

CITY OF OXNARD PLANNING COMMISSION AGENDA

REGULAR MEETING

Council Chambers, 305 West Third Street
Thursday, September 5, 2024, 6:00 p.m.

The public may view the meeting from home on Spectrum Channel 10, Frontier Channel 35, or YouTube at [Youtube.com/oxnardnews](https://www.youtube.com/oxnardnews). Video recordings are typically available online following the meeting at the City's website at <http://www.oxnard.org/city-meetings>. Please see the link for the Measure M pre-recorded presentation video for each item listed on this agenda.

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 before by no later than 3pm on the day of the meeting by using the form <https://forms.gle/Z7uwuFebT9zgnFpm8>, 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: 896 5650 8202
 3. Enter the meeting passcode: 614867
 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 - June 6, 2024
2. APPROVAL OF MINUTES - August 1, 2024

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

1. **Project Name: Mister Car Wash** - Planning and Zoning Permit No. 23-500-01 (Special Use Permit); Located at 2441 North Vineyard Avenue (APN: 142-0-021-265). A request for approval of a Special Use Permit for the construction of a 5,400 square-foot drive-thru, automated car wash with 15 canopy-covered vacuum stations, landscaping, and other site improvements on a 1.35 acre vacant parcel located at 2441 North Vineyard Avenue, within the General Commercial - Planned Development (C-2-PD) zoning district. The project is exempt from environmental review pursuant to Section 15303 (New Construction), Class 3 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Adriana Wright of Mister Car Wash on behalf of the property owner 2441 Vineyard Oxnard LLC, 12550 Whittier Blvd. #202, Whittier, CA 90602.

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 (New Construction); and
- b. Adopt Resolution 2024-XX approving Planning and Zoning Permit No. 23-500-01 (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/xyhh_Xvo0xA

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2. **Project Name: Pleasant Valley Apartments Phase 2** - Planning and Zoning Permit No. 23-500-10 (Special Use Permit) and 23-535-07 (Density Bonus); Located at 2300 Pleasant Valley Road (APNs: 225-0-014-265, and -275). A request for a special Use Permit and Density Bonus to allow the construction of a two-story, 48-unit apartment building within the Multiple-Family Residential with Affordable Housing Discretionary Additive (R-2-AHD) zone. The proposed development includes 40 one-bedroom units and 8 two-bedroom units with 59 parking spaces (39 standard spaces, 16 tandem spaces, and 4 Americans with Disability Act spaces), 2 motorcycle spaces, and one loading space. The Density Bonus request will allow development of an additional 16 units (which are included in the 48 total units), and will allow concessions for a reduction to the amount of required open space, a reduction to the amount of required private patio and balcony space, an increase to the maximum allowed distance to trash enclosures, and a reduction to the required landscape buffer along a Scenic Roadway. The project is exempt from environmental review pursuant to Section 15332 (In-Fill Development Projects), Class 32 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Joseph Quigley, on behalf of the property owner Dansk Investment Group, 6591 Collins Drive, Suite E11, Moorpark, 93021.

City Staff: Jay Dobrowalski, Planning Supervisor

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 15332 (In-Fill Development Projects); and
- b. Adopt Resolution 2024-XX approving Planning and Zoning Permit Nos. 23-500-10 (Special Use Permit), and 23-535-07 (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/mjonhKd4Qv8>

G. STUDY SESSION/REPORTS

H. PLANNING COMMISSION BUSINESS

I. COMMUNITY DEVELOPMENT STAFF UPDATES

J. ADJOURNMENT

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.

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FUTURE MEETINGS

Regular Meeting: Thursday, September 19, 2024, 6:00 p.m., Council Chambers

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.

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<http://www.oxnard.org>

Draft
OXNARD PLANNING COMMISSION
Thursday, June 6, 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 Dr. Lopez, Connelly, Nash, Zielsdorf, and Schuelke were present.
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 Vice Chair Dr. Stewart 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 Dr. Lopez 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 7:0:0:0¹.

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. Commissioner Zielsdorf recused herself from item

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

¹ In Favor: Against: Absent: Abstain: Recused

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 and May 16, 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 2024-07 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 65401 of the Government Code.

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

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; Elsa Brown, Development Manager and Emilio Ramirez, Housing Director were available

² In Favor: Against: Absent: Abstain: Recused

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:

- a. Find the acquisition of 3941 and 3951 Saviers Road and referenced with APN

³ In Favor: Against: Absent: Abstain: Recused

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 Categorical 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.

⁴ In Favor: Against: Absent: Abstain: Recused

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/ldbdw44itto>

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.

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 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

⁵ In Favor: Against: Absent: Abstain: Recused

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, June 20, 2024, 6:00 p.m, Oxnard Chambers

Ronald Arruejo,
Chair

ATTEST _____
Joe Pearson II,
Planning & Environmental Services Manager

Draft
OXNARD PLANNING COMMISSION
Thursday, August 1, 2024

A. ROLL CALL

1. At 6:00 pm the Oxnard Planning Commission convened in the Oxnard Chambers.
2. Vice Chair Dr. Stewart, and Commissioners Dr. Lopez, Nash, and Schuelke were present. Chair Arruejo, Commissioners Connelly and Zielsdorf were 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. Vice Chair Dr. Stewart 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. APPROVAL OF MINUTES - March 4, 2024
2. APPROVAL OF MINUTES - March 21, 2024

MOTION:

Commissioner Dr. Lopez moved both items and Commissioner Schuelke seconded the motion of approval for the consent agenda.

VOTE:

Vice Chair Dr. Stewart, Commissioners Lopez, Schuelke, and Nash voted in favor. Chair Arruejo, and Commissioners Connelly and Ziesldorf were absent. The motion carried 4:0:3:0:0¹.

E. NOMINATIONS AND ELECTIONS

None

F. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. None

¹ In Favor: Against: Absent: Abstain: Recused

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 2024-16 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.

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/Lu4rcTPS2Yg>

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

No verbal comments or questions were received by Commissioners

Vice Chair Stewart 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.

No Discussion amongst the Commissioners took place.

MOTION:

Commissioner Dr. Lopez moved and Commissioner Nash seconded the motion to 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.

MOTION VOTE:

Vice Chair Dr. Stewart, Commissioners Lopez, Schuelke, and Nash voted in favor. Chair Arruejo, and Commissioners Connelly and Ziesldorf were absent. The motion carried 4:0:3:0:0².

City Staff including: Joe Pearson, Planning & Environmental Services Manager; Ken Rozell, Chief Assistant City Attorney; Scott Swenson, Safer Neighborhoods & FACT Compliance Specialists were available for questions.

No verbal comments or questions were received by Commissioners

Vice Chair Stewart 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.

No Discussion amongst the Commissioners took place.

MOTION:

Commissioner Dr. Lopez moved and Commissioner Nash seconded the motion to 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

² In Favor: Against: Absent: Abstain: Recused

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.

MOTION VOTE:

Vice Chair Dr. Stewart, Commissioners Lopez, Schuelke, and Nash voted in favor. Chair Arruejo, and Commissioners Connelly and Ziesldorf were absent. The motion carried 4:0:3:0:0³.

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 (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.

Serena Gonzalez, Associate Planner provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/2QRM4cKsUd8>

Serena Gonzalez and Scott Swenson gave a brief overview of the project. City Staff including: Joe Pearson, Planning & Environmental Services Manager; Ken Rozell, Chief Assistant City Attorney; Scott Swenson, Safer Neighborhoods & FACT Compliance Specialists, and Serena Gonzalez, Associate Planner were available for questions.

³ In Favor: Against: Absent: Abstain: Recused

The applicant Steve Rawlings gave a brief presentation and was available for questions.

No verbal comments or questions were received by Commissioners

Vice Chair Stewart 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.

Vice Chair Dr Stewart, and Commissioner asked Scott Swenson questions relating to safety to which he answered to their satisfaction. Commissioner Dr. Lopez clarified information from the staff report regarding frequency of alcohol training.

MOTION:

Commissioner Nash moved and Commissioner Dr. Lopez seconded the motion to adopt a resolution 2024-XX approving Planning and Zoning Permit No. 24-510-02 (Special Use Permit - Alcohol), subject to certain findings and conditions.

MOTION VOTE:

Vice Chair Dr. Stewart, Commissioners Nash, Dr. Lopez, and Schuelke voted in favor. Chair Arruejo. Commissioners Connelly and Zielsdorf were absent. The motion carried 4:0:3:0:0.

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.

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.

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/5wmohiYFsTQ>

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

Tom Cohen made a brief presentation on behalf of the applicant, Mark Ross. Mark Pettit also presented on behalf of Lauterbach & Associates.

Verbal comments and questions were received by Commissioner Nash and Dr. Lopez. Commissioner Nash suggested noticing future tenants regarding any water issues that may occur in the building. Nash questioned the quality of soil being spread at the project site. Dr. Lopez clarified property lines and conditions relating to that.

Marjan Kris Abubo submitted a speaker card and spoke on the concerns regarding the number of affordable housing units and CEQA concerns.

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

Discussion ensued among the Commissioners and staff about key topics, including: decreased pollution, more affordable housing and available public transportation.

Ken Rozell clarified that the project did meet the affordability requirement.

MOTION:

Commissioner Nash moved and Commissioner Schuelke seconded the motion to adopt a resolution recommending that the City Council adopt Final Initial Study/Mitigated Negative Declaration (IS/MND) No. 24-01 and a resolution recommending that the City Council approve Planning and Zoning Permit No. 22-570-01 (Zone Change), subject to certain findings and conditions, and adopt a resolution 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.

MOTION VOTE:

Vice Chair Dr. Stewart, Commissioners Lopez, Schuelke, and Nash voted in favor. Chair Arruejo, and Commissioners Connelly and Ziesldorf were absent. The motion carried 4:0:3:0:0⁴.

G. STUDY SESSION/REPORTS

1. None

H. PLANNING COMMISSION BUSINESS

1. Commissioner Dr. Lopez request that the meeting be adjourned in honor of Chair Arruejo's father Rudy Arruejo and long time City employee Lyn McGraw, who passed away recently.

I. COMMUNITY DEVELOPMENT STAFF UPDATES

1. None

J. ADJOURNMENT

1. At 7:07 pm., the Planning Commission concurred to adjourn in honor of Rudy Arruejo and Lyn McGraw..

⁴ In Favor: Against: Absent: Abstain: Recused

FUTURE MEETINGS

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

Dr. Vincent Stewart,
Vice-Chair

ATTEST _____
Joe Pearson II,
Planning & Environmental Services Manager