

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.

As a precautionary measure to help slow the spread of COVID-19, the City Council facilities are temporarily closed to the public. The public is encouraged to view the meeting from home on the City's website at [Oxnard.org/city-meetings](http://Oxnard.org/city-meetings), Spectrum channel 10, Frontier channel 35, or YouTube at [Youtube.com/oxnardnews](https://www.youtube.com/oxnardnews). Video recordings are typically available online immediately following the meeting.

The public may provide comments to the Planning Commission via email at [planning@oxnard.org](mailto:planning@oxnard.org) no later than 3:00 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. Requests to speak must be submitted no later than 3:00 p.m. on the day of the meeting. Use the form on the city's website to submit your request: [Oxnard.org/city-meetings](http://Oxnard.org/city-meetings), or call the Planning Division Office at (805) 385-7878, or email your request to [planning@oxnard.org](mailto:planning@oxnard.org).

## **AMENDED AGENDA - TRANSMITTAL MEMOS ADDED TO ITEM F-2**

# **CITY OF OXNARD PLANNING COMMISSION AGENDA**

## **REGULAR MEETING**

Human Resources Activity Room, 300 West Third Street  
Thursday, September 16, 2021, 6:00 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 Planning Commission on matters within the jurisdiction of the Planning Commission, including information/consent items and any item not appearing on the agenda. The Chair shall limit public comments to three (3) minutes. The Planning Commission 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 Commission Secretary. Persons wishing to speak on public hearing items should do so at the time of the public hearing.

### **D. CONSENT AGENDA**

1. APPROVAL OF MINUTES – August 26, 2021
2. APPROVAL OF MINUTES - September 2, 2021

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

### **F. PUBLIC HEARING**

1. **Project Name: TAT OXN, LLC. dba The Artist Tree - Commercial Cannabis Business Retail Special Use Permit (SUP) - PLANNING AND ZONING PERMIT No. 21-516-26 (Retail).** A request to permit the operation of a commercial cannabis retail facility within an existing 2,546 square-foot commercial building on a 0.24-acre site located at 600 North A Street (APN: 200-0-252-140) within the General Commercial (C-2) zone. Proposed

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 Planning Commission 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.

development includes tenant improvements: installation of interior wall partitioning, plumbing upgrades, upgrades to an existing fire alarm system, security upgrades to the existing building, installation of new secure doors/windows, repainting the building, and relocation of a loading service doors. Cannabis retail operations will be conducted between the hours from 9:00 AM to 9:00 PM daily. Filed by Lauren Fontein, 11330 Ventura Boulevard, Studio City, CA 91604, on behalf of TAT OXN, LLC, dba The Artist Tree.

**City Staff: Jose Coyotl, Associate Planner**

**Recommendation:** That the Planning Commission

- a) Finds the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities), and
- b) Adopt Resolution 2021-XX approving Planning and Zoning Permit No. 21-516-26 (Special Use Permit – Cannabis: Retail), subject to certain findings and conditions.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/gZzxUKOxXOW>

2. **Project Name: City of Oxnard 2021-2029 Final Housing Element - PLANNING AND ZONING PERMIT No. 20-620-03, General Plan Amendment replacing in its entirety the current Chapter 8 (2013-2021 Housing Element) with the 2021-2029 Housing Element; 2.) PZ No. 21-620-02, update General Plan Land Use Element (Chapter 3) text by amending the General Commercial and Business Research Park land use descriptions to allow up to 30 dwelling units with 20% lower income units per acre when identified by a zoning suffix of “-AHP” (Affordable Housing Permitted) or “-AHD” (Affordable Housing Discretionary); 3.) PZ No. 21-620-03, amending the 2030 General Plan Land Use map to re-designate 13 parcels from Limited Manufacturing or Public/Semi Public to Business Research Park or General Commercial; 4.) PZ No. 21-580-03, amending Chapter 16 of the Oxnard City Code (OCC) to repeal the All-Affordable Housing Opportunity Program (AAHOP) and replace these regulations with newly created Affordable Housing, Permitted (-AHP) and Affordable Housing, Discretionary (-AHD) additive zone definitions, designations and regulations; amending the text in the Business and Research Park (BRP) and General Commercial (C-2) zones to allow up to 30 dwelling units per acre with 20% lower income units on parcels with the “-AHP” or “-AHD” additive zone suffix; amending the Density Bonus ordinance approval authority; and creating a ministerial Site Plan Review process; and 5.) PZ No. 21-580-04, making Zoning Map Amendments to change zoning designations on approximately 106 parcels consistent with Supplement 1 of the Final Housing Element.**

**City Staff: Kathleen Mallory, Planning and Sustainability Manager**

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**Recommendation:** That the Planning Commission

- a) Receive a presentation on the 2021-2029 Final Housing Element (6th Cycle Housing Element; Attachment 1).
- b) Open the public hearing and receive public input.
- c) Review the Draft Initial Study and Mitigated Negative Declaration (IS/MND) and recommend City Council approval of the environmental document (Attachment 2).
- d) Adopt Resolution 2021-XX recommending City Council adopt the 2021-2029 Final Housing Element ("Housing Element") update to replace in its entirety the current 2013-2021 Housing Element as Chapter 8 within the 2030 General Plan, and text and map changes to the General Plan Land Use Element (Attachment 3).
- e) Adopt Resolution 2021-XX recommending City Council approval of text amendments to Chapter 16 of the Oxnard City Code to facilitate construction of housing units as stipulated in the City's Final Housing Element (see Attachment 4).
- f) Adopt Resolution 2021-XX recommending City Council approval of zoning map amendments (see Attachment 5) to facilitate construction of housing units as stipulated in the Final Housing Element.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/gZzxUKOxXOw>

**G. STUDY SESSION/REPORTS****H. PLANNING COMMISSION BUSINESS****I. COMMUNITY DEVELOPMENT STAFF UPDATES****J. ADJOURNMENT****FUTURE MEETINGS**

Thursday, October 7, 2021, 6:00 p.m., Human Resources Activity Room, 300 West Third Street

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MINUTES  
OXNARD PLANNING COMMISSION  
SPECIAL MEETING  
August 26, 2021 Minutes  
**DRAFT**

**A. ROLL CALL**

1. At 6:04 p.m., the regular meeting of the Oxnard Planning Commission convened in the Service Center West Conference Room, 214 South C Street. Chair Chavez 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 Chavez (via videoconference), Vice Chair Arruejo (joined at 6:14 p.m. via videoconference), Commissioners Connelly (via videoconference), Meyer (via videoconference), Nash (via videoconference), and Sanchez (via videoconference) were present. Commissioner Lopez was absent.
3. Staff members present were: Scott Kolwitz, Planning & Environmental Services Manager; Juan Martinez, Associated Planner; Ken Rozell, Chief Assistant City Attorney; Emilio Ramirez, Housing Director; and Dee Lai, Recording Secretary.
4. Chair Chavez presided and called the meeting to order.

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

Ken Rozell, Chief Assistant City Attorney, led the pledge of allegiance.

**C. PUBLIC COMMENTS - On Items Not On The Agenda**

1. None.

**D. CONSENT AGENDA**

1. None

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

1. Commissioner Nash had ex parte communication for item F-1. He had communications with the applicant, Henry Casillas as part of the Oxnard Community Planning group, but none on this project. He can hear and consider the request in a fair, objective and unbiased manner.
2. None of the remaining Planning Commissioners had any ex parte communications to report for Items F-1.

## **F. CONTINUED PUBLIC HEARING**

**Project Name: Encanto Homes Subdivision - PLANNING AND ZONING PERMIT No. 20-500-05** (Special Use Permit for Planned Development); **PZ 20-300-04** (Tentative Subdivision Map for T6054); and **PZ 20-535-03** (Density Bonus), a request to:

- a) Demolish existing infrastructure consisting of modular classroom buildings and site improvements serving the former Oxnard Union High School's Adult Education Program;
- b) Subdivide the Project 4.10-acre site into 27 lots ranging between 3,838 and 9,946 square feet in size and dedication of approximately 1-acre of land for the benefit of public right-of-way for existing and proposed roadway improvements along all four sides of the proposed development. The net developable area will be 3.13 acres;
- c) Allow for the construction of 27 detached single-family dwelling units. The single-story, three bedroom homes will offer a two plan mix with two unit sizes (1,149 & 1,201 square feet) and attached or detached 484 square-foot two-car garages with alley access and associated site improvements.
- d) The Project also includes a request for the ministerial approval of a Density Bonus Permit to allow for a 23 percent Density Bonus to increase the maximum number of units from 22-units to 27-units. Of the 27 homes, twenty (20) of the homes will be market rate, seven (7) of the homes will be affordable units as follows: Three (3) units will be set aside for low income households and four (4) units will be set aside for moderate income households. Approval of the following Density Bonus concessions/incentives are requested pursuant to Government Code Section 65915(d) (State's Density Bonus law):
  - i) reduce the minimum lot area from 6,000 square feet to lots averaging 5,332.6 square feet;
  - ii) reduce the minimum lot dimensions: frontage and width from 50-feet to 37-feet and depth from 100 feet to 71 feet; and
  - iii) reduce the rear yard setback from 25-feet to 5-feet primarily to allow the garages in the rear yard.

The Project site is located at 1101 & 1111 West Second Street within the Residential Low land use designation, Single Family Residential (R-1) zone, and is in the Fremont South Neighborhood. The Project is exempt from environmental review pursuant to Section 15332 (Class 32, In-fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines. Filed by Henry Casillas, on behalf of the Oxnard Union High School District, LLC, property owner, 451 West Fifth Street, Oxnard, California 93030.

**City Staff: Juan Martinez, Associate Planner**

**Recommendation:** That the Planning Commission:

- a) Find the Project to be Exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15332 (In-fill Development Projects) of the CEQA Guidelines; and
- b) Adopt Resolution 2021-22 approving Planning and Zoning Permit Nos. 20-500-05 (Special Use Permit for a Development Plan) and 20-535-03 (Density Bonus), subject to certain findings and conditions; and
- c) Adopt Resolution 2021-23 recommending that City Council approve Planning and Zoning Permit No. 20-300-04 (Tentative Tract Map for Tract No. 6054), subject to certain findings and conditions.

Juan Martinez provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/DfIXFoK73PU>

City staff, including Juan Martinez, Associate Planner; and Emilio Ramirez, Housing Director, were available for questions.

The applicant, Henry Casillas (on behalf of Oxnard Union High School District, LLC, property owner) did not provide a presentation but was available for questions

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

Public verbal comments were received for Item F-1.

1. Ann Bull asked if the City has any provisions or restrictions to prevent investment housing where investors buy homes at market price and then immediately flip into a rental units.
2. Barbara Macri-Ortiz disagreed with the Density Bonus calculations. She commented that the Quimby fees should be applied to Campus park.
3. Carmina McGee commented about parking concerns the neighborhood will experience as a result of the new development. She was concerned with the density and Accessory Dwelling Units that will be allowed. She mentioned that it would be good to have an Home Owner's Association to put some limitations on how many rental units there can be. She was concerned about investors coming in and making the development into a rental market.
4. Jackson Piper from Ventura County Yes In My Backyard (Yimby) commented that this development was very thoughtful and very well designed to meet the concerns of the community. He said these would be good starter homes for Oxnard families.

No other verbal or written comments were received in support of or against item F-1.

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

Discussion ensued among the Commissioners and staff about several topics, including: Sod alternatives to front lawns and drought tolerant landscaping options; Conditions of Approval 36: questions regarding the structure of an equity share arrangement, where will the shared profits of the equity share affordable units go, and who gets to decide how to use those funds; Conditions of Approval 105: suggestion to include language in the Covenants, Conditions and Restrictions (CCRs) that people visiting Campus Park may park in front of their homes; Condition of Approval 188: when possible, coordinate repaving; Questions regarding inclusion of a stormwater retention facility; Could Police cameras be provided in the public right-of-way as part of this project; Questions if the use of inclusionary standards and Density Bonus was unique; Breakdown of the number of affordable units needed; Homes being approved in compliance with the Airport Comprehensive Land Use Plan for Ventura County; The accuracy of the Runway Protection Zone (RPZ) over Lots 12 and 13 and uses allowed within the RPZ; Condition of Approval 75: Fire hydrant location and minimum for the hydrant requirement based on the number of residential units, and if more fire hydrants

will be provided to meet the requirement for fire hydrants to cover a 150-foot radius; Whether backyards are large enough to include an ADU; Resale time frame for affordable units; The applicant's relationship with the Oxnard Union High School District (OUHSD); Developer marketing of the lots for the affordable housing and maintenance of interested parties lists; Could the developer provide preference to OUHSD employees to purchase the units; Reasons for certain homes to have attached garage while the majority have detached; Alley to provide access for garages and utility services; Reason for the HOA to maintain the private alleyway; Quimby fees to be used to enhance parks in Fremont South; Do the modular units on site have to be demolished or could they be relocated; Appreciation of the open floor plan and the Spanish revival architecture; These are sorely needed starter homes; These homes fit the neighborhood.

**MOTION:** Vice Chair Arruejo moved and Commissioner Connelly seconded a motion finding the Encanto Homes Subdivision Project to be Exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15332 (In-fill Development Projects) of the CEQA Guidelines; Adopt Resolution 2021-22 approving Planning and Zoning Permit Nos. 20-500-05 (Special Use Permit for a Development Plan) and 20-535-03 (Density Bonus); and Adopt Resolution 2021-23 recommending that City Council approve Planning and Zoning Permit No. 20-300-04 (Tentative Tract Map for Tract No. 6054), subject to certain findings and conditions.

**VOTE:** Chair Chavez, Vice Chair Arruejo, and Commissioners Connelly, Meyer, Nash, and Sanchez voted in favor. Commissioner Lopez was absent. The motion carried 6:0:1:0:0<sup>1</sup>

#### **G. PLANNING COMMISSION BUSINESS**

1. Commissioner Meyer stated that Ventura County has reinstated the mask mandate, and he hopes that everyone understands the benefits of wearing masks to help us move out of the pandemic.
2. Chair Chavez thanked Vice Chair Arruejo for chairing the Planning Commission's meeting on August 19, 2021. He also thanked Jessica Monterroso for doing a great job flying solo for the first time in her role as the Planning Commission's Recording Secretary.

#### **H. COMMUNITY DEVELOPMENT STAFF UPDATES**

Scott Kolwitz, Planning & Environmental Services Manager announced:

1. The Housing Element will be presented to the Planning Commission during their September 2nd and 16th meetings. On September 2, 2021, the focus will be on the policy changes, and on September 16, 2021, the focus will be on the environmental review. Staff recommends that Planning Commissioners start to review the Housing Element's Mitigated Negative Declaration now. More

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<sup>1</sup> In Favor: Against: Absent: Abstain: Recused

information can be found at the following link:  
<https://www.oxnard.org/housing-element-update/>

- i. The current version of the Draft Housing Element is posted on the City's website:  
[https://www.oxnard.org/wp-content/uploads/2021/08/Adoption-Final\\_8-13-21\\_clean.pdf](https://www.oxnard.org/wp-content/uploads/2021/08/Adoption-Final_8-13-21_clean.pdf)
- ii. The Draft Housing Element Mitigated Negative Declaration is posted on the City's website:  
<https://www.oxnard.org/wp-content/uploads/2021/08/Oxnard-HEU-IS-MND-Public-Review-Draft.pdf>
2. The Peninsula Road Street Vacation project is scheduled for the City Council meeting on September 7, 2021.
3. The Firearms Ordinance Amendment project is scheduled for the City Council meeting on September 21, 2021.
4. The next Regular Planning Commission meeting is scheduled for September 2, 2021 at 6:00 p.m.

## **I. ADJOURNMENT**

At 8:09 p.m., the Planning Commission concurred to adjourn.

## **FUTURE MEETINGS**

Thursday, September 2, 2021, 6:00 p.m, Service Center, 214 S. C Street

\_\_\_\_\_  
Daniel Chavez Jr.,  
Chair

ATTEST \_\_\_\_\_  
Scott Kolwitz,  
Planning & Environmental Services Manager

MINUTES  
OXNARD PLANNING COMMISSION  
REGULAR MEETING  
September 2, 2021 Minutes  
**DRAFT**

**A. ROLL CALL**

1. At 6:01 p.m., the regular meeting of the Oxnard Planning Commission convened in the Service Center West Conference Room, 214 South C Street. Chair Chavez 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 Chavez (via videoconference), Vice Chair Arruejo (via videoconference), Commissioners Connelly (via videoconference), Lopez (via videoconference), Meyer (via videoconference), Nash (via videoconference), and Sanchez (via videoconference) were present.
3. Staff members present were: Vyto Adomaitis, Community Development Director; Scott Kolwitz, Planning & Environmental Services Manager; Kathleen Mallory, Planning and Sustainability Manager; Jose Coyotl, Associate Planner; Ken Rozell, Chief Assistant City Attorney; Emilio Ramirez, Housing Director; Scott Swenson, Safer Neighborhoods and Alcohol Compliance Specialist; Heather Davis, Rincon Consultant; Jennifer Gastelum Consultant, Placeworks; Amy Sinsheimer, Placeworks Consultant; and Dee Lai, Recording Secretary.
4. Chair Chavez presided and called the meeting to order.

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

1. Scott Swenson, Safer Neighborhoods and Alcohol Compliance Specialist, led the pledge of allegiance.

**C. PUBLIC COMMENTS - On Items Not On The Agenda**

1. None.

**D. CONSENT AGENDA**

1. APPROVAL OF REGULAR MINUTES - August 19, 2021

**MOTION:** Vice Chair Arruejo moved and Commissioner Meyer seconded a motion to approve the Minutes of August 19, 2021 as submitted.

**VOTE:** Vice Chair Arruejo, Commissioners Connelly, Lopez, Meyer, Nash, and Sanchez voted in favor. Chair Chavez abstained. The motion carried 6:0:0:1:0<sup>1</sup>.

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<sup>1</sup> In Favor: Against: Absent: Abstain: Recused

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

1. Vice Chair Arruejo commented that he will recuse himself from participating in Item F-1 due to 18 U.S. Code § 203 and 18 U.S. Code § 205.
2. Chair Chavez stated that he visited the site for Item F-1. He can hear and consider the request in a fair, objective and unbiased manner.
3. Commissioner Sanchez stated that he visited the site with the vacant store for Item F-2. He can hear and consider the request in a fair, objective and unbiased manner.
4. Commissioner Nash stated that he had a conversation with Kathleen Mallory for Item F-3. He can hear and consider the request in a fair, objective and unbiased manner.
5. None of the remaining Planning Commissioners had any ex parte communications to report for Items F-1, F-2, or F-3.

**F. PUBLIC HEARING**

1. **Project Name: SGI Oxnard, LLC. - Commercial Cannabis Business Retail Special Use Permit (SUP) - PLANNING AND ZONING PERMIT No. 21-516-01 (Retail).** A request to permit the operation of a commercial cannabis retail facility within an existing 2,925 square-foot commercial suite of a 60,798 square-foot multi-tenant commercial building on a 5.47-acre site located at 2343 North Oxnard Boulevard (APN: 139-0-270-045) within the General Commercial Planned Development (C-2-PD) zone. Proposed development includes tenant improvements: installation of interior wall partitioning, plumbing upgrades, upgrades to an existing fire alarm system, security upgrades to the existing building, installation of new secure doors/windows, and relocation of a loading service door. Cannabis retail operations will be conducted between the hours from 9:00 AM to 9:00 PM daily. Filed by Eric Lightman, 728 East Commercial Street, Los Angeles, CA 90012, on behalf of SGI Oxnard, LLC..

**City Staff: Jose Coyotl, Associate Planner**

**Recommendation:** That the Planning Commission

- a) Finds the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities), and
- b) Adopt Resolution 2021-17 approving Planning and Zoning Permit No. 21-516-01 (Special Use Permit – Cannabis: Retail), subject to certain findings and conditions.

Jose Coyotl, Associate Planner, provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/rE-2gwp9IKQ>

City staff, including: Jose Coyotl, Associate Planner; Scott Swenson, Safer Neighborhood and Alcohol Compliance Specialist; Scott Kolwitz, Planning & Environmental Services Manager; and Ken Rozell, Chief Assistant City Attorney were available for questions.

The applicant team, including: Eric Lightman (SGI Oxnard, LLC., Associate General

Counsel); Amy Gammon (SGI Oxnard, LLC., Business Development - Retail Expansion); Matthew Nathaniel (SGI Oxnard, LLC., Director of Retail Expansion); and Maurice Tafolla Cunningham (SGI Oxnard, LLC., Licensing Analyst) provided a presentation and were available for questions.

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

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

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

Discussion ensued among the Commissioners and staff about several topics, including: the number of retail cannabis business allowed in the City and any limitations to address clustering; aesthetic improvements to the facility; permits are good for 12 months; permits must be renewed annually; comprehensive permit conditions of approval; location of other retail locations for this retailer; community benefits provided by retailer; potential for community benefits to focus on the City's youth; local hiring preference; business operation from the point of a Planning entitlement through construction; security plan components and intended operations; business relationship with organized labor; number of anticipated employees; employee benefits; and public outreach to neighboring businesses.

**MOTION:** Commissioner Meyer moved and Vice Chair Arruejo seconded a motion to approve the SGI Oxnard, LLC. - Commercial Cannabis Business Retail Special Use Permit (SUP) 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 Adopt Resolution 2021-17 approving Planning and Zoning Permit No. 21-516-01 (Special Use Permit – Cannabis: Retail), subject to certain findings and conditions.

**VOTE:** Chair Chavez and Commissioners Connelly, Lopez, Meyer, Nash, and Sanchez voted in favor. Vice Chair Arruejo was recused. The motion carried 6:0:0:0:1<sup>2</sup>

2. **Project Name: Blue Enterprises Oxnard I, LLC. dba Cookies Oxnard - Commercial Cannabis Business Retail Special Use Permit (SUP) - PLANNING AND ZONING PERMIT No. 21-516-25 (Retail).** A request to permit the operation of a commercial cannabis retail facility within an existing 2,856 square-foot commercial suite of a 16,890 square-foot multi-tenant commercial building on a 1.1-acre site located at 2655 North Vineyard Avenue (APN: 132-0-042-200) within the General Commercial Planned Development (C-2-PD) zone. Proposed development includes tenant improvements: installation of interior wall partitioning, plumbing upgrades, upgrades to an existing fire alarm system, security upgrades to the existing building, installation of new secure doors/windows, relocation of a loading service door, and parking lot improvements. Cannabis retail operations will be conducted between the hours from 9:00 AM to 9:00 PM daily. Filed by Anna Mendoza, 4675 Macarthur Court,

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<sup>2</sup> In Favor: Against: Absent: Abstain: Recused

Suite 1500, Newport Beach, CA 92660, on behalf of Blue Enterprises Oxnard I, LLC. dba Cookies Oxnard.

**City Staff: Jose Coyotl, Associate Planner**

**Recommendation:** That the Planning Commission

- a) Finds the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities), and
- b) Adopt Resolution 2021-24 approving Planning and Zoning Permit No. 21-516-25 (Special Use Permit – Cannabis: Retail), subject to certain findings and conditions.

Jose Coyotl, Associate Planner, provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/cCjvNljPq84>

City staff, including: Jose Coyotl Associate Planner; Scott Swenson, Safer Neighborhood and Alcohol Compliance Specialist; Scott Kolwitz, Planning & Environmental Services Manager; and Ken Rozell, Chief Assistant City Attorney were available for questions.

The applicant team, including; Anna Mendoza (Blue Enterprises Oxnard I, LLC., Director of Social Equity and Community Affairs); Stacy Miller (Stacy Miller Public Affairs, Inc., President & CEO); Leo Falgou (Sapphire Risk Advisory Group, Chief of Staff); and Virginia Maggiore (Blue Enterprises Oxnard I, LLC., Vice President of Store Planning) provided a presentation and were available for questions.

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

Public verbal comments were received from Jacqueline Adap, Jose Barrera, and Nancy Lindholm (West Ventura County Business Alliance) in support of the project as it will clean up the community and donate to local causes.

Public verbal comment was received from Magdalene Penny who spoke against the project. She was concerned about the exposure of children to cannabis.

No other verbal or written comments were received for Item F-2.

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

Discussion ensued among the Commissioners and staff about several topics, including: discussion about the article attached to the staff report public comments section; compliance with parking standards; community outreach to neighboring businesses; how will staff monitor and enforce the project conditions of approval; recognition that this is the first cannabis applicant that included a public relations staff member to ensure the business continues successful outreach to the community; business relationship with organized labor; number of anticipated employees; employee benefits; location of other retail locations for this retailer; standards to ensure children cannot see product; security plan philosophy; California legalized cannabis; even when things

are not legal, people will seek unsafe products in dangerous conditions; there are a variety of legal items that put our children at risk; appreciation of the understated and discrete logo.

**MOTION:** Commissioner Meyer moved and Commissioner Lopez seconded a motion to approve Blue Enterprises Oxnard I, LLC. dba Cookies Oxnard - Commercial Cannabis Business Retail Special Use Permit (SUP) 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 Adopt Resolution 2021-24 approving Planning and Zoning Permit No. 21-516-25 (Special Use Permit – Cannabis: Retail), subject to certain findings and conditions.

**VOTE:** Chair Chavez, and Commissioners Connelly, Lopez, Meyer, Nash, and Sanchez voted in favor. Vice Chair Arruejo was recused. The motion carried 6:0:0:0:1<sup>3</sup>

3. **Project Name: City of Oxnard 2021-2029 Final Housing Element - PLANNING AND ZONING PERMIT No. 20-620-03, General Plan Amendment replacing in its entirety the current Chapter 8 (2013-2021 Housing Element) with the 2021-2029 Housing Element; 2.) PZ No. 21-620-02, update General Plan Land Use Element (Chapter 3) text by amending the General Commercial and Business Research Park land use descriptions to allow up to 30 dwelling units with 20% lower income units per acre when identified by a zoning suffix of “-AHP” (Affordable Housing Permitted) or “-AHD” (Affordable Housing Discretionary); 3.) PZ No. 21-620-03, amending the 2030 General Plan Land Use map to re-designate 13 parcels from Limited Manufacturing or Public/Semi Public to Business Research Park or General Commercial; 4.) PZ No. 21-580-03, amending Chapter 16 of the Oxnard City Code (OCC) to repeal the All-Affordable Housing Opportunity Program (AAHOP) and replace these regulations with newly created Affordable Housing, Permitted (-AHP) and Affordable Housing, Discretionary (-AHD) additive zone definitions, designations and regulations; and amending the text in the Business and Research Park (BRP) and General Commercial (C-2) zones to allow up to 30 dwelling units per acre with 20% lower income units on parcels with the “-AHP” or “-AHD” additive zone suffix; and 5.) PZ No. 21-580-04, making Zoning Map Amendments to change zoning designations on approximately 106 parcels consistent with Supplement 1 of the Final Housing Element.**  
**City Staff: Kathleen Mallory, Planning and Sustainability Manager**

**Recommendation:** That the Planning Commission

- a) Receive a presentation on the 2021-2029 Draft Housing Element (6th Cycle Housing Element); and
- b) Open the public hearing and receive public input; and
- c) Review and provide input on the 2021-2029 Final Housing Element (“Housing Element”); and
- d) Review and provide input on Staff’s recommended text and map changes to the General Plan Land Use Element; and

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<sup>3</sup> In Favor: Against: Absent: Abstain: Recused

- e) Review and provide input on the Draft amendments to Chapter 16 of the Oxnard City Code to facilitate construction of housing units as stipulated in the City's Housing Element; and
- f) Review and provide input on the recommended zoning map amendments to facilitate construction of housing units as stipulated in the Housing Element.

Kathleen Mallory, Planning and Sustainability Manager, provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/QqXb60PEXzA>

City staff, including Vyto Adomaitis, Community Development Director; Kathleen Mallory, Planning and Sustainability Manager; Scott Kolwitz, Planning & Environmental Services Manager; Heather Davis, Rincon Consultant; Jennifer Gastelum Consultant, Placeworks; Amy Sinsheimer, Placeworks Consultant; Emilio Ramirez, Oxnard Housing Director; and Ken Rozell, Chief Assistant City Attorney were available for questions.

Commissioner Nash recommended that the Planning Commission extend the public comment time allocation per speaker from 3 minutes to 5 minutes.

**MOTION:** Commissioner Nash moved and Chair Chavez seconded a motion to extend the public comment time allocation from 3 minutes to 5 minutes.

**VOTE:** Chair Chavez, Vice Chair Arruejo, and Commissioners Connelly, Lopez, Meyer, Nash, and Sanchez voted in favor. The motion carried 7:0:0:0:0<sup>4</sup>

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

Public verbal comments were received for Item F-3.

1. Barbara Macri-Ortiz commented about several topics, including: the Housing Element being unlike any other; the attempts to address racial injustice; inclusionary housing standards to be address; ordinances proposed to enable by-right standards; development and design standards are a concern; County of Ventura has pre-approved Accessory Dwelling Unit (ADU) plans; and prefabricated units are a concern.
2. Paul Sheehan (Local Architect & Land Use consultant) fully supported the housing element and Ordinance Amendments.
3. Debbie Mitchell commented about several topics, including: staff's good work on the Housing Element documents; encouraged that the ADUs can be used for meeting the Regional Housing Needs Allocation (RHNA) numbers; City processing infrastructure and capacity study; and concerned about fiscal impacts as density increases.
4. Dawn Dyer commented on several topics, from the perspective of a housing market analyst, land use consultant, continuum of care advocate; Ventura County Trust Fund founder, including: good work by staff; more transit oriented development is needed; the Housing Element programs should lead to more affordable housing, especially the proposed Ordinance Amendments.

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<sup>4</sup> In Favor: Against: Absent: Abstain: Recused

Public written comments were received from Debbie Mitchell and Veronica Garcia which were provided to the Planning Commission.

No other public or written comments were received in support of or against Item F-3.

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

Discussion ensued among the Commissioners and staff about several topics, including: status of the rent control program and just cause ordinance; development of farmworker projects; Density Bonus modifications; Site Plan Review permit explanation; ability of Planning Commission to change the implementation dates of the programs; reason for the AAHOP program being replaced with the AHP and AHD zones; concern about lack of public notices for AHP projects; High Quality Transit Corridor (HQTC) qualifications; support the development of HQTC with transit improvements; Accessory Dwelling Unit (ADU) process; difference between ADU and Junior ADU; development potential for zero to one bedroom residential units; Program 9: provide more than a brochure; and changes directed by HCD.

The 2021-2029 Draft Housing Element (6th Cycle Housing Element) was received by the Planning Commission and filed.

#### **G. STUDY SESSION/REPORTS**

1. None

#### **H. PLANNING COMMISSION BUSINESS**

1. Commissioner Nash thanked staff and fellow commissioners for volunteering their time and long hours to participate in the Planning Commission meeting to benefit the Oxnard community.
2. Commissioner Lopez requested that staff provide an update on the Rio Urbana and Teal Club Specific Plan projects.
3. Chair Chavez announced:
  - i. Ventura County will be hosting meetings regarding redistricting. The next meetings will be on September 9, 2021 at 6:00 p.m., September 11 at 10:00 am, and September 13 at 6:00 p.m.;
  - ii. Monday is Labor Day and trash collection will be delayed 1 day; Gold Coast Transit will not have bus services on Labor Day; Metrolink will be running a holiday service; and
  - iii. Thanked staff and Commissioners for their work on behalf of the City of Oxnard community.

#### **I. COMMUNITY DEVELOPMENT STAFF UPDATES**

Scott Kolwitz, Planning & Environmental Services Manager announced:

1. The Housing Element will be presented to the Planning Commission during their September 16th meeting. On September 16, 2021, the focus will be on the

environmental review. Staff recommends that Planning Commissioners start to review the Housing Element's Mitigated Negative Declaration now. More information can be found at the following link:  
<https://www.oxnard.org/housing-element-update/>

- i. The current version of the Draft Housing Element is posted on the City's website:  
[https://www.oxnard.org/wp-content/uploads/2021/08/Adoption-Final\\_8-13-21\\_clean.pdf](https://www.oxnard.org/wp-content/uploads/2021/08/Adoption-Final_8-13-21_clean.pdf)
- ii. The Draft Housing Element Mitigated Negative Declaration is posted on the City's website:  
<https://www.oxnard.org/wp-content/uploads/2021/08/Oxnard-HEU-IS-MND-Public-Review-Draft.pdf>
2. The Peninsula Road Street Vacation project is scheduled for the City Council meeting on September 7, 2021.
3. The Firearms Ordinance Amendment project is scheduled for the City Council meeting on September 21, 2021.
4. The next Regular Planning Commission meeting is scheduled for September 16, 2021 at 6:00 p.m.
5. The Housing Element is scheduled for the City Council meeting on October 5, 2021.

#### **J. ADJOURNMENT**

1. At 10:21 p.m., the Planning Commission concurred to adjourn.

#### **FUTURE MEETINGS**

Thursday, September 16, 2021, 6:00 p.m, Service Center, 214 S. C Street

\_\_\_\_\_  
Daniel Chavez Jr.,  
Chair

ATTEST \_\_\_\_\_  
Scott Kolwitz,  
Planning & Environmental Services Manager

## MEMORANDUM

**Agenda Item No.: F.2**

**Date: September 15, 2021**

**To: Planning Commission**

**From: Kathleen Mallory, Planning & Sustainability Manager**

**Subject: Modification Memo No. 1 – Affordable Housing Additive Zone Draft Ordinance - Planning and Zoning Permit Nos. 21-580-03 (Zoning Text Amendment).**

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Three Sections of the Draft Ordinance (“Additive Zone” - Attachment 4a of the Planning Commission Packet) are recommended to be modified. Edits to the Draft Ordinance are first described and then are shown below in legislative format (text to be removed is shown in strikethrough and new text is underlined).

Modification 1: On July 27, 2021, the Community Services, Public Safety, Housing & Development Committee authorized the waiver of Parcel Assemblage/Lot Consolidation fee (Program 5 “Parcel Assemblage/Lot Consolidation.” in the Housing Element) for sites identified in Supplement 1 of the Final Housing Element. This was not reflected in Attachment 4a (“Additive Zone”) of the Planning Commission Packet. As described below in proposed Modification 1, staff recommends that proposed Oxnard City Code (OCC) Section 16-420 (Draft Ordinance) be amended to reflect this direction for targeted parcels (less than 0.5 acres) on contiguous lots identified in Supplement 1 of the Housing Element.

Modification 2: In response to development community comments, an edit to Section 16-420C (Permitted Uses) of the Draft Ordinance was requested to clarify the permitting process for mixed use developments in the -AHP and -AHD additive zones. As described below in proposed Modification 2, objective standards indicate how much floor area can be dedicated to commercial and / or office uses by-right and allows for a voluntary permit process for applicants to exceed the by-right commercial and / or office floor area.

Modification 3: Finally, an edit to Section 16-420D (Plan Review and Processing) of the Draft Ordinance is recommended to incorporate text on how the Planned Development (PD) will be addressed on sites designated with both the PD zone and the -AHP or -AHD Additive Zones. The OCC requires a Special Use Permit (SUP) for a PD; this is not considered a ministerial or

by-right process and therefore, is in conflict with the by-right process. The PD zone has been retained on sites for non-residential development or development that does not fall under the Additive Zone provisions. Information on how the existing PD would be applied to sites was included in Table 4 of the September 2, 2021 Planning Commission staff report. It specified that “A PD on a site is applicable to non-residential development on the site and residential development with less than 20% lower income,” but this clarification was not included within the Draft Ordinance. The intent of this provision was to avoid internal inconsistency that would require by-right development to obtain a discretionary SUP for development in a PD zone. Non-residential projects and projects that do not fall under the Additive Zone provisions would still utilize the City’s PD regulations (OCC 16-270) and be required to obtain a SUP.

## **Modification 1**

### **SEC. 16-420F. ASSISTANCE FOR AFFORDABLE PROJECTS.**

(A) Housing developments that comply with this Division and contain multiple parcels with at least one parcel less than 0.5 acres which will be merged to facilitate affordable housing may request that lot merger fees be waived. Unless the lot merger involves unique situations that involve an agency or easement party other than the city or a utility company, the city shall grant the lot merger fee waiver request.

The Sections that followed this new section will be renumbered accordingly.

## **Modification 2**

### **SEC. 16-420C. PERMITTED USES.**

(A) Multifamily - Multifamily residential uses are allowed in -AHP and -AHD zones, subject to compliance with all applicable requirements of this Division 7C. ~~Multi-family residential uses may include space for commercial or office uses that do not exceed 15 percent of the total floor area of the development project, where commercial or office uses are allowed in the underlying zoning designation. Approval of a Special Use Permit for the commercial or office use shall still be required for related uses in accordance with the underlying zoning designation.~~

~~(B) Mixed use permissible - Multifamily residential uses which contain commercial or office space of greater than 15 percent of the total floor area of the development are also permissible if they are constructed in addition to other permitted or conditional uses that are permitted in accordance with the underlying zoning designation.~~

(B) Mixed use permissible - Mixed use multifamily residential uses are allowed in -AHP and AHD zones, subject to compliance with all applicable requirements of this Division 7C, as follows:

1. Mixed use multifamily residential uses within the -AHP or -AHD additive zone may include space for commercial or office uses that do not exceed 15 percent of the total floor area of the development, where commercial or office uses are allowed as a permitted use in the underlying zoning designation, as part of the

-AHP or -AHD associated permit. Commercial or office uses, which require a Special Use Permit in accordance with the underlying zoning designation, shall require approval of a Special Use Permit, in both the -AHP or -AHD additive zone.

2. Mixed use multifamily residential uses within the -AHP additive zone which contain commercial or office space of greater than 15 percent of the total floor area of the development may request that the mixed use multifamily residential use application be removed from the by-right Site Plan Review permit process and submit an application for a Development Design Review planning permit pursuant to section 16-525 under which the mixed use multifamily residential use application is not considered ministerial. The commercial or office space of greater than 15 percent of the total floor area of the development are also permissible, if they are constructed in addition to other permitted or related uses that are permitted in accordance with the underlying zoning designation. The commercial or office space shall still require Development Design Review Permit or Special Use Permit in accordance with the underlying zoning designation in the -AHP additive zone.
3. Mixed use multifamily residential uses within the -AHD additive zone which contain commercial or office space of greater than 15 percent of the total floor area of the development are also permissible, if they are constructed in addition to other permitted or related uses that are permitted in accordance with the underlying zoning designation. The commercial or office space shall still require Development Design Review Permit or Special Use Permit in accordance with the underlying zoning designation in the -AHD additive zone.

(C) Underlying zoning permissible - As the -AHP and -AHD Additive zone designations do not replace the 2030 general plan land use or underlying zone designations, any proposed use or development other than housing, or in addition to housing, shall be governed by the 2030 General Plan and zone designations and applicable standards and guidelines.

### **Modification 3**

#### **SEC. 16-420D. PLAN REVIEW AND PROCESSING.**

(A) Application - ~~Housing~~ Residential or mixed use developments proposed on -AHP or -AHD Additive Zone sites and permitted under this Division shall be identified by the applicant at the time of permit application. The permit application fee and applicable supplemental development and environmental analysis and impact fees are required.

1. Residential or mixed use development applications are to identify that the development will provide a minimum of 20% of all units as affordable to extremely-low income, very-low income, or low income households and comply with this entire Division.

2. The Planned Development designation on a site is only applicable to non-residential development or development that does not fall under the -AHP or -AHD additive zone provisions.
3. An application cannot utilize both the Planned Development Additive Zone provisions found in Chapter 16, Division 17 and the -AHP or -AHD Additive Zone provisions found in Section 16-420H(E).

(B) Site Plan Review Permit - A ministerial site plan review (SPR) permit process (City Code section 16-523) is required for all Multi-Family Residential development as defined under Section 16-420C(A) within the -AHP zone that meets the affordability requirements as defined in Section 16-420E(A), and complies with the applicable development and design standards of this chapter.

(C) Special Use Permit - A Special Use Permit (SUP) permit process (City Code Sections 16-530 to 16-553) is required for all Multi-Family Residential uses permitted under this Division that are not eligible under Subsection (B) of this section and are located in the -AHD zone.

(D) Impact fees - applicants shall pay all applicable impact fees, provide appropriate design and engineering studies, and otherwise follow the applicable entitlement process for development of comparable size and use.

## MEMORANDUM

Agenda Item No.: F.2

Date: September 16, 2021

**To:** Planning Commission

**From:** Kathleen Mallory, Planning and Sustainability Manager

**Subject:** Transmittal Memo No. 1 – City of Oxnard 2021-2029 Final Housing Element - PLANNING AND ZONING PERMIT No. 20-620-03, General Plan Amendment replacing in its entirety the current Chapter 8 (2013-2021 Housing Element) with the 2021-2029 Housing Element; 2.) PZ No. 21-620-02, update General Plan Land Use Element (Chapter 3) text by amending the General Commercial and Business Research Park land use descriptions to allow up to 30 dwelling units with 20% lower income units per acre when identified by a zoning suffix of “-AHP” (Affordable Housing Permitted) or “-AHD” (Affordable Housing Discretionary); 3.) PZ No. 21-620-03, amending the 2030 General Plan Land Use map to re-designate 13 parcels from Limited Manufacturing or Public/Semi Public to Business Research Park or General Commercial; 4.) PZ No. 21-580-03, amending Chapter 16 of the Oxnard City Code (OCC) to repeal the All-Affordable Housing Opportunity Program (AAHOP) and replace these regulations with newly created Affordable Housing, Permitted (-AHP) and Affordable Housing, Discretionary (-AHD) additive zone definitions, designations and regulations; amending the text in the Business and Research Park (BRP) and General Commercial (C-2) zones to allow up to 30 dwelling units per acre with 20% lower income units on parcels with the “-AHP” or “-AHD” additive zone suffix; amending the Density Bonus ordinance approval authority; and creating a ministerial Site Plan Review process; and 5.) PZ No. 21-580-04, making Zoning Map Amendments to change zoning designations on approximately 106 parcels consistent with Supplement 1 of the Final Housing Element.

Subsequent to the release of the Staff Report, staff has received public correspondence regarding the subject project (attached).

### Attachment

- A. Email dated September 16, 2021, sent by Ranjodh Singh
- B. Email dated September 15, 2021, sent by Kristi Turner
- C. Email dated September 15, 2021, sent by Ranjodh Sukhi Sandhu

**From:** Heather Davis <hdavis@rinconconsultants.com>  
**Sent:** Thursday, September 16, 2021 10:46 AM  
**To:** Ranjodh Singh <ranny08@yahoo.com>  
**Cc:** Lai, Dee <dee.lai@oxnard.org>; Mallory, Kathleen <kathleen.mallory@oxnard.org>  
**Subject:** Re: [Ask Planning Action] 2021-2029 Housing Element

Good morning Ranjodh,

I looked up the address you mentioned, 4574 Saviers Road, and it appears to be a 540 square foot parcel (Parcel number 222015139) within a larger parcel that is subdivided for condominiums. The site is already developed with residential condominiums. Please let me know if this is the correct property.

The current zoning for the referenced parcel is R-4PD High Rise Residential Planned Development, which already is zoned to allow residential development at 30 dwelling units per acre.

**Heather Davis, Senior Environmental Planner**

Rincon Consultants, Inc.  
Environmental Scientists | Planners | Engineers  
805-214-8352  
[rinconconsultants.com](http://rinconconsultants.com)



*Ranked 2019 "Hot Firm" and "Best Firm to Work For" by Zweig Group*

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**From:** Lai, Dee <dee.lai@oxnard.org>  
**Sent:** Thursday, September 16, 2021 9:47 AM  
**To:** Ranjodh Singh <ranny08@yahoo.com>  
**Subject:** Re: [Ask Planning Action] 2021-2029 Housing Element

Hi Ranjodh,

Thank you for your email. We will get this to the Planning Commissioners.

Regards,

Dee Lai | Administrative Secretary III  
Community Development Department  
214 S C Street | Oxnard, CA 93030  
O: 805.385.7878  
[www.oxnard.org](http://www.oxnard.org)



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- General inquiries should be sent via email to [Planning@oxnard.org](mailto:Planning@oxnard.org).
- For [new applications](#), email us at [planning@oxnard.org](mailto:planning@oxnard.org). Large projects can be shipped with prior authorization. Smaller projects may be submitted via email.

- For existing applications, contact your assigned Case Planner by direct email.

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On Thu, Sep 16, 2021 at 9:41 AM 'Ranjodh Singh' via Planning <[planning@oxnard.org](mailto:planning@oxnard.org)> wrote:  
Dear planning commissioner,

I welcome the 2021-2029 Housing element. I would like to change the zoning of parcels listed below to a high density where developer can build up to 30 units per acre to accommodate the growing housing needs in the city.

4574 Saviers Road, Oxnard, CA 93033

Thanks  
Ranjodh Singh

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**From:** Heather Davis <[hdavis@rinconconsultants.com](mailto:hdavis@rinconconsultants.com)>  
**Sent:** Thursday, September 16, 2021 11:28 AM  
**To:** Kristi Turner <[kturner4re@gmail.com](mailto:kturner4re@gmail.com)>  
**Cc:** Lai, Dee <[dee.lai@oxnard.org](mailto:dee.lai@oxnard.org)>  
**Subject:** Re: [Ask Planning Action] 2021-2029 Housing element

Hi Kristi -

Thank you for your inquiry on rezoning the two parcels at 1227 and 1239 S. C Street as part of the City's Housing Element update to allow development of 30 dwelling units per acre for affordable housing. The City has received a similar inquiry from the property owner. At this time the City has already completed selection of the parcels that will be rezoned to accommodate the City's Regional Housing Needs Allocation (RHNA) for lower income housing in the Final Housing Element. Therefore these parcels will not be added at this time.

However, the City may need to add additional sites over the next eight years under the City's "No Net Loss" requirement if a substantial number of the properties on the City's affordable housing list are developed with projects that do not include affordable housing. At that time the City would need to rezone additional sites to meet the City's RHNA for lower income housing. The City has informed the property owner of 1227 and 1239 S. C Street that their name can be added to a list to contact for future rezoning. You are also welcome to recommend sites to the City in the future if you are aware of property owners that are interested in development of affordable housing.

**Heather Davis, Senior Environmental Planner**  
Rincon Consultants, Inc.  
Environmental Scientists | Planners | Engineers  
805-214-8352  
[rinconconsultants.com](http://rinconconsultants.com)



*Ranked 2019 "Hot Firm" and "Best Firm to Work For" by Zweig Group*

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**From:** Lai, Dee <dee.lai@oxnard.org>  
**Sent:** Thursday, September 16, 2021 8:33 AM  
**To:** Kristi Turner <kturner4re@gmail.com>  
**Subject:** Re: [Ask Planning Action] 2021-2029 Housing element

Hi Kristi,

Thank you for your email. I will forward this to the Planning Commissioners.

Regards,

Dee Lai | Administrative Secretary III  
Community Development Department  
214 S C Street | Oxnard, CA 93030  
O: 805.385.7878  
[www.oxnard.org](http://www.oxnard.org)



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- For [new applications](#), email us at [planning@oxnard.org](mailto:planning@oxnard.org). Large projects can be shipped with prior authorization. Smaller projects may be submitted via email.
- For existing applications, contact your assigned Case Planner by direct email.

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On Wed, Sep 15, 2021 at 6:41 PM Kristi Turner <[kturner4re@gmail.com](mailto:kturner4re@gmail.com)> wrote:

Dear Planning commissioner,

I've been a resident of Ventura County for 30 years and a Realtor for 18 years. I grew up in Oxnard and I welcome the parcels listed below to a high density where developers can build up to 30 units per acre to accommodate the community and can accommodate all units.

1239 South C Street APN 203-0-062-020- Is currently high density

1227 South C Street, APN 203-0-062-010- Request to change to high density, adjacent lot

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**From:** Heather Davis <hdavis@rinconconsultants.com>  
**Sent:** Wednesday, September 15, 2021 6:31 PM  
**To:** SUKHI SANDHU <sukhissandhu@yahoo.com>  
**Cc:** Lai, Dee <dee.lai@oxnard.org>; Mallory, Kathleen <kathleen.mallory@oxnard.org>  
**Subject:** Re: [Ask Planning Action] City of Oxnard 2021-2029 Housing Element

Hi Sukhi,

Thank you for your inquiry on rezoning your two parcels at 1227 and 1239 S. C Street as part of the City's Housing Element update to allow development of 30 dwelling units per acre for affordable housing. At this time the City has already completed selection of the parcels that will be rezoned to accommodate the City's Regional Housing Needs Allocation (RHNA) for lower income housing in the Final Housing Element. Therefore we will not be able to add your properties at this time.

However, the City may need to add additional sites over the next eight years under the City's "No Net Loss" requirement if a substantial number of the properties on the City's affordable housing list are developed with projects that do not include affordable housing. At that time the City would need to rezone additional sites to meet the City's RHNA for lower income housing. This may be several years out or may not happen during the 8-year Housing Element period, as the City included a buffer of sites to accommodate this occurrence. If you are interested in your properties being rezoned in the future for affordable housing, we can include your name on a list to contact when the City needs to add parcels.

**Heather Davis, Senior Environmental Planner**

Rincon Consultants, Inc.  
Environmental Scientists | Planners | Engineers  
805-214-8352  
[rinconconsultants.com](http://rinconconsultants.com)



*Ranked 2019 "Hot Firm" and "Best Firm to Work For" by Zweig Group*



Please consider the environment before printing this email.

**From:** Lai, Dee <dee.lai@oxnard.org>  
**Sent:** Wednesday, September 15, 2021 8:33 AM  
**To:** SUKHI SANDHU <sukhissandhu@yahoo.com>  
**Subject:** Re: [Ask Planning Action] City of Oxnard 2021-2029 Housing Element

Hi SUKHI,

Thank you for your email. I have forwarded it to Heather Davis to respond to you as soon as possible.

Regards,

Dee Lai | Administrative Secretary III



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- For [new applications](#), email us at [planning@oxnard.org](mailto:planning@oxnard.org). Large projects can be shipped with prior authorization. Smaller projects may be submitted via email.
- For existing applications, contact your assigned Case Planner by direct email.

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On Tue, Sep 14, 2021 at 11:42 PM 'SUKHI SANDHU' via Planning <[planning@oxnard.org](mailto:planning@oxnard.org)> wrote:  
Dear planning commissioner

I welcome the 2021-2029 Housing element. I would like to change the zoning of parcels listed below to a high density where developer can build upto 30 units per acre to accomodate the growing housing needs in the city.

1239 South C Street AND 1227 South C Street, APN Number 203-0-062-020 and 203-0-062-010.

Sincerely,

😊 Thank you

Sukhi Sandhu  
3490 Trego Court, Simi Valley, CA 93065  
805-402-5050