSION
Thursday, January 5, 2023

A. ROLL CALL

1. At 6:01 p.m., the Oxnard Planning Commission convened in the Oxnard Chambers.
2. Chair Chavez, Vice Chair Arruejo, Nash, Connelly, Lopez and Zielsdorf were present.
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 Chavez 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 - December 15, 2022

MOTION:

Chair Chavez moved and Commissioner Dr. Lopez seconded the motion of approval of minutes for the December 15, 2022, Planning Commission meeting.

VOTE:

Chair Chavez, Commissioner Dr. Lopez, Zielsdorf, and Nash. Vice Chair Arruejo and Commissioner Connelly abstained. The motion carried 4:0:0:2:0¹.

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. PUBLIC HEARING

1. **Project Name: 2420 Oxnard Boulevard U-Haul Project - Located at 2420 N. Oxnard**

¹ In Favor: Against: Absent: Abstain: Recused

Boulevard APNs: 142-0-010-345 and 142-0-021-010 - Planning and Zoning Permit No. 17-500-11 (Special Use Permit). 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. Provide direction to City staff regarding the appropriateness of the proposed project and adequateness of the Final IS-MND and direct staff to return with a resolution providing an approval recommendation or a denial recommendation to City Council; and
- b. Continue the meeting to a date certain.

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 presented his powerpoint presentation.

Verbal comments and questions were received by Commissioner Nash regarding traffic flow into the site.

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

Public verbal comment received by Larry Stein who supported the project.

Public verbal comment received by Deirdre Frank opposing the project.

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

Discussion ensued among the Commissioners and staff about several topics, including: commercial location, traffic safety, solar, lighting, crime prevention, housing and

pedestrian safety.

MOTION:

Vice Chair Arruejo moved and Commissioner Dr. Loppz seconded the motion to direct city staff to find the proposed project appropriate for the project area and find that the appropriate for the project area and find that the Final IS-MND is adequate and to include a resolution with the proposed condition forty five as it stands in our staff report and to come to the planning commission on February 2,2023 for an approval of recommendation to the City Council.

VOTE:

Vice Chair Arruejo, Commissioner Dr. Lopez, Connelly, Nash and Zielsdorf and Nash. Chair Chavez voted No. The motion carried 5:1:0:0².

G. STUDY SESSION/REPORTS

1. None

H. PLANNING COMMISSION BUSINESS

1. Commissioner Nash congratulated Dr. Lopez on his new baby arrival and congratulated Chair Chavez who received his reappointment of four more years.
2. Commissioner Dr. Lopez publicly recognized and thanked Commissioner Meyer for the time he served at the Planning Commission.

I. COMMUNITY DEVELOPMENT STAFF UPDATES

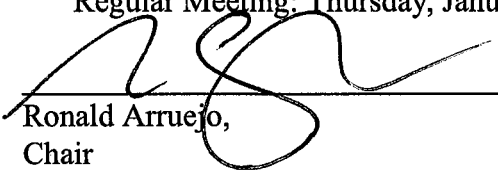
1. Joe Pearson II, Planning & Environmental Services Manager wished everyone a Happy New Year and commented on the upcoming meeting and items on the agenda.

J. ADJOURNMENT

1. At 6:49p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

Regular Meeting: Thursday, January 19, 2023, 6:00 p.m., Oxnard Chambers



Ronald Arruejo,
Chair

ATTEST 

Joe Pearson II,
Planning & Environmental Services Manager

² In Favor: Against: Absent: Abstain: Recused