

CITY OF OXNARD PLANNING COMMISSION AGENDA

REGULAR MEETING
Council Chambers, 305 West Third Street
Thursday, May 16, 2024, 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/dpisR2wWPszq2ZtJ8> 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: 825 5362 3447
 3. Enter the meeting passcode: 350459
 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. APPROVAL OF MINUTES – February 15, 2024

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

1. **Project Name: 2030 General Plan and Local Coastal Plan Conformity Determination for the City of Oxnard Revised Capital Improvement Program (CIP) Fiscal Years (FY) 2025-2029.** The Planning Commission will review the CIP for FY 2025-2029 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 CIP includes a range of roadway improvements, maintenance of public facilities, stormwater drainage improvements and other miscellaneous projects. The new 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. *(Item continued from Planning Commission scheduled for May 2, 2024)*

City Staff: Morgan Kessler, City Engineer; Joe Pearson, Planning and Environmental Services Manager

Recommendation: That the Planning Commission:

- a. Find the Revised Capital Improvement Program (CIP) projects for FY 2025-2029 is not a “project” under the California Environmental Quality Act pursuant to section 15601 (b)(3) and 15378(b)(4); and
- b. Adopt Resolution 2024-XX finding that the proposed additional Capital Improvement Program (CIP) projects for FY 2025-2029 are in conformance with the City of Oxnard 2030 General Plan and relevant Coastal Land Use Plan policies pursuant to Section

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65401 of the Government Code.

Please click the following link to view the required Measure M pre-recorded presentation video: https://youtu.be/_If3vEDnuCI

2. **Project Name: 2310 Saviers Apartments** - Planning and Zoning Permit No. PZ 18-500-09 (Special Use Permit); Property located at 2310 Saviers Road (APN: 204-0-134-190). A request for a Special Use Permit to demolish a 928 square-foot detached garage for the construction of a two-story 2,742 square-foot dwelling unit consisting of four bedrooms and garages able to accommodate five cars on a 16,700 square-foot lot and for the construction of a new retaining wall located at the front property line. The resulting property will consist of a total of three units and a total of six garage spaces. The project is exempt from environmental review pursuant to Section 15303 New Construction or Conversion of Small Structures of the California Environmental Quality Act (CEQA) Guidelines. Filed by Anthony Benavidez, on behalf of property owner Khing Investments, LLC, 1440 Morris Street, Oxnard, CA 93033.

City Staff: Malinda Lim, Contract Planner; Joe Pearson, Planning and Environmental Services Manager

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 2024-XX approving Planning and Zoning Permit No. PZ 18-500-09 (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/tfjISLa5JSI>

3. **Project Name: Auto Center Sign Modification** - Planning and Zoning Permit No. 24-550-01 (Major Modification); Property located at 1740 East Ventura Boulevard (APN: 144-0-134-095). A request for a Major Modification Permit to modify the Oxnard Auto Center freeway sign. The text of "Oxnard Auto Center" will be reduced from 231 square feet to 178 square feet per sign frontage and the digital display will be enlarged from 552 square feet to 672 square feet per sign frontage. The total signage area for each side of the freeway sign will be 850 square feet for an overall total of 1,700 square feet. No changes are proposed for the height or size of the monument sign structure. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities) and Section 15311(a) (On-Premise Signs) of the California Environmental Quality Act (CEQA)

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Guidelines. The Project site is located within the Rose-Santa Clara Corridor Specific Plan (RSCCSP) and designated as Auto Sales and Service. Filed by George Saelzler, 731 W. 11th Street, Claremont, CA 91711.

City Staff: Malinda Lim, Contract Planner; Joe Pearson, Planning and Environmental Services Manager

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 Section 15311(a) (On-Premise Signs); and
- b. Adopt Resolution 2024-XX Approving Planning and Zoning Permit No. 24-550-01 (Major Modification), subject to certain findings and conditions.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/sQFshPJY0qs>

G. STUDY SESSION/REPORTS

H. PLANNING COMMISSION BUSINESS

I. COMMUNITY DEVELOPMENT STAFF UPDATES

J. ADJOURNMENT

FUTURE MEETINGS

Regular Meeting: Thursday, June 6, 2024, 6:00 p.m., Council Chambers

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<http://www.oxnard.org>

DRAFT
OXNARD PLANNING COMMISSION
Thursday, February 15, 2024

A. ROLL CALL

1. At 6:00 pm the Oxnard Planning Commission convened in the Oxnard Chambers.
2. Chair Arruejo, Vice Chair Dr. Stewart, and Commissioners Dr. Lopez, Nash, Zielsdorf, Connelly, and Schuelke were present.
3. Staff members present were: Joe Pearson II, Planning & Environmental Services Manager; Ken Rozell, Chief Assistant City Attorney; Daniel Houck, Associate Planner; and Christen Guzman, Administration Services Technician.
4. Chair Arruejo presided and called the meeting to order.

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

1. Commissioner Schuelke led the Pledge of Allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. None

D. CONSENT AGENDA

1. None

E. NOMINATIONS AND ELECTIONS

1. Nomination and Election of the Planning Commission Chair and Vice Chair to Serve for Calendar Year 2024

CHAIR NOMINATIONS:

Commissioner Nash moved and Commissioner Dr. Stewart seconded a nomination for Chair Arruejo to serve as Chair for Calendar year 2024.

VOTE:

Chair Arruejo, Vice-Chair Dr. Stewart and Commissioners Dr. Lopez, Connelly, Zielsdorf, Schuelke, and Nash voted in favor. The motion carried 7:0:0:0:0¹.

VICE CHAIR NOMINATIONS:

¹ In Favor: Against: Absent: Abstain: Recused

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Commissioner Nash moved and Commissioner Dr. Lopez seconded a nomination for Commissioner Stewart to serve as Vice Chair for Calendar year 2024.

VOTE:

Chair Arruejo, Vice-Chair Dr. Stewart and Commissioners Dr. Lopez, Connelly, Zielsdorf, Schuelke, and Nash voted in favor. The motion carried 7:0:0:0:0².

F. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. None

F. PUBLIC HEARING

1. **Project Name: Dish Wireless Mono-Eucalyptus;** Planning and Zoning Permit No. 23-530-03 (Special Use Permit - Wireless); Property located at 1301 West Channel Islands Boulevard (APN: 205-0-580-065). A request to construct a 70-foot tall wireless communication facility designed to resemble a eucalyptus with an associated ground equipment enclosure on a 1.57 acre lot in the C-2 zone. The request includes the allowance for an increase in height from 35 feet to 70 feet. The project is exempt from environmental review pursuant to Section 15303, Class 3 (New Construction) of the California Environmental Quality Act (CEQA) Guidelines. Filed by designated agent Adrian Culici, Eukon Group, 65 Post, Suite 1000, Irvine, CA, 92618 on behalf of Dish Wireless, on behalf of the property owner Port Place Shoppers LLC, 1341 W. Channel Islands Blvd, Oxnard, CA 93030.

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 15303 Class 3 (New Construction); and
- b. Adopt Resolution 2024-03 approving Planning and Zoning Permit No. 23-530-03 (Special Use Permit Wireless), subject to certain findings and conditions.

² In Favor: Against: Absent: Abstain: Recused

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/cKprh6qzqqE>

City Staff including: Joe Pearson, Planning & Environmental Services Manager; Ken Rozell, Chief Assistant City Attorney; and Daniel Houck, Associate Planner were available for questions.

The applicant Sonal Thakur was available for questions.

Verbal comments and questions were received by Commissioner Dr. Lopez and Commissioners Nash on the requested height increase, noise of equipment, need for the new facilities and impacts of the lack of the facilities, services supported by antennas, number of trees, and tree screening were discussed.

No verbal comments received by public speakers

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

Discussion ensued among the Commissioners and staff about key topics, including: sound given proximity to housing and improved coverage.

MOTION:

Commissioner Dr. Lopez moved and Commissioner Connelly seconded the motion to find project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 Class 3 (New Construction); and adopt Adopt Resolution 2024-03 approving Planning and Zoning Permit No. 23-530-03 (Special Use Permit Wireless), subject to certain findings and conditions.

MOTION VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Nash, Dr. Lopez, Zielsdorf, Connelly, and Schuelke voted in favor. The motion carried 7:0:0:0:0.

G. STUDY SESSION/REPORTS

1. None

H. PLANNING COMMISSION BUSINESS

1. Commissioner Connelly introduced a young realtor Andrew Tilson. Commissioner Connelly noted that friends' homes were flooded during the December 2023 storms,

and wanted to thank Councilmember Teran for being the neighborhood checking on community members after the floods.

2. Commissioner Dr. Lopez thanked Chair Arruejo and Vice Chair Dr. Stewart for their past year of serving as Chair and Vice Chair and for accepting the positions moving forward. Dr. Lopez welcomed the new Commissioner Schuelke and Thanked the commission
3. Vice Chair Dr. Stewart thanked the commission for their confidence in him. Vice Chair Dr. Stewart asked about the impacts of Measure M as it relates to the ability to give presentations. He noted that Cal State Channel Islands is having super sunday at the Oxnard Performing Arts Center to talk about and encourage college attendance.
4. Commissioner Nash discussed the possibility of having live presentations in light of Measure M.
5. Arruejo recommended that the Commission adopt standing rules to have staff present before each agenda item and opened the floor to a motion.

MAIN MOTION:

Commissioner Nash moved and Vice Chair Dr. Stewart seconded the motion to have the staff present before each item and make it into a standing rule of the Commission.

MAIN MOTION VOTE

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Nash, Dr. Lopez, Zielsdorf, Connelly, and Schuelke voted in favor. The motion carried 7:0:0:0:0.

6. Chair Arruejo thanked the commission for appointing him to a second term. Provided clarification on parliamentary procedure and Robert's rules. Chair Arruejo recommended relooking at the by-laws and wanted to look at having study sessions and a non-binding resolution to recommend City Council provide a stipend to the Planning Commission. Mr. Rozell recommended that the items come back for discussion of future items at a subsequent meeting.

I. COMMUNITY DEVELOPMENT STAFF UPDATES

1. Joe Pearson II commented that the U-Haul project was scheduled to return to the City Council for final action in March.

J. ADJOURNMENT

1. At 6:43 pm., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

Regular Meeting: Thursday, March 7, 2024, 6:00 p.m, Oxnard Chambers

Ronald Arruejo,
Chair

ATTEST _____
Joe Pearson II,
Planning & Environmental Services Manager