CITY OF OXNARD
PLANNING COMMISSION
AGENDA

REGULAR MEETING
Council Chambers, 305 West Third Street
Thursday, September 19, 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. 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/9ucNzSd9mpQi71ZZA, 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: 892 8800 8519
      3. Enter the meeting passcode: 292843
      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 - August 15, 2024

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

F. PUBLIC HEARING

1. **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. *(Continued from September 5, 2024)*

   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

FUTURE MEETINGS

Regular Meeting: Thursday, October 3, 2024, 6:00 p.m., Council Chambers

DRAFT MINUTES
OXNARD PLANNING COMMISSION
REGULAR MEETING
Thursday, August 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, Commissioners Dr. Lopez, Nash, Zielsdorf, and Schuelke were present. Commissioner Connelly was absent.
3. Staff members present were: Joe Pearson II, Planning & Environmental Services Manager; Ken Rozell, Chief Assistant City Attorney, Christen Guzman, Administration Services Specialist; and Iris Rodriguez, Administrative Services Technician.
4. Chair Arruejo presided and called the meeting to order.

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

1. Chair Arruejo led the pledge of allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. Tony Rondinella, spoke about Short Term Rental application issues.

D. CONSENT AGENDA

1. None.

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. Commissioner Zielsdorf recused herself from item F.1

F. PUBLIC HEARING

1. **Project Name: Taqueria Cuernavaca Alcohol Special Use Permit -** Planning and Zoning Permit No. 23-510-05; Property located at 1801 East Ventura Boulevard (APN: 144-0-144-235). A request for a Special Use Permit for a new ABC Type 41 license to authorize the sale of beer and wine for on-site consumption within an existing 1,870 square-foot restaurant (Taqueria Cuernavaca) with an outdoor patio of 484 square-feet within the Retail Commercial area of the Rose-Santa Clara Corridor Specific Plan. The proposed hours of alcohol sales are from 7:00 a.m. to 9:00 p.m. 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 Joaquin Solorzano, Business Owner, on behalf of property owner PDN Retail Center LP % Operon Group, 4 Upper Newport Plaza Drive, Suite 100, Newport Beach, CA, 92660.

   City Staff: Rogelio Solis, Assistant 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 2024-21 approving Planning and Zoning Permit No. 23-510-05 (Special Use Permit - Alcohol), subject to certain findings and conditions.

   Rogelio Solis, Assistant Planner, provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: https://youtu.be/TG_lJUS1bHw

Rogelio Solis 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 Neighborhood and Alcohol Compliance Specialist, and Rogelio Solis, Assistant Planner were available for questions.

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

Pat Brown submitted a speaker card and commented on the past issues the City of Oxnard has had with alcohol facilities and the patios at those facilities.

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

MOTION:

Commissioner Dr. Lopez moved and Commissioner Nash seconded the motion to find the project exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines and adopt Resolution 2024-21 approving Planning and Zoning Permit No. 23-510-05 (Special Use Permit - Alcohol), subject to certain findings and conditions.

MOTION VOTE:

Chair Arruejo, Commissioners, Dr. Lopez, Nash and Schuelke voted in favor. Vice-Chair Dr. Stewart voted against. Commissioner Zielsdorf recused herself. Commissioner Connelly was absent. The motion carried 4:1:1:0:1[1].

[1] In Favor: Against: Absent: Abstain: Recused

G. STUDY SESSION/REPORTS

1. **Project Name:** Discussion of Development Projects in Oxnard
 City Staff: Serena Gonzalez, Associate Planner
 Recommendation: That the Planning Commission receive and file this report.

 Serena Gonzalez, Associate Planner, gave a presentation of the development projects in Oxnard and Serena Gonzalez, Associate Planner and Joe Pearson II, Planning and Environmental Services Manager were available for questions.

 A speaker card was submitted by Nelson Mendez regarding Teal Club and his support for the project.

 Commissioner Nash thanked Serena Gonzalez for the update noting his excitement for all the growth and development of the City of Oxnard. Commissioner Dr. Lopez echoed his excitement for the growth of Oxnard, noting that many units would be low income. Chair Arruejo inquired about vacant land and reasons for the concentration of new development in areas of Oxnard to which Joe Pearson II answered.

2. **Project Name: Proposal for Stipends for Members of the Planning Commission**
 City Staff: Joe Pearson II, Planning and Environmental Services Manager, and
 Ken Rozell, Chief Assistant City Attorney

 Recommendation: That the Planning Commission:

 a) Allow the Planning Commission Chair to present their findings and proposal to the Planning Commission; and

 b) Adopt Resolution No. 2024-22 pertaining to compensation for members of the Planning Commission; and

 c) Consent to the Chair and up to two other members (as selected by the Chair) of the Planning Commission to represent the Commission regarding the aforementioned Resolution in accordance with Rule 10 – 'Restriction on Representation' of the Rules and Procedures of the Planning Commission of the City of Oxnard.

Chair Arreujo appointed Vice Chair Dr. Stewart to acting chair to agenda for item G.2.

Chair Arreujo gave a presentation about the Planning Commission receiving a stipend and was available to answer questions.

Commissioner Nash commented that he would likely abstain from voting, as it was an honor to serve on the commission, but noted that there is a lot of work required of the commissioners and that other commissions were compensated for that work. Commissioner Scheulke noted that he appreciated the presentation that Chair Arruejo gave, and that he would likely be supportive of compensation for commissioners, but that it is awkward to support as a sitting Commissioners. Commissioner Dr. Lopez noted his appreciation for the presentation, but shared that others he has discussed his appointment on the Commission have been surprised that there is no compensation provided. He noted that in his case he had to pay for childcare to attend this meeting. The Commissioner noted that they wish there was another way to bring this to the Council given past comments from some Council members believing Commissioners should be compensated given the amount of work required. Commissioner Arreujo laid out the procedure for making the request to the City Council.

MOTION:

Chair Arreujo moved and Commissioner Nash seconded the motion to allow the Planning Commission Chair to present their findings and proposal to the Planning Commission; and Adopt Resolution No. 2024-22 pertaining to compensation for members of the Planning Commission; and Consent to the Chair and up to two other members (as selected by the Chair) of the Planning Commission to represent the Commission regarding the aforementioned Resolution in accordance with Rule 10 – 'Restriction on Representation' of the Rules and Procedures of the Planning Commission of the City of Oxnard.

MOTION VOTE:

Chair Arruejo, Vice Chair Stewart, Commissioners, Dr. Lopez, Nash and Zielsdorf voted in favor. Commissioner Schuelke abstained. Commissioner Connelly was absent. The motion carried 5:0:1:1:0[2].

H. PLANNING COMMISSION BUSINESS

1. Chair Arruejo noted that he will not be in attendance at the September 5, 2024 meeting as he will be attending a convention. Chair Arruejo noted that the East Village Neighborhood would be having a Candidate forum for those running for local office.

[2] In Favor: Against: Absent: Abstain: Recused

Chair Arruejo then acknowledged the passing of his father and shared that his father was a very important part of his life and shared stories of conversations with his father.

I. COMMUNITY DEVELOPMENT STAFF UPDATES

1. Joe Pearson II noted the two items scheduled for the September 5 meeting; Mister Car Wash, and multifamily development.
2. Joe Pearson II introduced Iris Rodriguez, Administrative Services Technician.

J. ADJOURNMENT

1. At 7:18 pm., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

Regular Meeting: Thursday, September 5, 2024, 6:00 p.m, Oxnard Chambers

________________________________	ATTEST ________________________________
Ronald Arruejo, Chair	Joe Pearson II, Planning & Environmental Services Manager