

MINUTES
OXNARD PLANNING COMMISSION
Thursday, July 20, 2023

A. ROLL CALL

1. At 6:00 p.m., the Oxnard Planning Commission convened in the Oxnard Chambers.
2. Chair Arruejo, Vice Chair Stewart, Commissioner Chavez, Lopez, Connelly, Zielsdorf and Nash were present.
3. Staff members present were: Joe Pearson II, Planning & Environmental Services Manager; Ken Rozell, Chief Assistant City Attorney; Alex Tellez, Assistant Planner, and Miriam Loera, Administrative 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 Zielsdorf

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: Shake Shack;** Planning and Zoning Permit No. 22-510-06 (Special Use Permit-Alcohol); Lot 6 of The Landing at RiverPark; (APN 132-0-470-235). A request to allow the sales of beer and wine for on-site consumption (Alcohol Beverage Control (ABC) License Type 41 - On Sale Beer and Wine) within the proposed development of a 3,470 square-foot restaurant and a 760 square foot outdoor patio on an approximately 1-acre site located on Lot 6 of Tract 6004, within the West Corridor Commercial District of the RiverPark Specific Plan (RPSP). Filed by Marc Haslinger, (the "Applicant"), on behalf of Riverpark Landing, LLC, 130 Vantis, Suite 200 Aliso Viejo, California 92565 (the "Property Owner").

City Staff: Eunice Ban, Contract Planner

Recommendation: That the Planning Commission

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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 project to be a exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061 (b)(3) (General Rule); and
- b. Adopt Resolution 2023-26 approving Planning and Zoning Permit No. 22-510-06 (Special Use Permit), subject to certain findings and conditions.

Eunice Ban, Contract Planner provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/pn30M0TVXm8>

City Staff and Consultants including: Joe Pearson II, Planning & Environmental Services Manager; Ken Rozell, Chief Assistant City Attorney, Scott Swenson, Safer Neighborhoods & FACT Compliance Specialist, and Eunice Ban, Contract Planner were available for questions.

The applicant team including Melissa Balcerak, Waika Li, Ross Claiborne, Derek Williams were available for questions.

Verbal comments and questions were received by commissioners Connelly, Chavez, Nash, Vice Chair Stewart and Chair Arruejo on the type of permit, cooling off period (last call) and hours of operation, location design, drive-thru sales, alcohol sales conditions and lease.

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

Verbal comment received by public speakers Derek Williams in favor of the project.

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

Discussion ensued among the Commissioners and staff about several topics, including: Alcohol sales, type of alcohol containers, location, parking, traffic signage, patio views and crime rate.

MOTION:

Dr. Lopez moved and Connelly seconded the motion for the project to find the project to be a exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061 (b)(3) (General Rule); and adopt Resolution 2023-26 approving Planning and Zoning Permit No. 22-510-06 (Special Use Permit), subject to certain findings and conditions with the inclusion of the following edits:

1. Special Police Conditions 72 shall be added as follows:

- a. 72. No alcohol shall be served and/or sold via the drive-through lane.

VOTE:

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

2. **Project Name: Center for Employment Training;** Planning and Zoning Permit No. 22-200-10 (Development Design Review Permit), Located at 1741 Fiske Place (APN: 220-0-271-055). The project consists of a request to allow the operation of a trade school, Center for Employment Training, within an existing 18,635 square-foot single-tenant industrial building. The use will be composed of the laboratories, classrooms, a computer laboratory, a career center, administrative offices, a student lounge, storage areas, and entrance lobby. Filed by Scott Boydston (Rasmussen and Associates), Designated Agent, on behalf of business and property owner, Center for Employment Training, 701 Vine Street, San Jose, CA 95110.

City Staff: Alex Tellez, 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 2023-27 approving Planning and Zoning Permit No. 22-200-10 (Development Design Review Permit), subject to certain findings and conditions.

Alex Tellez, Assistant Planner provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/0GWhOm5n1OI>

City Staff and Consultants Including: Joe Pearson II, Planning & Environmental Services Manager; Ken Rozell, Chief Assistant City Attorney, and Alex Tellez, Assistant Planner were present and available for questions.

Applicants Marite Marlow and Deryl Nelson were present and available for questions.

Verbal comments and questions were received from commissioners Chavez, Nash, Vice Chair Stewart and Chair Arruejo on current training location, student shuttle services,

¹ In Favor: Against: Absent: Abstain: Recused

driving surveys, parking and CET organization.

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

No verbal comment 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: Parking, mission of CET and shuttle services.

MOTION:

Commissioner Chavez moved and Commissioner Dr. Lopez seconded the motion to find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and adopt Resolution 2023-27 approving Planning and Zoning Permit No. 22-200-10 (Development Design Review Permit), subject to certain findings and conditions

VOTE:

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

F. STUDY SESSION/REPORTS

1. None

G. PLANNING COMMISSION BUSINESS

1. Commissioner Chaves welcomed Assistant Planner Alex Tellez and spoke on Gold Coast Transit and its available service options (<https://www.gctd.org/>).
2. Chair Arruejo commented on VC Star accident reports, public housing and the grand opening of Seafood City.

H. COMMUNITY DEVELOPMENT STAFF UPDATES

1. Joe Pearson II spoke about the upcoming meeting on August 3, 2023 and introduced Serena Gonzalez, Assistant Planner to the Planning Commission.

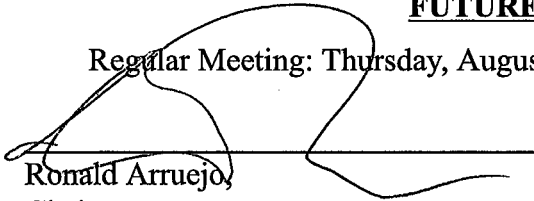
² In Favor: Against: Absent: Abstain: Recused

I. ADJOURNMENT

1. At 7:40 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

Regular Meeting: Thursday, August 3, 2023, 6:00 p.m., Oxnard Chambers



Ronald Arruejo,
Chair

ATTEST 

Joe Pearson II, AICP
Planning & Environmental Services Manager