

MINUTES
OXNARD PLANNING COMMISSION
REGULAR MEETING
January 21, 2021 Minutes

A. ROLL CALL

1. At 6:00 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), Vice Chair Sanchez (via videoconference), Commissioners Chavez (via videoconference), Dozier (via videoconference), Fuhring (via videoconference) and Meyer (via videoconference) were present.
3. Staff members present were: Scott Kolwitz, Planning & Environmental Services Manager; Joe Pearson, Senior Planner; Ken Rozell, Chief Assistant City Attorney; Scott Swenson, Safer Neighborhoods & Alcohol Compliance Specialist (via videoconference); and Dee Lai, 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 Dozier led the pledge of allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. Scott Kolwitz, Planning & Environmental Services Manager announced that the voter approved initiative Measure M is being implemented and below are the high level changes:
 - i. Requires staff to record their video presentations prior to the meeting. The public and city leaders would watch the video ahead of time. During the actual meeting, there would be public comment, questions for staff, deliberations and a vote. This is in effect now.
 - ii. Allows members of the public to have at least three minutes to speak during public comment. Accommodations must be made for them to present a video or slideshow if they chose. This is in effect now.
 - iii. Requires meetings be run using Robert's Rules of Order. Council members and Planning Commissioners should receive a copy of the rules and be trained by a certified parliamentarian. Training will be forthcoming.

D. CONSENT AGENDA

1. APPROVAL OF MINUTES - December 17, 2020

MOTION: Commissioner Chavez moved and Commissioner Meyer seconded a motion to approve the minutes of December 17, 2020, as submitted.

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

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: Pizza Chief Restaurant Alcohol Special Use Permit** - Planning and Zoning Permit No. 20-510-07 (Special Use Permit – Alcohol): A request for approval of a Special Use Permit (SUP) to allow an existing 940 square-foot pizza restaurant (Pizza Chief) to sell beer and wine for on-site and off-site consumption (Alcohol Beverage Control (ABC) License Type 41) within one of two existing multi-tenant commercial buildings cumulative totaling 17,480 square feet on a 1.01-acre property located at 2550 North Vineyard Avenue #160 (APN: 145-0-232-165) within the General Commercial - Planned Development (C-2-PD) zone. Alcohol sales are requested between the hours of 11:00 a.m. and 11:00 p.m. daily, but alcohol sales are recommended between the hours of 7:00 a.m. to 11:00 p.m. daily. Filed by Designated Agent Cecilia Serrano on behalf of Yong Lee, Property owner.

Project Planner: Joe Pearson II, Senior 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 2021-01 for Planning and Zoning Permit No. 20-510-07 (Special Use Permit-Alcohol), subject to certain findings and conditions.

Joe Pearson, Senior Planner, provided a presentation outlining the request which was posted with the agenda.

The applicant, Cecilia Serrano, designated agent on behalf of Yong Lee, Property Owner did not have a presentation but was available for questions.

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

A public verbal comment was received from Pat Brown (Oxnard) who was critical of Item F-1 and commented on several topics, including: Planning Commission meetings having poor sound quality; concerns about alcohol establishment concentration; 7:00 a.m. being too early to serve alcohol; school proximity; traffic congestion; homelessness; alcohol advertisements, and prohibiting outdoor drinking.

¹ In Favor: Against: Absent: Abstain: Recused

No public verbal comments were received in support of 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 about several topics, including: public input could be limited if they haven't viewed the presentation before the meeting; the flexible hours rationale is supported; the project site is in a difficult location relative to vehicle traffic; there aren't any school proximity issues with this project; there aren't any police concerns with this project; and alcohol sales is an added benefit to the business and opens them to a new market.

MOTION: Commissioner Meyer moved and Commissioner Fuhring seconded a motion to approve the Pizza Chief Restaurant Alcohol Special Use Permit 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 2021-01 for Planning and Zoning Permit No. 20-510-07 (Special Use Permit- Alcohol), subject to certain findings and conditions

VOTE: Chair Frank, Vice Chair Sanchez, Commissioners Chavez, Dozier, Fuhring and Meyer, voted in favor. The motion carried 6:0:0:0².

G. STUDY SESSION/REPORTS

1. None

H. PLANNING COMMISSION BUSINESS

1. None

I. COMMUNITY DEVELOPMENT STAFF UPDATES

1. Scott Kolwitz, Planning & Environmental Services Manager announced:
 - i. The Planning Commission rules provides the following options to hold the elections now or after the City Council appoints new Planning Commissioners:
VII. ELECTION AND DUTIES OF OFFICERS
A. During the first regular meeting of the Commission held in every calendar year or during the first regular meeting after appointment of the members of the Commission by the City Council, the members of the Commission shall elect one member as chair and another as vice-chair, to serve for one year or until a successor is appointed, unless either is earlier removed from such positions by majority vote of the members of the Commission or by the City Council.

² In Favor: Against: Absent: Abstain: Recused

As the recruitment for four Planning Commissioners is underway, we are going to hold off on elections until the City Council appoints new Planning Commissioners. We anticipate the recruitment effort to be completed in February, so we are anticipating that elections would occur in February / March.

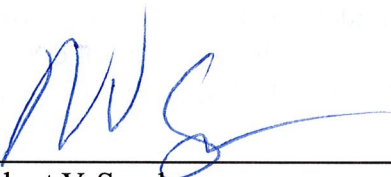
- ii. The next Planning Commission meeting is scheduled for February 4, 2021 at 6:00 p.m.

J. ADJOURNMENT

1. At 6:26 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

Thursday, February 4, 2021, 6:00 p.m., City Council Chambers



Robert V. Sanchez,
Vice Chair

ATTEST 

Scott Kolwitz,
Planning & Environmental Services Manager