

OXNARD PLANNING COMMISSION
Thursday, September 21, 2023

A. ROLL CALL

1. At 6:00pm the Oxnard Planning Commission convened in the Oxnard Chambers.
2. Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Connelly, Dr. Lopez, Nash and Zielsdorf were present. Commissioner Chavez was absent.
3. Staff members present were: Joe Pearson II, Planning & Environmental Services Manager; Ken Rozell, Chief Assistant City Attorney; and Miriam Loera, Administration Services Specialist.
4. Chair Arruejo presided and called the meeting to order.

B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES

1. Chair Arruejo

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: 6001 Arcturus Avenue Outdoor Storage Yard Project;** Planning and Zoning Permit No. 22-500-01 (Special Use Permit) and 22-400-02 (Coastal Development Permit); Development proposal to construct a parking lot and outdoor storage yard. The 8.7-acre site will operate as a storage facility for containers and cars. The applicant is requesting a Special Use Permit and Coastal Development Permit to redevelop the 8.7-acre property located at 6001 Arcturus Avenue (APN: 231-0-092-215). The project would feature a total of 352,501 sf of paved parking, 27,038 sf of landscaping, 38 overhead lights, four (4) fire hydrants, and a bioswale and storm drain on the southern edge of the parking lot. No new buildings are proposed. Filed by Tanner Shelton, Jensen Design & Survey, Inc., 1672 Donlon Street, Ventura, California 93003, designated agent (the "Applicant") on behalf of RJN Properties, LLC & Hager Pacific 1, LP, 4100 Newport Place, Ste. 700 Newport Beach, CA 92660 (the "Property Owner").

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.

City Staff: Brenna Wengert, AICP, Contract Planner and Joe Pearson II, Planning Environmental Services Manager

Recommendation: That the Planning Commission:

- a. Adopt Resolution 2023-32 certifying Final Initial Study/Mitigated Negative Declaration (IS/MND) No. 23-01; and
- b. Adopt Resolution 2023-31 approving Planning and Zoning Permit No. 22-500-01 (Special Use Permit) and 22-400-02 (Coastal Development Permit), subject to certain findings and conditions.

Brenna Wengert, AICP, Contract Planner provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/CBxKWHKJgg>

City Staff and Consultants Including: Joe Pearson II, Planning & Environmental Services Manager; Ken Rozell, Chief Assistant City Attorney; Breanna Wengert, AICP (CSG Consultants); Jonathan V. Leech, AICP (Dudek); and Lulia Roman (Dudek) were available for questions.

The applicant team included: Tanner Shelton of Jensen Design & Survey, Inc. and Rob Neal of Hagar Pacific were available for questions.

Verbal comments and questions were received by Commissioners : Vice Chair Dr. Stewart, Chair Arruejo, Commissioners Nash and Lopez on Community Workshop discussions, trash enclosures requirements/standards, contents of containers, steel security fence, MND, travel path for vehicles and trucks, the hours of operations, need for trees and concern regarding the number of trees, landscaping, industrial projects in the area and coastal zone along with a climate action plan and outdoor lighting impacts were discussed.

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

No verbal comments were received by public speakers

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

Discussion ensued among the Commissioners and staff about several topics, including: air pollution, native plant placement in place of trees, landscaping, light standards, security, hours of operation, bird spikes on fence, and future zoning for South Oxnard.

MOTION:

Commissioner Nash moved and Commissioner Dr. Lopez seconded the motion to adopt Resolution 2023-32 certifying Final Initial Study/Mitigated Negative Declaration (IS/MND) No. 23-01; and adopt Resolution 2023-31 approving Planning and Zoning Permit No. 22-500-01 (Special Use Permit) and 22-400-02 (Coastal Development Permit), subject to certain findings and conditions with the following amendments:

1. Add New Landscape Special Condition; "All plants shall be either native or drought tolerant. Trees shall not exceed the minimum number as required by the City."
2. Modify Condition 36 as follows: Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets. To prevent damage from vehicles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected. Developer shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street. Developer shall submit a lighting plan showing standard heights and light materials for design review and approval of the Planning Division Manager. Light standards shall be modified so as to not allow perching by raptors or other predatory-type birds through use of bird-spikes or other bird-deterrent devices. (PL/B, PL-8)
3. Modify Condition 56 as follows: Hours of Operation shall be between 6:00 AM and 6:00 PM Monday through Friday.

AMENDMENT TO THE MOTION:

Chair Arruejo moved and Vice Chair Dr. Stewart seconded the motion to adopt Resolution 2023-32 certifying Final Initial Study/Mitigated Negative Declaration (IS/MND) No. 23-01; and adopt Resolution 2023-31 approving

AMENDMENT TO THE MOTION VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Zielsdorf and Nash voted in favor. Dr. Lopez and Connelly voted against. Commissioner Chavez was absent. The motion carried 6:0:0:0:0¹.

MOTION VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Dr. Lopez, Connelly, Zielsdorf and Nash voted in favor. Commissioner Chavez was absent. The motion carried 4:2:1:0:0².

¹ In Favor: Against: Absent: Abstain: Recused

² In Favor: Against: Absent: Abstain: Recused

F. STUDY SESSION/REPORTS

1. None

G. PLANNING COMMISSION BUSINESS

1. Chair Arruejo thanked and appreciated Vice Chair Dr. Stewart for covering the prior meeting during his absence. He shared he is now a registered Parliamentarian and his experience at the convention/conference he attended.
2. Vice Chair Dr. Stewart thanked the Commission for being supportive and addressed his new Doctorate degree credential.

H. COMMUNITY DEVELOPMENT STAFF UPDATES

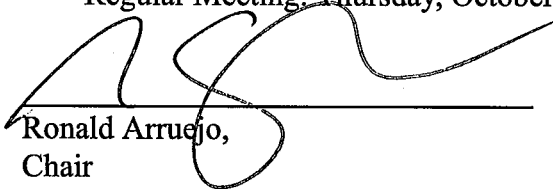
1. Joe Pearson II commented on the upcoming meeting and the items that will be presented he also addressed the news of the new Community Development Director Jeff Pengilley.

I. ADJOURNMENT

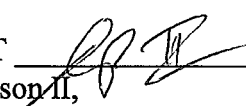
1. At 7:15pm., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

Regular Meeting: Thursday, October 5, 2023, 6:00 p.m, Oxnard Chambers



Ronald Arruejo,
Chair

ATTEST 

Joe Pearson II,
Planning & Environmental Services Manager