

MINUTES
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

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.

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/ldbdtw44itto>

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

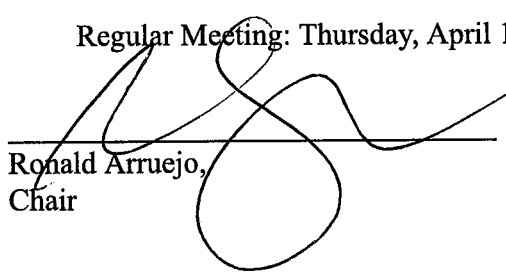
1. Joe Pearson II noted there were no staff updates.
2. Joe Pearson II stated that the April 18, 2024 regular meeting would be canceled and May 2, 2024 would be the next regular meeting.
3. Chair Arruejo welcomed back Ken Rozell who was absent from the previous meeting.

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