

CITY OF OXNARD PLANNING COMMISSION AGENDA

REGULAR MEETING
Council Chambers, 305 West Third Street
Thursday, November 21, 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 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/pGdkkEHKmqUOCk4G9>, emailing the Planning office at 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: 899 1263 9407
 3. Enter the meeting passcode: 506579
 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**E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS****F. PUBLIC HEARING**

1. **Project Name: Teal Club Specific Plan** - Planning and Zoning Permit Nos.: 15-610-01 (Annexation), 15-620-03 (General Plan Amendment), 15-560-01 (Pre-Zoning), 24-670-02 (Development Agreement), 15-630-01 (Specific Plan); Property generally bounded by Doris Avenue, Patterson Road, Teal Club Road, and Ventura Road; (APNs 183-0-070-060, -070, -110, -125, -135, -140, -240, 183-0-110-030, -045, -050, -260, -270, -395, -405, -415, 183-0-100-405, -555, -565, 183-0-060-125, -245, -255, -265, -325, -395, -455, 183-0-070-015). A request to adopt the Teal Club Specific Plan (TCSP), a Specific Plan that would specify development for residential, commercial, and park uses on the 149.72-acre Teal Club Specific Plan area ("TCSP area"). The TCSP area includes seven agricultural parcels currently in active agricultural production: two of the parcels (seven acres) are located within the City of Oxnard and five parcels (142.72 acres) are in the County of Ventura. The request includes certification of the proposed Final Environmental Impact Report (EIR) and adoption of the Mitigation Monitoring and Reporting Program (MMRP) which has been prepared pursuant to the California Environmental Quality Act (CEQA). Filed by Dennis Hardgrave, designated agent, on behalf of Borchard Property Co-Owners, 434 Park Cottage Place, Camarillo, California 93012.

City Staff: Jay Dobrowalski, Planning Supervisor

Recommendation: That the Planning Commission:

- a. Adopt a Resolution recommending that the City Council certify Final Environmental Impact Report (EIR) No. 2015-01 for the Teal Club Specific Plan (Governor's Office of Planning and Research State Clearinghouse No. 2012051080); and
- b. Adopt a Resolution recommending that the City Council approve Planning and Zoning

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Permit No. 15-610-01 for Annexation, subject to certain findings; and

- c. Adopt a Resolution recommending that the City Council approve Planning and Zoning Permit No. 15-620-03 for a General Plan Amendment, subject to certain findings; and
- d. Adopt a Resolution recommending that the City Council approve Planning and Zoning Permit No. 15-560-01 for a Pre-Zoning, subject to certain findings; and
- e. Adopt a Resolution recommending that the City Council approve Planning and Zoning Permit No. 24-670-02 for a Development Agreement, subject to certain findings; and
- f. Adopt a Resolution recommending that the City Council approve Planning and Zoning Permit No. 15-640-01 for a Specific Plan, subject to certain findings.

Please click the following link to view the required Measure M pre-recorded presentation video: https://youtu.be/dyU8CfX5p_g

G. STUDY SESSION/REPORTS

H. PLANNING COMMISSION BUSINESS

I. COMMUNITY DEVELOPMENT STAFF UPDATES

J. ADJOURNMENT

FUTURE MEETINGS

Regular Meeting: Thursday, December 5, 2024, 6:00 p.m., Council Chambers

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