

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. 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 Arruejo, Vice Chair Dr. Stewart, Commissioners Nash, Lopez voted in favor. Commissioner Zielsdorf was absent. Commissioner Connelly abstained. The motion carried 5:0:1:1:0¹.

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 Arruejo and Commissioner Schuelke watched the recorded meeting from the previous Planning Commission meeting on 9/5/2024.

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: 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 Quigley, 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:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Dr. Lopez, Connelly, & Scheulke voted in favor. Commissioner Nash voted against. Commissioner Zielsdorf was absent. The motion carried 5:1:1:0:0²

G. STUDY SESSION/REPORTS

1. None.

H. PLANNING COMMISSION BUSINESS

1. Chair Arruejo thanked Vice Dr. Stewart for chairing the meeting of 9/5/24.
2. Chair Arruejo shared the selections of the Planning Commission representatives regarding stipend for the planning committee.

² In Favor: Against: Absent: Abstain: Recused

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

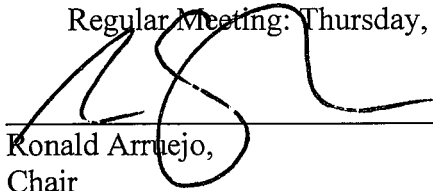
1. Joe Pearson II noted the approval of Lockwood III project at the City Council meeting on September 17, 2024.
2. Joe Pearson II informed the Planning Commission of the two items to be presented at the upcoming meeting October 3, 2024.

J. ADJOURNMENT

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

FUTURE MEETINGS

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



Ronald Arruejo,
Chair

ATTEST 

Joe Pearson II,
Planning & Environmental Services Manager