

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 5:0:2:0:0¹.

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. None.

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.

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

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 Arruejo, and Commissioner Schuelke were absent. The motion carried 5:0:2:0:0².

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

² In Favor: Against: Absent: Abstain: Recused

(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 Quigley, 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 Arruejo and Commissioner Schuelke were absent. The motion carried 4:1:2:0:0³.

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

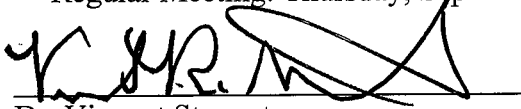
1. Joe Pearson II noted the Lockwood III Apartments is scheduled for the September 17, 2024 City Council meeting.

J. ADJOURNMENT

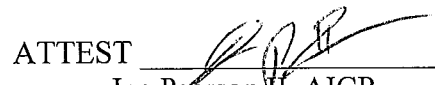
1. At 7:17 pm., the Planning Commission concurred to adjourn.

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

³ In Favor: Against: Absent: Abstain: Recused