

This meeting is held pursuant to the State Emergency Services Act, the Governor's Emergency Declaration, and Governor's Executive Order N-29-20 to allow members of the City Council or staff to participate via teleconference.

The public may provide comments to the Director Hearing via email at planning@oxnard.org no later than 2:00 p.m. on the day of the meeting. Please identify the meeting date and agenda item in the Subject line.

A telephone option for public comments is also available at this time due to the State of California "Stay At Home" order. Requests to speak must be submitted no later than 2:00 p.m. on the day of the meeting. Call the Planning office at (805) 385-7878, or email your request to planning@oxnard.org. (identify the agenda item in the Subject line).

CITY OF OXNARD DIRECTOR HEARING AGENDA

REGULAR MEETING

West Conference Room, 214 South C Street
Tuesday, March 2, 2021, 3:00 p.m.

- A. ROLL CALL**
- B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES**
- C. PUBLIC COMMENTS - On Items Not On The Agenda**

At this time, a person may address the Community Development Director on matters within the jurisdiction of the Community Development Department, including information/consent items and any item not appearing on the agenda. The Director shall limit public comments to three (3) minutes. The Community Development Director 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 Community Development Director Secretary. Persons wishing to speak on public hearing items should do so at the time of the public hearing.
- D. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS**
- E. PUBLIC HEARING**

- 1. Project Name: TeraGreen, LLC. - Commercial Cannabis Distribution and Manufacturing DDR** - Planning and Zoning Permit No. 20-215-05 (Distribution) and 20-215-06 (Manufacturing): A request to permit the operation of a commercial cannabis distribution facility and a commercial cannabis manufacturing facility consistent with Cannabis State Licensing Type N (Performing cannabis infusions and packaging or labeling of cannabis products) within an existing 10,506 square-foot commercial building on a 1.03-acre site (APN: 144-0-144-145) located at 2801 Paseo Mercado within the Retail Commercial zone of the Rose Santa Clara Corridor Specific Plan. As part of the project there will be a tenant improvement consisting of the installation of interior wall partitioning, minor plumbing upgrades, upgrades to an existing fire alarm system, security upgrades to the existing loading area, upgrades to a waste enclosure and installation of secure doors/windows. Cannabis distribution and manufacturing operations will be conducted between the hours of 6:00 a.m. to 12:00 a.m. (midnight), 7 days a week. Filed by

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 Community Development Director 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.

Constantino Papanicolaou (“Applicant”), 3151 West Fifth Street, Suite B, Oxnard, CA 93030.

Project Planners: Jose Coyotl, Associate Planner

Recommendation:

That the Community Development Director (“Director”) finds the Project to be Categorically Exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA), and adopt Resolutions approving Planning and Zoning Permit No. 20-215-05 (Distribution) and 20-215-06 (Manufacturing), subject to certain findings and conditions.

F. STUDY SESSION/REPORTS

G. COMMUNITY DEVELOPMENT STAFF UPDATES

H. ADJOURNMENT

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 Community Development Director 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.