

OXNARD PLANNING COMMISSION

Thursday, November 2, 2023

A. ROLL CALL

1. At 6:00 pm the Oxnard Planning Commission convened in the Oxnard Chambers.
2. Chair Arruejo, Commissioners Connelly, Dr. Lopez and Zielsdorf were present. Vice Chair Dr. Stewart was absent.
3. Staff members present were: Joe Pearson II, Planning & Environmental Services Manager; Ken Rozell, Chief Assistant City Attorney; Emilio Ramirez, Housing Director; 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. Commissioner Connelly

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: 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:

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. 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 2023-34 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.

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/lfkVTwdUMlk>

City Staff including: Joe Pearson, Planning & Environmental Services Manager; Ken Rozell, Chief Assistant City Attorney; Emilio Ramirez, Housing Director were available for questions.

No verbal comments or questions were received by Commissioners

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

No verbal comments received by public speakers

Vice Chair Stewart closed the public comments portion of the public hearing.

MOTION:

Commissioner Nash moved and Commissioner Dr. Lopez seconded the motion to 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 adopt Resolution 2023-34 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.

MOTION VOTE:

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

¹ In Favor: Against: Absent: Abstain: Recused

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 2023-35 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.

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/6_BdyJjs3aQ

City Staff including: Joe Pearson, Planning & Environmental Services Manager; Ken Rozell, Chief Assistant City Attorney; and Emilio Ramirez, Housing Director were available for questions.

Verbal comments and questions were received by Commissioner Dr. Lopez on disposition of properties.

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.

Commissioner Nash commented on the Children's Museum.

MOTION:

Commissioner Dr. Lopez moved and Commissioner Connelly seconded the motion to 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 adopt Resolution 2023-35 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.

MOTION VOTE:

Chair Arruejo, Commissioners Connelly, Dr. Lopez, Nash and Zielsdorf voted in favor. Vice Chair Dr. Stewart was absent. The motion carried 5:0:1:0:0².

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 Construction or Conversion of Small Structures); and
- b. Adopt Resolution 2023-36 approving Planning and Zoning Permit No 22-500-02 (Special Use Permit), subject to certain findings and conditions.

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/HGwVhLlpcg4>

City Staff and Consultants Including: Joe Pearson, Planning & Environmental Services Manager; Ken Rozell, Chief Assistant City Attorney; Bradley Misner, Contract Planner; and Brenna Wengert, Contract Planner were available for questions.

² In Favor: Against: Absent: Abstain: Recused

The applicant John Muller, Architect gave a presentation and was available for questions.

Verbal comments and questions were received by Chair Arruejo on alcohol use permits and the use of the second floor for the location.

Vice Chair Stewart 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.

Discussion ensued among the Commissioners and staff about several topics, including: Benefits to the community the project will bring, solar energy to help during a natural disaster or power outage, public meetings regarding lighting and graffiti and the notices mailed.

MOTION:

Commissioner Connelly moved and Commissioner Nash seconded the motion to 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 adopt Resolution 2023-36 approving Planning and Zoning Permit No 22-500-02 (Special Use Permit), subject to certain findings and conditions and the two added conditions:

1. A solar photovoltaic (PV) system shall be installed to the extent feasible, which complies with the California Energy Code and subject to compliance with Southern California Edison Requirements. California Edison, as the local electric service provider, shall be consulted to ensure that PV system sizing will comply with the Energy Design Rating (EDR) targets. (PL)
2. If required by applicable regulations at the time of building permit issuance, the applicant shall provide EV charging infrastructure and/or charging stations. (PL)

MOTION VOTE:

Chair Arruejo, Commissioners Connelly, Dr. Lopez, Nash and Zielsdorf voted in favor. Vice Chair Dr. Stewart was absent. The motion carried 5:0:1:0:0³.

³ In Favor: Against: Absent: Abstain: Recused

F. STUDY SESSION/REPORTS

1. None

G. PLANNING COMMISSION BUSINESS

1. Chair Arruejo commented on the Bylaws for Planning Commission future City Council Date.
2. Commissioner Connelly commented on November being Native American month and honoring Veterans day.

H. COMMUNITY DEVELOPMENT STAFF UPDATES

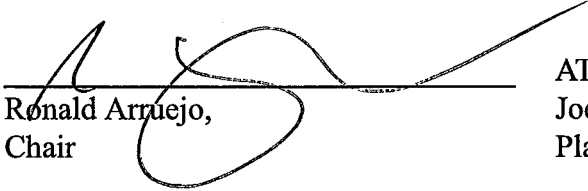
1. Joe Pearson II commented on the upcoming meeting on November 16, 2023.
2. Ken Rozell commented on a letter received regarding a prior item that came before the Planning Commission.

I. ADJOURNMENT

1. At 6:32 pm., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

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



Ronald Arruejo,
Chair

ATTEST 

Joe Pearson II,
Planning & Environmental Services Manager