

MINUTES
OXNARD PLANNING COMMISSION
REGULAR MEETING
April 4, 2019

A. ROLL CALL

At 7:00 p.m., the regular meeting of the Oxnard Planning Commission convened in the Council Chambers. Chair Vincent Stewart, Vice Chair Orlando Dozier, Commissioners Sanchez, Huber, and Fuhring were present. Commissioners Frank and Commissioner Chua were absent. Staff members present were Kathleen Mallory, Planning Manager, Ken Rozell, Assistant City Attorney, and Dee Lai, Recording Secretary. Chair Stewart presided and called the meeting to order.

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

Commissioner Sanchez led the pledge of allegiance.

C. PUBLIC COMMENTS – Items not on the Agenda

No public comments were received.

D. READING OF AGENDA

Kathleen reviewed the agenda.

E. CONSENT AGENDA

1. APPROVAL OF MINUTES – March 7, 2019

MOTION: Commissioner Fuhring moved and Commissioner Huber seconded a motion to approve the minutes of March 7, 2019. The question was called and the motion carried 5:0:2. Commissioner Frank and Commissioner Chua were absent.

F. PUBLIC HEARING

1. PLANNING AND ZONING PERMIT NO. 19-580-03 (Zone Text Amendment). A request for the Planning Commission adopt a resolution recommending City Council approval of an ordinance of the City Council of the City of Oxnard adding Article XVI to Chapter 11 of the Oxnard City Code regarding commercial cannabis activities, and amending Chapter 16 by adding Subsection (Q) to Oxnard City Code Section 16-177 regarding commercial cannabis businesses in Business and Research Park (BRP) zoning district; amending Subsection (I) to Oxnard City Code Section 16-178 regarding commercial cannabis businesses in Business and Research Park (BRP) zoning district; amending Sections 16-186.1 and 16-191(F) of the Oxnard City Code regarding

commercial cannabis businesses in the Limited Manufacturing (M-L) zoning district; adding Subsection (C) to Oxnard City Code Section 16-223 regarding commercial cannabis businesses in the Light Manufacturing (M-1) zoning district; amending Subsection (G) of Oxnard City Code Section 16-226 regarding commercial cannabis businesses in the Light Manufacturing (M-1) zoning district; adding Subsection (D) to Oxnard City Code Section 16-246 regarding commercial cannabis businesses in the Heavy Manufacturing (M-2) zoning district; amending Section 16-251 of the Oxnard City Code regarding cannabis uses in the Heavy Manufacturing (M-2) zoning district; and amending Sections 4.2.1., B. (Auto Sales and Service), 4.2.2., B. (Business Park), 4.2.3., B. (Retail Commercial), and 4.2.4., B. (Commercial Manufacturing) of the Rose Santa Clara Corridor Specific Plan as a commercial cannabis business subject to the requirements stipulated in Article XVI of Chapter 11. Filed by Ashley Golden, Assistant City Manager.

Project Planner: Kathleen Mallory

Kathleen Mallory and Tim Cromartie from HDL Companies provided a powerpoint presentation outlining the request.

Commissioner Huber stated that he had ex parte communication with the consultant of the City of Port Hueneme. He commented that he asked the consultant about concentration and saturation.

The Planning Commission discussed and inquired on several topics, including: the level of difficulty for an applicant to obtain a permit; the reason why Oxnard is limiting itself in the cannabis market; saturation and concentration; testing, distribution, and manufacturing; transportation; definition of sensitive uses; electronic application submittals; background checks; cannabis innovation zones; cannabis waste handling; business visibility; whether the type of business is more of “mom and pop” retail stores or large corporation; the possibility of having non-voting at large members, including people from social services, healthcare, school districts, inter-city neighborhood council, representative from the youth council be a part of the cannabis reviewing committee; unions for this type of business; ISO certification; the supply and demand for testing labs and manufacturing; whether there is an advantage to having a testing lab in Oxnard; the risk of the “go slow” approach; testing variance; application review process, second ranking, the reviewing group, deadline and timing associated with application review; the reasons for application denial; tracking for violation; typical number of employees in manufacturing, testing and distribution; the process in identifying the sensitive uses and buffer zones; whether Washington and Colorado are having any problems and if they are in compliance; whether mixed use, lounges, and microbusiness are allowed in the City; the possibility of giving preference to local Ventura County residents; retail and delivery services; and inclusion of a social equity program.

All the Commissioners questions and concerns were addressed.

Chair Stewart opened the public comment.

Public comments were received from Rodney Medina, Pat Brown, Delicia Niami, Jeff Kroll; Juan Garcia; Michael Kirby, Jose Salazar; Robert Feodor; and Matthew Shoemaker.

Chair Stewart closed the public comment.

MOTION: Commissioner Huber moved and Commissioner Fuhring seconded a motion to adopt a resolution recommending to City Council approval of PZ 19-580-03 (Zone Text Amendment). The question was called and the motion carried 5:0:2. Commissioner Frank and Commissioner Chua were absent.

G. STUDY SESSION/REPORTS

None.

H. PLANNING COMMISSION BUSINESS

Commissioner Huber stated that there are several events happening in Oxnard in April, including: the Native Americans' first Oxnard tribal pow wow at the Oxnard Beach Park on April 13th and 14th; and the earth day fair at the Plaza Park on April 13th.

Commissioner Huber commented on the harbor project regarding parking on Perkins Rd and he requested to be able to listen to the people who were against the project. Kathleen stated that he could reach out to her for this and that there were about 75 commenters with opposition to the project.

I. PLANNING MANAGER COMMENTS

Planning Manager, Kathleen Mallory stated there will be a special community workshop on the Fisherman's Wharf project at the Performing Arts and Convention Center on April 22, 2019 at 6 p.m. She stated that the notice will be posted in the later part of this week.

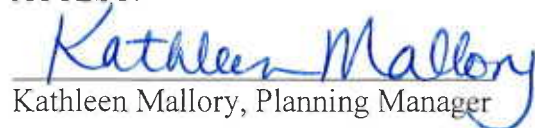
J. ADJOURNMENT

At 9:12 p.m., the Planning Commission concurred to adjourn.



Vincent Stewart, Chair

ATTEST:


Kathleen Mallory, Planning Manager