

MINUTES
OXNARD PLANNING COMMISSION
REGULAR MEETING
August 6, 2020

A. ROLL CALL

1. At 6:01 p.m., the regular meeting of the Oxnard Planning Commission convened in the Council Chambers. Chair Frank announced pursuant to Governor Newsom's Executive Order N-29-20, members of the Planning Commission or staff may participate in meetings via teleconference.
2. Chair Frank (via videoconference), Commissioners Chavez (via videoconference), Dozier (via videoconference), Fuhring (via videoconference) and Meyer (via videoconference) were present. Vice Chair Sanchez was absent.
3. Staff members present were: Scott Kolwitz, Planning & Environmental Services Manager; Jose Coyotl, Associate Planner; Randy Baez, Assistant Planner; Scott Swenson, Neighborhood Safety & Alcohol Compliance Specialist; Ken Rozell, Chief Assistant City Attorney; Michelle Travis, Recording Secretary.
4. Chair Frank presided and called the meeting to order.

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

1. Commissioner Meyer led the pledge of allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. Antonio Diaz (Oxnard) completed a public comment request on-line. There was no answer at his telephone number when called upon.

D. CONSENT AGENDA

1. APPROVAL OF MINUTES - July 2, 2020

As a quorum of Planning Commissioners who were in attendance at the July 2, 2020, meeting were not present at tonight's meeting, Chair Frank continued the approval of the minutes to the next Planning Commission meeting.

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 or Item F-2.

F. PUBLIC HEARING

1. **Project Name: Mr. Shrimp Restaurant Alcohol Special Use Permit** - Planning and Zoning (PZ) Permit No. PZ 20-510-01 (Special Use Permit - Alcohol). A request for a

Special Use Permit (SUP) to allow an existing 3,553 square-foot sit-down restaurant (Mr. Shrimp) to sell beer and wine for on-site consumption (Alcohol Beverage Control (ABC) License Type 41) within an existing 14,023 square-foot multi-tenant commercial building on a 1.7-acre property located at 250 South Ventura Road (APN: 202-0-010-795) within the General Commercial (C-2) zone. Alcohol service would be provided between the hours of 7:00 a.m. to 10:00 p.m. daily. Filed by Juvencio Rodriguez, Designated Agent, 1300 East Pleasant Valley Road #35, Oxnard, California 93033 on behalf of Abdulhai Mutih-Huda, 200 South Ventura Road, Oxnard, CA 93030, property owner.

Project Planner: Randy Baez, Assistant Planner

Recommendation:

That the Planning Commission approve the Project, as submitted, finding the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities), and Approve Resolution 2020-13 for Planning and Zoning Permit No. 20-510-01 (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.

Assistant Planner Randy Baez provided a presentation outlining the request.

Emmanuel Rodriguez, representing Juvencio Rodriguez, was available for questions, but did not provide a presentation.

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

A public verbal comment was received in support of the project from the following person: Gabriel Teran of Oxnard (via teleconference), representing the Fremont South Neighborhood Council. 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: Commissioner Chavez moved and Chair Frank seconded a motion to adopt a resolution approving the **Mr. Shrimp Restaurant Alcohol Special Use Permit** PZ No. 20-510-01 (Special Use Permit - Alcohol) with the following edit to Resolution number 2020-13:

1. Planning Condition of Approval number 15 shall read as:

- a. Sales of ~~alcohol~~ beer or wine for on-site consumption may only occur between the hours of 7:00 a.m. and 10:00 p.m. The sales of beer and wine for off-site consumption is prohibited.

VOTE: Chair Frank, Commissioners Chavez, Dozier, Fuhring and Meyer voted in favor. The motion carried 5:0:1:0:0¹.

2. **Project Name: P.A.C.C. Alcohol Special Use Permit** - Planning and Zoning (PZ) Permit No. PZ 20-510-03 (Special Use Permit - Alcohol) Request for approval of a Special Use Permit (SUP) to allow the sale of beer, wine, and distilled spirits for on-site consumption (Alcohol Beverage Control (ABC) License Type 47 - On-Sale General - Eating Place) at an existing 65,834 square-foot multi-building Performing Arts & Convention Center (P.A.C.C.) on an 11-acre property located at 800 Hobson Way (APN: 202-0-250-065) within the Community Reserve (C-R) zone. Alcohol sales would be provided between the hours of 7:00 a.m. to 12:00 am and Alcohol consumption from 7:00 a.m. to 1:30 a.m. Filed by Kevin Hufford, 100 Wilshire Blvd., Suite 700, Santa Monica, CA 90401.

Project Planner: Jose Coyotl, Associate Planner.

Recommendation:

That the Planning Commission approve the Project, as submitted, finding the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities), and Approve Resolution 2020-14 for Planning and Zoning Permit No. 20-510-03 (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-2.

Associate Planner Jose Coyotl provided a presentation outlining the request.

Kevin Hufford provided a presentation. Lance Sterling, leasee, was available for questions.

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

A public verbal comment was received against the project from the following person: Pat Brown of Oxnard (via teleconference). No public verbal comments were received in support of Item F-2.

No public written comments were received in support or against Item F-2.

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

Discussion ensued among the Commissioners and staff.

MOTION: Chair Frank moved and Commissioner Fuhring seconded a motion to adopt a resolution approving the **P.A.C.C. Alcohol Special Use Permit** PZ No. 20-510-03 (Special Use Permit - Alcohol) with the following edit to Resolution 2020-14:

¹ In Favor: Against: Absent: Abstain: Recused

1. New Planning Condition of Approval number 45 shall read as:
 - a. The site under the purview of this Special Use Permit will include the auditorium, and the adjacent contiguous meeting rooms and patios within the gated area of the facility. The permitted area does not include the Youth Center or the patio adjacent to the Youth Center.
2. Remaining Conditions to be renumbered.

VOTE: Chair Frank, Commissioners Chavez, Dozier, Fuhring and Meyer voted in favor. The motion carried 5:0:1:0:0².

G. STUDY SESSION/REPORTS

1. None

H. PLANNING COMMISSION BUSINESS

1. Commissioner Chavez thanked the Planning Commission and staff for their support as he has reached his one-year anniversary as a Commissioner.
2. Commissioner Dozier thanked the public for their community involvement during the COVID-19 closures. He shared an observation that the community really cares about how the City is run.
3. Chair Frank announced that she pulled the paperwork to run for Mayor of the City of Oxnard.

I. COMMUNITY DEVELOPMENT STAFF UPDATES

1. Scott Kolwitz, Planning & Environmental Services Manager announced:
 - i. On July 21, 2020, the City Council received notification that the Sakioka Farms Business Park Specific Plan Final Map is ready for approval by the Community Development Director.
 - ii. On July 21, 2020, the City Council approved the Ordinance Amendments for the Accessory Dwelling Unit (ADU), Industrial Code changes and Cannabis Code changes. City Council approved the Amendments with no changes from what was adopted by the Planning Commission.
 - iii. On July 28, 2020, the Director reviewed the first of Sakioka Farms Business Park projects. Project Bruin, a 2.3 million square foot industrial project, was approved.
 - iv. On July 29, 2020, the City Council unanimously denied the Appealed 7-Eleven project located at 2900 Saviers Road. The Planning Commission denied the request on October 17, 2019.
 - v. On July 29, 2020, the City Council authorized the Short Term Rentals (STR) monitoring contract and permit fees.
 - vi. On July 30, 2020, the Community Director Hearing reviewed the first project to implement the Downtown Code. The Billboard Lofts project, a 5-story, mixed-use project at the corner of "A" and Eighth Streets, was approved.

² In Favor: Against: Absent: Abstain: Recused

J. ADJOURNMENT

1. At 7:00 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

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



Deirdre Frank,
Chair

ATTEST



Scott Kolwitz,
Planning & Environmental Services Manager