

MINUTES
OXNARD PLANNING COMMISSION
REGULAR MEETING
February 6, 2020

A. ROLL CALL

1. At 6:00 p.m., the regular meeting of the Oxnard Planning Commission convened in the Council Chambers.
2. Chair Frank, Vice Chair Chua, Commissioners Chavez, Dozier, Fuhring, Meyer and Sanchez and were present.
3. Staff members present were: Scott Kolwitz, Planning & Environmental Services Manager; Veronica Ortiz DeAnda, Contract Planner; Scott Swenson, Alcohol Compliance Specialist; Sergeant Dale McAlpine, Oxnard Police; Ken Rozell, Chief Assistant City Attorney; Dee Lai and Michelle Travis, Recording Secretaries.
4. Chair Frank presided and called the meeting to order.

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

1. Commissioner Fuhring led the pledge of allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. Jackie Tedeschi (Oxnard). She spoke about the Inter Neighborhood Council Organization (INCO) townhall held on February 5, 2020. She invited the Planning Commission to attend the next Southbank Community meeting on February 20, 2020, stating guest speaker be Adam Smith will be providing a Quimby Fund presentation. Ms. Tedeschi raised concerns about the road striping near the Southbank Community

D. CONSENT AGENDA

1. APPROVAL OF MINUTES - January 9, 2020

MOTION: Commissioner Meyer moved and Chair Frank seconded a motion to approve the minutes of January 9, 2020, as submitted.

VOTE: Chair Frank, Vice Chair Chua, Commissioners Chavez, Dozier, Fuhring and Meyer, voted in favor. Commissioner Sanchez abstained. The motion carried 6:0:0:1:0¹

¹ In Favor: Against: Absent: Abstain: Recused

2. APPROVAL OF MINUTES - January 16, 2020

MOTION: Commissioner Chavez moved and Chair Frank seconded a motion to approve the minutes of January 16, 2020, as submitted.

VOTE: Chair Frank, Vice Chair Chua, Commissioners Chavez, Meyer and Sanchez voted in favor. Commissioners Dozier and Fuhring abstained. The motion carries 5:0:0:2:0².

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

1. The Planning Commissioners did not have any ex parte communications to report for Item F-1.

F. **PUBLIC HEARING**

1. **Project Name: Wagon Wheel Alcohol Special Use Permit – PLANNING AND ZONING PERMIT NO. 19-510-05 (Special Use Permit - Alcohol)** A request for preliminary approval of the sale and service of alcoholic beverages for on-site consumption in up to seven (7) future commercial businesses, and alcohol sales for one (1) off-site consumption future business within commercial spaces in the Village Specific Plan (also known as the Wagon Wheel Project Area). The proposed sales of alcohol would be allowed to occur during the hours of 7:00 a.m. to 12:00 a.m. (midnight) Sunday through Thursday and 7:00 a.m. to 1:00 a.m. on Friday and Saturday. Business tenants seeking to open an alcohol outlet in any one of these eight (8) commercial spaces would be required to obtain a Minor Modification to this Special Use Permit (SUP). Filed by Corey Harpole, 64 Maxwell, Irvine, CA 92618, on behalf of Oxnard CRFL Partners, LLC, the property owner.

Project Planner: Veronica Ortiz DeAnda, Contract Planner

Recommendation:

That the Planning Commission approve the Project, as conditioned, finding the Project does not necessitate any substantial changes to the certified Supplemental EIR and that no additional review is required for the proposed use pursuant to Public Resources Code Section 21166 and Sections 15162 through 15164 of the CEQA Guidelines, and Approve Resolution 2020-04 for Planning and Zoning Permit No. 19-510-05 (special Use Permit - Alcohol), subject to certain findings and conditions.

The Planning Commissioners did not have any ex parte communications to report for Item F-1.

Contract Planner, Veronica Ortiz DeAnda, provided a PowerPoint presentation outlining the request.

² In Favor: Against: Absent: Abstain: Recused

The applicant, Corey Harpole (on behalf of Oxnard CRFL Partners, LLC, the property owner), spoke on behalf of the project, but he did not provide a PowerPoint presentation.

Chair Frank opened the public comments portion of the public hearing.

Public verbal comments were received in favor of the project from the following people: Jackie Tedeschi (Oxnard) and Pat Brown (Oxnard).

No public verbal comments were received against Item F-1.

No public written comments were received in support of or against Item F-1.

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

Discussion ensued among the Commissioners and staff.

MOTION: Chair Frank moved and Commissioner Dozier seconded a motion to adopt a resolution approving the **Wagon Wheel Alcohol Special Use Permit** PZ No. 19-510-05 (Special Use Permit - Alcohol) with the following edits to Resolution number 2020-04:

1. Planning Special Condition number 14 shall read as:

a. "Business establishments proposing indoor or outdoor live music, or any type of amplified sound may be required to submit a noise study with their application for a Minor Modification for staff review and approval. Sound shall be attenuated to the City's adopted interior and exterior thresholds as contained within the Oxnard City Code."

2. Condition number 21 shall be deleted:

a. ~~"Sales of alcohol may only occur between the hours of 7:00 am and 12:00 am (midnight) or as otherwise specified below. Hours may be extended by a one-day permit as described under Special Conditions."~~

VOTE: Chair Frank, Vice Chair Chua, and Commissioners Dozier, Fuhring, Meyer and Sanchez voted in favor. Commissioner Chavez voted against. The motion carried 6:1:0:0:0³.

G. STUDY SESSION/REPORTS

1. None.

³ In Favor: Against: Absent: Abstain: Recused

H. PLANNING COMMISSION BUSINESS

1. **Reconsideration, Nomination and Election of the Planning Commission Vice Chair to Serve for Calendar Year 2020.**

VICE CHAIR NOMINATIONS:

Chair Frank opened the nomination for the new Vice Chair.

1. Vice Chair Chua nominated Commissioner Sanchez for the new Vice Chair.

Chair Frank closed the nominations for the new Vice Chair. The Chair then called a vote.

VOTE: Chair Frank, Vice Chair Chua, Commissioners Dozier, Fuhring, Meyer and Sanchez voted in favor for Commissioner Sanchez to be the 2020 Vice Chair. Commissioner Chavez voted against. The motion carried 6:1:0:0:0⁴.

I. COMMUNITY DEVELOPMENT STAFF UPDATES

1. Scott Kolwitz, Planning & Environmental Services Manager announced:
 - i. On January 28, 2020, the City Council Housing & Economic Development Committee discussed the formation of a Property and Business Improvement District (PBID) and creating a zocalo in South Oxnard.
 - ii. On February 4, 2020, the City Council:
 1. Approved the Rio Urbana Project located at 2714 East Vineyard Avenue. The associated Annexation (PZ 17-610-01) request is to be forward to the Local Agency Formation Commission (LAFCo).
 2. Continued the 2900 Saviers Road 7-Eleven Appeal (PZ 18-500-12) to a date uncertain, at the request of the Applicant / Appealant.
 - iii. The next Planning Commission meeting will be held on February 20, 2020.

J. ADJOURNMENT

1. At 7:08 p.m., the Planning Commission concurred to adjourn.

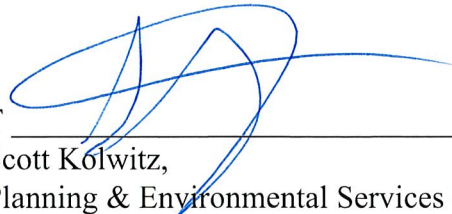
FUTURE MEETINGS

Thursday, February 20, 2020, 6:00 p.m., City Council Chambers



Deirdre Frank,
Chair

ATTEST


Scott Kolwitz,
Planning & Environmental Services Manager

⁴ In Favor: Against: Absent: Abstain: Recused