

CITY OF OXNARD PLANNING COMMISSION AGENDA

REGULAR MEETING
Council Chambers, 305 West Third Street
Thursday, August 1, 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/R3HjTivApnAHYSEm9> 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: 898 5752 5409
 3. Enter the meeting passcode: 961506
 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.

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

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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 – March 21, 2024
2. APPROVAL OF MINUTES – April 4, 2024

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

F. PUBLIC HEARING

1. **Project Name: General Plan Conformity for Edison Grant of Easement** - Planning and Zoning Permit No. 24-625-02 (General Plan Conformity Determination); Located at 1101 Viewpoint Drive (APN: 188-0-160-085). A request that the Planning Commission adopt a resolution affirming that the grant of an easement for utilities on a portion of 1101 Viewpoint Drive is in conformance with the City of Oxnard 2030 General Plan. The Planning Commission's determination of whether the proposed grant of easement at 1101 Viewpoint Drive is consistent with the Oxnard 2030 General Plan is not a "project" for purposes of the California Environmental Quality Act (CEQA) and State CEQA Guidelines (CEQA Guidelines Section 15061(b)(3) and Section 15378. Filed by Cindy Terry on Behalf of Southern California Edison, 725 West Town and Country Road, suite 410, Orange, CA 92868.

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 2024-XX affirming that the City of Oxnard's proposed grant of easement located on a portion of 1101 Viewpoint Drive is in conformance with the City of Oxnard 2030 General Plan/Coastal Land Use Plan, and recommending that the City Council order of the conveyance.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/Lu4rcTPS2Yg>

2. **Project Name: Marez Event Center Special Use Permit** - Planning and Zoning Permit No. 24-510-02 (Special Use Permit - Alcohol); Property located at 141 West Fifth Street

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(APN: 202-0-106-410). A request for a Special Use Permit for a new ABC Type 47 license to authorize the sale of beer, wine, and distilled spirits for on-site consumption within an existing event center of approximately 7,510 square feet. The proposed hours of sales are 8:00am to 12:00am (midnight) Sunday through Saturday. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Steve Rawlings, Designated Agent, on behalf of property owner Country Real Properties LLC, 1901 South Victoria Ave #202, Oxnard CA 93035.

City Staff: Serena Gonzalez, Associate 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 15301 (Existing Facilities); and
- b. Adopt Resolution 2024-XX approving Planning and Zoning Permit No. 24-510-02 (Special Use Permit - Alcohol), subject to certain findings and conditions.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/2QRM4cKsUd8>

3. **Project Name: Lockwood III Apartments** - Planning and Zoning Permit No. 22-500-04 (Special Use Permit), Planning and Zoning Permit No. 22-535-03 (Density Bonus), and Planning and Zoning Permit No. 22-570-01 (Zone Change) - Property Located at 2151 Lockwood Street (APN 213-0-090-275). A request for a Special Use Permit to construct multi-family housing within the existing BRP zone district and the proposed Affordable Housing Discretionary (-AHD) Additive Zone; approval of a Zone Change to adopt the proposed Affordable Housing Discretionary (-AHD) Additive Zone. The Project also includes a request for the ministerial approval of a Density Bonus Permit to allow for a 50 percent Density Bonus to increase the maximum number of units from 156 units to 234 units and to waive, reduce or modify ten development standards related to open space requirements, balcony size and number, and bedroom location, setbacks, parking lot design, unit location, and apply parking reductions per State regulations. The request includes certification of the proposed Final Initial Study/Mitigated Negative Declaration and adoption of the Mitigation Monitoring and Reporting Program which has been prepared pursuant to provisions of the California Environmental Quality Act. Filed by Mark Ross – Manager, SVM Development, 1534 Moorpark Road #337, Thousand Oaks, California 91360, designated agent (the “Applicant”) on behalf of Sunbelt Enterprises, LLC, 5715 Mesmer Avenue, Los Angeles, California 90230.

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

Recommendation: That the Planning Commission:

- a. Adopt Resolution 2024-XX recommending that the City Council adopt Final Initial Study/Mitigated Negative Declaration (IS/MND) No. 24-01 for the 2151 Lockwood Street (Lockwood 3) Apartments Project (Governor's Office of Planning and Research State Clearinghouse No. 2024030528); and
- b. Adopt Resolution 2024-XX recommending that the City Council approve Planning and Zoning Permit No. 22-570-01 (Zone Change), subject to certain findings and conditions, and
- c. Adopt Resolution 2024-XX approving Planning and Zoning Permit No. 22-500-04 (Special Use Permit) and Planning and Zoning Permit No. 22-535-03 (Density Bonus), subject to certain findings and conditions.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/5wmohiYFsTQ>

G. STUDY SESSION/REPORTS

H. PLANNING COMMISSION BUSINESS

I. COMMUNITY DEVELOPMENT STAFF UPDATES

J. ADJOURNMENT

FUTURE MEETINGS

Regular Meeting: Thursday, August 15, 2024, 6:00 p.m., Council Chambers

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<http://www.oxnard.org>

Draft
OXNARD PLANNING COMMISSION
Thursday, March 21, 2024

A. ROLL CALL

1. At 6:02pm the Oxnard Planning Commission convened in the Oxnard Chambers.
2. Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Connelly, Nash, Zielsdorf, and Schuelke were present. Commissioner Dr. Lopez was absent.
3. Staff members present were: Joe Pearson II, Planning & Environmental Services Manager; Jason Zaragoza, Deputy City Attorney; and Christen Guzman, 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. Commissioner Nash led the pledge of allegiance.

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: 30 Mariscos Alcohol Special Use Permit;** Planning and Zoning Permit No. 23-510-01 (Alcohol Special Use Permit); Property located at 606 North Ventura Road (APN: 200-0-150-385). A request to replace an existing license (ABC Type 41) with a new license (ABC Type 47) to authorize the sale of distilled spirits for on-site consumption within an existing restaurant of approximately 5,727 square feet located at 606 North Ventura Road. The proposed hours of sales are 7:00am to 11:00pm Sunday through Saturday. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Francisco Lopez, Business Owner, on behalf of property owner BGN Fremont Square LTD 3720 S Susan Street Ste 100, Santa Ana, CA, 92704.
City Staff: Serena Gonzalez, Assistant Planner

Recommendation: That the Planning Commission:

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- a. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines; and
- b. Adopt Resolution 2024-05 approving Planning and Zoning Permit No. 23-510-01 (Alcohol Special Use Permit).

Serena Gonzalez, Assistant Planner provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/sdWg0VIgb8c>.

Serena Gonzalez gave a brief introduction to the item. City Staff including: Joe Pearson II, Planning & Environmental Services Manager; Jason Zaragoza, Deputy City Attorney; Scott Swenson, Safer Neighborhoods and Alcohol Compliance Specialist, and Serena Gonzalez, Assistant Planner were available for questions.

The applicant Gabriela Garcia gave a brief presentation and was available for questions.

Verbal comments and questions were received by Vice Chair Dr. Stewart and Commissioners Nash and Connelly on the history of the location, lack of issues, ability to allow for to-go alcohol sales, Responsible Beverage Service Training changes, Alcohol Checkpoints in the area, Changes and improvements to standard alcohol conditions overtime, importance Commission review of Special Use Permits as they run with the land, proximity of other alcohol establishments, and revocation of Special Use Permits.

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: neighborhood safety, proximity of residential, crime rates, lack of concern from adjacent residents, and police department feedback.

MOTION:

Commissioner Dr. Stewart moved and Commissioner Nash seconded the motion to find the project exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental

Quality Act (CEQA) Guidelines; and adopt Resolution 2024-05 approving Planning and Zoning Permit No. 23-510-01 (Alcohol Special Use Permit).

MOTION VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Zielsdorf, Nash, and Schuelke voted in favor. Connelly abstained. Commissioner Dr. Lopez was absent. The motion carried 5:0:1:1:0¹.

2. Project Name: Fore Property Development Agreement Amendment; Planning and Zoning Permit No. 24-670-01 (Development Agreement Amendment); Property located at 2750 North Ventura Road (APN 132-0-100-595). A request for a Development Agreement Amendment to remove a section of the agreement regarding the acquisition of a service road from Caltrans, as the road is no longer a part of the development. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15060(c)(2) and 15061(b)(3). Filed by Riverpark Apartments Owner, LLC, 1741 Village Center Circle, Las Vegas, NV 89134.

City Staff: Daniel Houck, Associate Planner

Recommendation: That the Planning Commission:

- a. Find the project Exempt from 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. environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) and Section 15378(b)(5); and
- b. Adopt Resolution 2024-XX recommending City Council approval of Planning and Zoning Permit No. 24-670-01 (Third Amendment to Development Agreement No. A-7113) for the Fore Property, subject to certain findings.

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/tufsyZKP8Uw>

Daniel Houck gave a brief introduction to the item. City Staff including: Joe Pearson II, Planning & Environmental Services Manager; Jason Zaragoza, Deputy City Attorney; and Daniel Houck, Associate Planner were available for questions.

¹ In Favor: Against: Absent: Abstain: Recused

The applicant: Jonathan Corneilus was available for questions.

Verbal comments and questions were received by Chair Arruejo, Vice Chair Dr. Stewart, and Commissioner Nash asked for clarification of the scope of the project, the bike path, the reasons which the California Department of Transportation chose not to approve the transfer, fire access, and future needs of the access to which Daniel Houck, Joe Pearson II, and Jonathan Corneilus provide responses.

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.

Commissioner Connelly complimented City Staff on the completion of this project.

MOTION:

Commissioner Nash moved and Commissioner Connelly seconded the motion to find project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15060(c)(2) and 15061(b)(3); and adopt Resolution 2024-06 recommending City Council approval of Planning and Zoning Permit No. 24-670-01 (Third Amendment to Development Agreement No. A-7113) for the Fore Property, subject to certain findings.

MOTION VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Zielsdorf, Nash, Connelly, and Schuelke voted in favor. Commissioner Dr. Lopez was absent. The motion carried 6:0:1:0:0.²

F. STUDY SESSION/REPORTS

1. Chair Arruejo requested a brief comment regarding items the Planning Commission wanted to bring back. Joe Pearson II postponed the items to be addressed upon the return of Ken Rozell.
2. Vice Chair Stewart and Chair Arruejo discussed the future of Study Sessions, specifically looking to have a session on Alcohol..
3. Vice Chair enquired when the 2040 (general) plan would be discussed, which Joe Pearson II noted that the 2040 is being handled by the Long Range and Sustainability Division planning team and that discussions have begun regarding the timeline but no dates have been set..

G. PLANNING COMMISSION BUSINESS

² In Favor: Against: Absent: Abstain: Recused

1. Chair Arruejo introduced his mother at the meeting.

H. COMMUNITY DEVELOPMENT STAFF UPDATES

1. Commissioner Connelly requested the Annual Housing Element Workshop be announced. Joe Pearson II announced the details for that meeting. Joe Pearson provided informational updates on past projects which came before the Planning Commission.

I. ADJOURNMENT

1. At 6:53 pm., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

Regular Meeting: Thursday, April 4, 2024, 6:00 p.m, Oxnard Chambers

Ronald Arruejo,
Chair

ATTEST _____
Joe Pearson II,
Planning & Environmental Services Manager

Draft
OXNARD PLANNING COMMISSION
Thursday, April 4, 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, Commissioners Connelly, Nash, Zielsdorf, and Schuelke were present. Commissioner Dr. Lopez was absent.
3. Staff members present were: Joe Pearson II, Planning & Environmental Services Manager; Ken Rozell, Chief Assistant City Attorney; and Christen Guzman, 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. Commissioner Connelly led the pledge of allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. None

D. CONSENT AGENDA

1. APPROVAL OF MINUTES -January 18, 2024

MOTION:

Commissioner Dr. Vice Stewart moved and Commissioner Zielsdorf seconded the motion of approval of minutes for the January 18, 2024, Planning Commission meeting.

VOTE:

Vice Chair Dr. Stewart, Commissioners Ziesldorf, and Nash voted in favor. Commissioner Schuelke, and Connelly abstained. Commissioner Lopez was absent. The motion carried 3:0:1:2:0¹.

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. None

F. PUBLIC HEARING

1. **Project Name: 5208-5230 Cypress Road Acquisition General Plan Conformity;**
Planning and Zoning Permit No. 24-625-01 (General Plan Conformity Determination);

¹ In Favor: Against: Absent: Abstain: Recused

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Located at 5208-5230 Cypress Road; APN(s): 222-0-042-120, 222-0-042-110. A request that the Planning Commission adopt a resolution affirming that the City of Oxnard's acquisition of real property located at 5208-5230 Cypress Road for a future potential housing development 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 Elsa Brown, Development Manager, on behalf of the City of Oxnard, 435 South D Street, Oxnard, CA 93030.

City Staff: Serena Gonzalez, Assistant Planner

Recommendation: That the Planning Commission:

- a. Find the acquisition of real property located at 5208-5230 Cypress Road 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 2024-07 affirming that the City of Oxnard's acquisition of real property located at APN(s): 222-0-042-120 and 222-0-042-110 is in conformance with the City of Oxnard 2030 General Plan, and recommending that the City Council order the acquisition.

Serena Gonzalez, Assistant Planner provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/MUYvqOCfCQ>

Serena Gonzalez gave a brief introduction to the item. City Staff including: Joe Pearson, Planning & Environmental Services Manager; Ken Rozell, Chief Assistant City Attorney; Emilio Ramirez, Housing Director, and Elsa Brown, Development Manager, and Serena Gonzalez were available for questions.

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

No verbal comments received by public speakers.

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

MOTION:

Commissioner Nash moved and Vice Chair Dr. 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 2024-07 affirming that the City of

Oxnard's acquisition of real property located at 5208-5230 Cypress Road for a future potential housing development is in conformance with the City of Oxnard 2030 General Plan and recommending that the City Council acquire the property.

MOTION VOTE:

Chair Arruejo, Vice-Chair Dr. Stewart, Commissioners Connelly, Schuelke, and Zielsdorf voted in favor. Commissioner Dr. Lopez was absent. The motion carried 6:0:1:0:0².

2. **Project Name: Meta Street Property Acquisition General Plan Conformity;** Planning and Zoning Permit Number 24-625-03 (General Plan Conformity Determination); Located on Meta Street between 5th Street and 6th Street; APN 201-0-213-150. A request that the Planning Commission adopt a resolution affirming that the City of Oxnard's acquisition of real property located at APN 201-0-213-150 on Meta Street between 5th Street and 6th 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 and Environmental Services Manager

Recommendation: That the Planning Commission:

- a. Find the acquisition of unimproved real property located on Meta Street and referenced with APN 201-0-213-150 is 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 2024-08 affirming that the City of Oxnard's acquisition of unimproved real property located at APN 201-0-213-150 is in conformance with the City of Oxnard 2030 General Plan, and recommending that the City Council order the acquisition.

Joe Pearson II, Planning Environmental Services Manager provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: https://youtu.be/22_IXjAik1g.

Joe Pearson II gave a brief introduction to the item. City Staff including: Joe Pearson, Planning & Environmental Services Manager; Ken Rozell, Chief Assistant City Attorney;

² In Favor: Against: Absent: Abstain: Recused

Elsa Brown, Development Manager and Emilio Ramirez, Housing Director were available for questions.

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

No verbal comment received by a public speaker.

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

MOTION:

Commissioner Connelly moved and Commissioner Zielsdorf seconded the find the project exempt to from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) and Section 15378(b)(5) and adopt a resolution 2024-08 affirming that the City of Oxnard's acquisition of real property located at APN 201-0-213-150 on Meta Street between 5th Street and 6th Street is in conformance with the City of Oxnard 2030 General Plan and recommending that the City Council acquire the property.

MOTION VOTE:

Chair Arruejo, Vice-Chair Dr. Stewart, Commissioners Connelly, Schuelke, and Zielsdorf voted in favor. Commissioner Dr. Lopez was absent. The motion carried 6:0:1:0:0³.

- 3. Project Name: 3941-3951 Saviers Road Acquisition General Plan Conformity;** Planning and Zoning Permit Number 24-625-04 (General Plan Conformity Determination); Located on 3941 and 3951 Saviers Road; APN 205-0-275-265. A request that the Planning Commission adopt a resolution affirming that the Housing Authority of the City of Oxnard's acquisition of a eight unit apartment complex is in conformance with the City of Oxnard 2030 General Plan and recommending that the Board of Commissioner 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 and Environmental Services Manager

Recommendation: That the Planning Commission:

³ In Favor: Against: Absent: Abstain: Recused

- a. Find the acquisition of 3941 and 3951 Saviers Road and referenced with APN 205-0-275-265 is 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 2024-XX affirming that the City of Oxnard's acquisition of 3941 and 3951 Saviers Road and referenced with APN 205-0-275-265 is in conformance with the City of Oxnard 2030 General Plan, and recommending that the City Council order the acquisition.

Joe Pearson II, Planning Environmental Services Manager provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/CXCf7pAbnol>

Joe Pearson II gave a brief introduction to the item. Emilio Ramirez informed the Commission the acquisition is no longer being pursued. City Staff including: Joe Pearson, Planning & Environmental Services Manager; Ken Rozell, Chief Assistant City Attorney; Elsa Brown, Development Manager and Emilio Ramirez, Housing Director were available for questions.

Discussion ensued among the Commissioners and staff about how to move forward. Ken Rozell stated that the item can be tabled as no further action will be taken. The Chair tabled the item with no further action to be taken.

4. **Project Name: MGB Speedy Mart Alcohol Special Use Permit;** Planning and Zoning Permit No. 23-510-04 (Special Use Permit - Alcohol): Located at 1055 Patterson Road; APN: 185-0-120-035. A request for approval of a Special Use Permit (SUP) to upgrade existing type 20 license (beer and wine) to an Alcohol Beverage Control (ABC) License Type 21 license to sell distilled spirits for off-site consumption at an exiting 3,042 square-foot commercial suite within a 8,214 square-foot building for the existing convenience store/market. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Alex Woo, Designated Agent, on behalf of property owner Oceana Plaza LLC, 300 E Esplanade Dr., Oxnard CA 93036.

City Staff: Marcum Caldwell, Associate 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 15301 (Existing Facilities); and

- b. Adopt Resolution 2024-09 approving Planning and Zoning Permit No. 23-510-04 (Special Use Permit - Alcohol), subject to certain findings and conditions.

Marcum Caldwell, Associate Planner provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/aWH1PthwtKE>

Marcum Caldwell gave a brief introduction to the item. City Staff including: Joe Pearson, Planning & Environmental Services Manager; Ken Rozell, Chief Assistant City Attorney; Marcum Caldwell, Associate Planner; Scott Swenson, Safer Neighborhoods & FACT Compliance Specialist were available for questions.

Alex Woo made a brief presentation via zoom.

Verbal comments and questions were received by Chair Arruejo and Commissioner Schuelke and Nash on the concerns regarding existing lighting, proposed lighting improvements, crime rates, and input from Police Beat Coordinator, concern regarding adjacent residential, opportunity to improve conditions, and hours.

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

No verbal comment received by a public speaker.

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

Chair Arruejo commented on concern regarding the project, but noted that annuler rates and the discussion addressed his concerns and can support the project.

MOTION:

Commissioner Nash moved and Commissioner Connelly seconded the motion to find the project exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines and adopt resolution 2024-09 approving Planning and Zoning Permit No. 23-510-04 (Special Use Permit - Alcohol), subject to certain findings and conditions.

MOTION VOTE:

Chair Arruejo, Vice Chair Stewart, Commissioners Connelly, Schuelke, and Zielsdorf voted in favor. Commissioner Dr. Lopez was absent. The motion

carried 6:0:1:0:0⁴.

- 5. Project Name: Golden Egg Cafe-Alcohol Special Use Permit;** Planning and Zoning Permit No. 24-510-01 (Special Use Permit - Alcohol); Located at 1651 South Victoria Avenue, Suite 120; APN: 188-0-310-045. A request for approval of a Special Use Permit (SUP) for a new Type 41 Alcoholic Beverage Control (ABC) License (beer and wine-eating place) to an existing restaurant. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Alicia Hernandez, Business Owner, on behalf of property owner Shahram Afshani, 9100 Wilshire Boulevard, Suite 360E, Beverly Hills, CA, 90212.

City Staff: Juan Carlos Torres, Associate 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 15301 (Existing Facilities); and
- b. Adopt Resolution 2024-10 approving Planning and Zoning Permit No. 24-510-01 (Special Use Permit - Alcohol), subject to certain findings and conditions.

Juan-Carlos Torres, Associate Planner provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/ldbaw44itto>

Joe Pearson II gave a brief introduction to the item. City Staff including: Joe Pearson, Planning & Environmental Services Manager; Ken Rozell, Chief Assistant City Attorney, Scott Swenson, Safer Neighborhoods & FACT Compliance Specialist were available for questions.

Jennifer Hernandez, Alicia Hernandez, and Romero Hernandez introduced themselves and were available to answer any questions.

The commission did not have any questions.

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

No verbal comment received by a public speaker.

⁴ In Favor: Against: Absent: Abstain: Recused

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

Discussion ensued among the Commissioners and staff about several topics, including: prior visits to the location, encouraging individuals to visit this restaurant and the seabridge area.

MOTION:

Vice Chair Dr. Stewart moved and Commissioner Connelly seconded the motion to find the project exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines and adopt resolution 2024-10 approving Planning and Zoning Permit No. 24-510-01 (Special Use Permit - Alcohol), subject to certain findings and conditions.

MOTION VOTE:

Chair Arruejo, Vice Chair Stewart, Commissioners Connelly, Schuelke, and Zielsdorf voted in favor. Commissioner Dr. Lopez was absent. The motion carried. The motion carried 6:0:1:0:0⁵.

G. STUDY SESSION/REPORTS

1. **Project Name:** Rules and Procedures (Bylaws) Discussion

Project Planner: Joe Pearson II, Planning and Environmental Services Manager

Recommendation: That the Planning Commission receive this report and consider providing language in writing for adoption at a future meeting or creating a subcommittee pursuant to the provisions of the Bylaws.

Joe Pearson II presented the discussion item for potential amendments to the Bylaws. The options were for the Planning Commission to provide the language or create a subcommittee to propose the amendments. Chair Arruejo suggested that for 2 or more topics a subcommittee be formed. Vice Chair and Commissioner Nash agreed with Chair Arruejo.

2. **Project Name:** Discussion of Future Study Session / Reports

Project Planner: Joe Pearson II, Planning and Environmental Services Manager

Recommendation: That the Planning Commission receive this report and consider requesting that staff return with items as requested by the Commission for future agendas under Study Session / Reports.

Chair Arruejo suggested a minimum of one study session per calendar year. Vice Chair Dr. Stewart debated a monthly study session for topics such as alcohol, zoning, safety, Short term Rentals. Commissioner Nash recommended discussing the Urban Water Management Plan and local Coastal Plan. Commissioner Connelly proposed that live questions are just as

⁵ In Favor: Against: Absent: Abstain: Recused

beneficial and questioned the necessity of frequent study sessions. Joe Pearson II clarified that study sessions are intended to further inform the commission and are geared around Land Use items as the Planning Commission is the Land Use Authority for the City of Oxnard. Chair Arruejo closed the discussion by suggesting quarterly study sessions.

H. PLANNING COMMISSION BUSINESS

1. Commissioner Nash commented on the beauty of California. Chair Arruejo noted the upcoming solar eclipse and to view safely.

I. COMMUNITY DEVELOPMENT STAFF UPDATES

1. Joe Pearson II noted there were no staff updates.
2. Joe Pearson II stated that the April 18, 2024 regular meeting would be canceled and May 2, 2024 would be the next regular meeting.
3. Chair Arruejo welcomed back Ken Rozell who was absent from the previous meeting.

J. ADJOURNMENT

1. At 7:22 pm., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

Regular Meeting: Thursday, April 18, 2024, 6:00 p.m, Oxnard Chambers

Ronald Arruejo,
Chair

ATTEST _____
Joe Pearson II,
Planning & Environmental Services Manager