

# CITY OF OXNARD PLANNING COMMISSION AGENDA

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REGULAR MEETING  
Council Chambers, 305 West Third Street  
Thursday, October 17, 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](mailto: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/X8sTj5axDTsfUb836>, emailing the Planning office at [planning@oxnard.org](mailto: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: 823 8613 7058
    3. Enter the meeting passcode: 313178
    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 PUBLIC****C. 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 - September 5, 2024
2. APPROVAL OF MINUTES - September 19, 2024

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

1. **Project Name: Oxnard Sand Management Plan** - Planning and Zoning Permit No. 22-400-06 (Coastal Development Permit) - A request for a Coastal Development Permit to implement a Sand Management Plan for the coastal areas generally within the Oxnard Shores community. The project includes collecting wind-blown beach sand from beach access points, sidewalks, streets, and walkways and redepositing the sand back onto the beach at 13 locations. The project is exempt from environmental review pursuant to Section 15304 of the CEQA Guidelines. Filed by Brian Yanez, Assistant Public Works Director on behalf of the City of Oxnard.

**City Staff: Joe Pearson II, Planning and Environmental Services Manager**

**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 15304 (Class 4, Minor Alterations to Land); and
- b. Adopt Resolution 2024-XX approving Planning and Zoning Permit No. 22-400-06 (Coastal Development 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/KA08MOVqi10>

**G. STUDY SESSION/REPORTS**

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1. **Study Session: Update to the City of Oxnard, California Environmental Quality Act (CEQA) Threshold Guidelines** - Study session to discuss updates to the City of Oxnard CEQA guidelines used to provide direction regarding how to carry out the CEQA environmental review process and what constitutes a significant environmental impact for projects in Oxnard.  
**City Staff: Kathleen Mallory, AICP, Long Range Planning and Sustainability Manager, Heather Davis, Project Planner**

**Recommendation:** That the Planning Commission conduct a study session on the Draft updated CEQA Threshold Guidelines.

## **H. PLANNING COMMISSION BUSINESS**

## **I. COMMUNITY DEVELOPMENT STAFF UPDATES**

## **J. ADJOURNMENT**

### **FUTURE MEETINGS**

Regular Meeting: Thursday, November 7, 2024, 6:00 p.m., Council Chambers

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DRAFT MINUTES  
OXNARD PLANNING COMMISSION  
Thursday, September 5, 2024

**A. ROLL CALL**

1. At 6:00 pm the Oxnard Planning Commission convened in the Oxnard Chambers.
2. Vice Chair Dr. Stewart, Commissioners Dr. Lopez, Nash, Zielsdorf, and Connelly were present. Chair Arruejo and Commissioner Schuelke were absent.
3. Staff members present were: Joe Pearson II, Planning & Environmental Services Manager; Jason Zaragoza, Deputy City Attorney III, Christen Guzman, Administration Services Specialist.
4. Vice Chair Stewart presided and called the meeting to order.

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

1. 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 -June 6, 2024
2. APPROVAL OF MINUTES -August 1, 2024

**MOTION:**

Commissioner Connelly moved and Commissioner Dr. Lopez seconded the motion of approval for the consent agenda item D.1 and D.2.

**MOTION VOTE:**

Vice Chair Dr. Stewart, Commissioners Connelly, Lopez, Nash, and Zielsdorf voted in favor. Chair Arruejo and Commissioner Schuelke were absent. The motion carried 5:0:2:0:0<sup>1</sup>.

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

1. None.

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<sup>1</sup> In Favor: Against: Absent: Abstain: Recused

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**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.

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/xyhh\\_Xvo0xA](https://youtu.be/xyhh_Xvo0xA)

City Staff including: Joe Pearson II, Planning & Environmental Services Manager; Jason Zaragoza, Deputy City Attorney III, and Daniel Houck were available for questions.

Daniel Houck gave a brief introduction to the item.

The applicant, Adriana Wright, gave a brief presentation of the project and was available for questions.

Verbal comments and questions were received from Vice Chair Dr. Stewart, Dr. Lopez, and Commissioner Nash on the requested condition changes, the queue management Plan, noise of equipment, site circulation, and recycled water were discussed.

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

No verbal comments or questions were received by Commissioners.

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

There were no further deliberations.

**MOTION:**

Commissioner Dr. Lopez moved and Commissioner Connelly seconded the motion to find the project exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures), Class 3 of the California Environmental Quality Act (CEQA) Guidelines, and Adopt Resolution 2024-XX approving Planning and Zoning Permit No. 23-500-01 (Special Use Permit), subject to certain findings and conditions.

**MOTION VOTE:**

Vice Chair Dr. Stewart, Commissioners, Dr. Lopez, Connelly, Nash, and Zielsdor voted in favor. Chair Arreujo, and Commissioner Schuelke were absent. The motion carried 5:0:2:0:0<sup>2</sup>.

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:

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<sup>2</sup> In Favor: Against: Absent: Abstain: Recused

- 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.

Jay Dobrowalski, Planning Supervisor provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/mjonhKd4Qv8>

City Staff including: Joe Pearson, Planning & Environmental Services Manager; Jason Zaragoza, Deputy City Attorney III, and Jay Dobrowalski, Planning Supervisor were available for questions.

The commission took a brief recess to all the applicant time to join the Planning Commission meeting.

The applicant, Joseph Quiquely, gave a brief presentation of the project.

Verbal comments and questions were received from Vice Chair Dr. Stewart, Dr. Lopez, and Commissioner Nash on the density bonus, required affordable housing, tandem parking, designation of affordable units were discussed.

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

Jesus Arriaga and Tanya Arriaga submitted speaker cards and raised concerns regarding traffic, privacy, shadows, and protection of private views.

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

Jay Dobrowalski and Joe Pearson II addressed the comments made by the public speakers by clarifying the affordability requirements, Setbacks units, and Quimby fees.

Commissioner Nash asked follow up questions relating to the comments presented by the public speakers regarding the ability to protect private views. Vice Chair Dr. Stewart asked clarifying questions regarding the location and prior versions of the projects in this location.

Commissioner Nash made a motion to move staff recommendation but no second was

received therefore motion failed.

Vice Chair Stewart, and Commissioner Connelly, Lopez and Nash discussed the options to move forward in light of the failed motion, commended the participation of the guest speakers, the appeal process, findings required for denial, and the process for continuing the item.

The applicant provided additional responses to some of the Commissioners concerns regarding privacy and need for housing.

**MOTION:**

Commissioner Connelly made a motion to continue the item until the next meeting on September 19, 2024. Commissioner Dr. Lopez seconded the motion to continue the item.

**MOTION VOTE:**

Vice Chair Dr. Stewart, Commissioners, Dr. Lopez, Connelly, and Zielsdorf voted in favor. Commissioner Nash voted against. Chair Arreujo and Commissioner Schuelke were absent. The motion carried 4:1:2:0:0<sup>3</sup>.

**G. STUDY SESSION/REPORTS**

1. None.

**H. PLANNING COMMISSION BUSINESS**

1. Vice Chair Dr. Stewart announced the upcoming Jazz Festival on September 14 & 15 2024 and invited the community to attend.

**I. COMMUNITY DEVELOPMENT STAFF UPDATES**

1. Joe Pearson II noted the Lockwood III Apartments is scheduled for the September 17, 2024 City Council meeting.

**J. ADJOURNMENT**

1. At 7:17 pm., the Planning Commission concurred to adjourn.

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<sup>3</sup> In Favor: Against: Absent: Abstain: Recused

**FUTURE MEETINGS**

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

\_\_\_\_\_  
Dr. Vincent Stewart,  
Vice Chair

ATTEST \_\_\_\_\_  
Joe Pearson II, AICP  
Planning & Environmental Services Manager

DRAFT MINUTES  
OXNARD PLANNING COMMISSION  
Thursday, September 19, 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, Connell ,and Schuelke were present. and Commissioner Zielsdorf 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.
4. Vice Chair Stewart 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 - August 15, 2024

**MOTION:**

Commissioner Dr. Lopez moved and Vice Chair Dr. Stewart seconded the motion of approval for the consent agenda item D.1.

**MOTION VOTE:**

Chair Arreujo, Vice Chair Dr. Stewart, Commissioners Nash, Lopez voted in favor. Commissioner Zielsdorf was absent. Commissioner Connelly abstained. The motion carried 5:0:1:1:0<sup>1</sup>.

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

1. Commissioner Nash visited the property on Nash Lane. Commissioner Connelly viewed the property on Nash Lane via Google Earth.
2. Chair Arreujo and Commissioner Schuelke watched the recorded meeting from the previous Planning Commission meeting on 9/5/2024.

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<sup>1</sup> In Favor: Against: Absent: Abstain: Recused

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**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.

**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.

Jay Dobrowalski, Planning Supervisor provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/mjonhKd4Qv8>

City Staff including: Joe Pearson, Planning & Environmental Services Manager; Kenneth Rozell, Chief Assistant City Attorney and Jay Dobrowalski, Planning Supervisor were available for questions.

Jay Dobrowalski informed the Planning Commissioners of the updated items since the previous meeting, including two memos, two submitted documents from the public, and addressed questions that were made by the planning commissioners.

The applicant, Joseph Quiquley, gave a brief overview of the project.

Verbal comments and questions were received from Chair Arruejo and Commissioner Nash regarding the scenic corridors, visual impacts, letter from the California Housing Defense, allowed building heights in the base vs. additive zones, to which staff and the applicant responded..

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

Tanya Arriaga submitted a speaker card and raised concerns regarding traffic, privacy, shadows, number of affordable units, and protection of private view.

Chair Arruejo allowed the applicant to respond to the public speaker's comments.

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

Vice Chair Dr. Stewart commented on the project. Commissioner Dr. Lopez commended the public speakers. Commissioner Schuelke thanked the public for participating and thanked staff for guidance. Commissioner Nash shared his hesitations regarding the project. Chair Arruejo commented on his specific questions and shared his support for the project. He also noted the land was always a potential site for a project. Commissioner Connelly commented on her support for the project to address the housing crisis in California. Vice Chair Dr. Stewart commented on his support for the project.

**MOTION:**

Chair Arruejo made a motion to find the project exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects); and 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.

**MOTION VOTE:**

Vice Chair Dr. Stewart, Commissioners, Dr. Lopez, Schuelke, voted in favor. Commissioner Nash voted against. Commissioner Zielsdorf was absent. The motion carried 5:1:1:0:0<sup>2</sup>

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<sup>2</sup> In Favor: Against: Absent: Abstain: Recused

**G. STUDY SESSION/REPORTS**

1. None.

**H. PLANNING COMMISSION BUSINESS**

1. Chair Arreujo thanked Vice Dr. Stewart for chairing the meeting of 9/5/24.
2. Chair Arreujo shared the selections of the Planning Commission representatives regarding stipend for the planning committee.
3. Chair Arruejo mentioned he would be the moderator for the candidate forums hosted by the inter neighborhood council organization by the City of Oxnard.

**I. COMMUNITY DEVELOPMENT STAFF UPDATES**

1. Joe Pearson II noted the approval of Lockwood III project at the City Council meeting on September 17, 2024.
2. Joe Pearson II informed the Planning Commission of the two items to be presented at the upcoming meeting October 3, 2024.

**J. ADJOURNMENT**

1. At 6:50 pm., the Planning Commission concurred to adjourn.

**FUTURE MEETINGS**

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

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Ronald Arruejo,  
Chair

ATTEST \_\_\_\_\_  
Joe Pearson II,  
Planning & Environmental Services Manager