

Amended Agenda - Transmittal memos added to Items F-2 and F-3

**CITY OF OXNARD
PLANNING COMMISSION
AGENDA**

REGULAR MEETING

Council Chambers, 305 West Third Street
Thursday, October 21, 2021, 6:00 p.m.

This meeting is being held in accordance with Assembly Bill 361, allowing members of the Planning Commission, members of the public and staff to participate via teleconference.

Consistent with City policies imposed to promote social distancing, the facility where the Planning Commission regularly meets is 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, Spectrum Channel 10, Frontier Channel 35, or YouTube at Youtube.com/oxnardnews. Video recordings are typically available online following the meeting at the City's website at <http://www.oxnard.org/city-meetings>

YOU MAY PARTICIPATE IN THE MEETING IN THE FOLLOWING WAYS:

1. EMAILING COMMENTS OR REQUESTS TO SPEAK BEFORE THE MEETING

- a. Submit an email to Planning@oxnard.org no later than 3:00 p.m. on the day of the meeting (Please indicate the agenda item number in the subject line). All email correspondence will be forwarded to the Planning Commission prior to the start of the meeting and made part of the legislative record.
- b. Submit a request to speak by no later than 3pm on the day of the meeting by using the form <https://forms.gle/Ri1jePLPJGccQQ2E7>, emailing the Planning office at planning@oxnard.org, or calling (805) 385-7878.

2. PROVIDING PUBLIC COMMENTS DURING THE MEETING

- a. Speakers shall have up to three minutes to speak.
- b. If you wish to speak during public comments or a particular item on the agenda, please follow the below instructions:
 1. Dial phone number (888) 475-4499
 2. Enter the meeting ID: 840 6416 7377
 3. Enter the meeting passcode: 352780
 4. Wait in the Zoom waiting room. Once the Chair calls for public speakers, press *9 to raise your hand to inform the recording secretary you would like to speak..
- c. Public comments on items not on the agenda shall be taken at the beginning of the meeting. If there are more speakers than can be accommodated during thirty minutes, additional speakers who will be given an opportunity to speak at the end of the meeting. After all public speakers have been given an opportunity to speak, the public comment period shall be held open for three minutes to allow additional speakers to register or otherwise be recognized for the purpose of providing public comment. During this three minute time period, the Planning Commission or staff may briefly respond to comments on items not appearing on the agenda.
- d. Public comments on items on the agenda shall be taken following the announcement of the item. After all public speakers have been given an opportunity to speak on an agenda item, the public comment period shall be held open for three minutes to allow additional speakers to register or otherwise be recognized for the purpose of

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.

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providing public comment. During this three minute time period, the Planning Commission or staff may discuss the item being considered.

In the event of a disruption which prevents a legislative body of the City of Oxnard from broadcasting a meeting using a call-in option or internet-based service option, or in the event of a disruption within the City's control which prevents members of the public from offering public comment using the call-in option or internet-based service option, the legislative body shall take no further action on items appearing on a meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. However, if any of the broadcast options are disrupted, but any of the other broadcast options is still available to the public, the legislative body may take further action on items appearing on a meeting agenda without waiting for the disrupted broadcast option(s) to be restored.

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. None.

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

F. PUBLIC HEARING

- 1. Project Name: Bed and Breakfast Parking Regulations - PLANNING AND ZONING PERMIT No. 21-580-05 (Zone Text Amendment).** The proposed Zone Text Amendment (ZTA) modifies Oxnard City Code (OCC) Chapter 16 (Zoning Code), Article V, Section 16-374 pertaining to "Standards for Traditional Bed and Breakfast (Homestay)" allowing Bed and Breakfast Homestays (containing no more than two guest bedrooms) located on corner lots may credit the non primary street frontage toward the parking requirement, with 25 linear feet equal to one parking space, subject to approval of the decision maker associated with the underlying permit. The proposed regulations would apply Citywide (Inland Zone). Filed by the City of Oxnard, Community Development Department, 214 South C Street, Oxnard, California 93030..

City Staff: Isidro Figueroa, Principal Planner

Recommendation: That the Planning Commission

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- a) Finds the Project to be exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines 15060(c)(2) and (3) and 15061(b)(3); and
- b) Adopt Resolution 2021-XX recommending that the City Council approve Planning & Zoning Permit No. 21-580-05 (Zone Text Amendment) allowing Bed and Breakfast Homestays (containing no more than two guest bedrooms) located on corner lots may credit the non primary street frontage toward the parking requirement, with 25 linear feet equal to one parking space.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/9fBcwZNIvOc>

2. **Project Name: Yuma Way CA, LLC dba Releaf on Vine - Commercial Cannabis Business Retail Special Use Permit (SUP) - PLANNING AND ZONING PERMIT No. 21-516-08 (Retail).** A request to permit the operation of a commercial cannabis retail facility within an existing 1,320 square-foot commercial suite of a 7,682 square-foot multi-tenant commercial building on a 0.63-acre site located at 2544 North Vineyard Avenue (APN: 145-0-231-065) 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, and installation of new secure doors/windows. Cannabis retail operations will be conducted between the hours from 9:00 AM to 9:00 PM daily. Filed by Jessica Reuven, 5153 Blueball Avenue, Valley Village, CA 91607, on behalf of Yuma Way CA, LLC dba Releaf on Vine.

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. 21-516-08 (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/MUA5gXkAbaQ>

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3. **Project Name: EEL - Oxnard, LLC dba Catalyst - Oxnard - Commercial Cannabis Business Retail Special Use Permit (SUP) - PLANNING AND ZONING PERMIT No. 21-516-30 (Retail).** A request to permit the operation of a commercial cannabis retail facility within an existing 1,465 square-foot commercial suite of a 53,990 square-foot multi-tenant commercial building on a 5.26-acre site located at 4749 South Rose Avenue (APN: 224-0-020-285) 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, and installation of new secure doors/windows. Cannabis retail operations will be conducted between the hours from 9:00 AM to 9:00 PM daily. Filed by Blake Hogen, 6700 Pacific Coast Highway, Suite 201, Long Beach, CA 90803, on behalf of EEL - Oxnard, LLC. dba Catalyst - 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-XX approving Planning and Zoning Permit No. 21-516-30 (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/Qz0ZTAI1jMU>

4. **Project Name: Vineyard Starbucks Site Renovations - PLANNING AND ZONING PERMIT No. 21-550-01 (Major Modification to U-916 (Special Use Permit)).** The project includes modifications to an existing 2,450 sq ft drive-through fast food restaurant building and to allow for a Starbucks drive-through coffee shop on a 0.66 acre site. The proposed improvements will consist of a small addition, facade changes, revised signage, upgraded landscaping, new parking lot striping, drive-through lane modification to allow for an extended queuing lane to allow for a maximum capacity of 16 vehicles. The request also includes a request for a parking modification to allow for a reduction in the amount of required parking from 50 parking spaces to 35 parking spaces, including 15 spaces which are provided via the drive-thru queue. The parking modification will also allow for 11 of the parking spaces to be compact parking spaces. The project includes a Queue Management Plan. The Project site is located at 2551 North Vineyard Avenue (APN: 132-0-043-215) within the General Commercial Planned Development (C-2-PD) zone district and within the Commercial General land use designation. Filed by Jennifer Cribbs, of Starbucks, 555 Anton Boulevard, Costa Mesa, CA 92626.
City Staff: Joe Pearson II, Senior Planner

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Recommendation: That the Planning Commission

- a) Find 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. 21-550-01 (Major Modification to U-916 (Special Use Permit)), subject to certain findings and conditions.

Please click the following link to view the required Measure M pre-recorded presentation video: https://youtu.be/GuM_jawL1e8

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

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

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MEMORANDUM

Agenda Item No.: F.2

Date: October 21, 2021

To: Planning Commission

**From: Jose Coyotl, Associate Planner (805) 385-7863
Scott Kolwitz, Planning & Environmental Services Manager**

Subject: Transmittal Memo No. 1 – Yuma Way CA, LLC. dba Relief on Vine - Commercial Cannabis Business Retail Special Use Permit (SUP) - PLANNING AND ZONING PERMIT No. 21-516-08 (Retail). A request to permit the operation of a commercial cannabis retail facility within an existing 1,320 square-foot commercial suite of a 7,682 square-foot multi-tenant commercial building on a 0.63-acre site located at 2544 North Vineyard Avenue (APN: 145-0-231-065) 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, and installation of new secure doors/windows. Cannabis retail operations will be conducted between the hours from 9:00 AM to 9:00 PM daily. Filed by Jessica Reuven, 5153 Blueball Avenue, Valley Village, CA 91607, on behalf of Yuma Way CA, LLC dba Releaf on Vine.

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

Attachments

- A. Email dated October 19, 2021, sent by an Anonymous Email
- B. Letter dated October 21, 2021 sent by Nancy Lindholm (West Ventura County Business Alliance, President and CEO)



Coyotl, Jose <jose.coyotl@oxnard.org>

Re: [Ask Planning Action] public hearing on commercial cannabis business retail

Lai, Dee <dee.lai@oxnard.org>

Tue, Oct 19, 2021 at 11:21 AM

To: vze1ckua9@verizon.net

Cc: Jose Coyotl <jose.coyotl@oxnard.org>, "Kolwitz, Scott" <scott.kolwitz@oxnard.org>

Hello,

Thank you for reaching out to us. I have forwarded your email to the planner, Jose Coyotl for review.

Regards,

Dee Lai | Administrative Secretary III**Community Development Department**

214 S C Street | Oxnard, CA 93030

O: 805.385.7878

www.oxnard.org**We welcome you back to the Service Center!**

Our doors are opened to the public from 8:00 a.m. to NOON, Monday through Thursday and on our open Fridays. Online services remain available through our online portal at www.oxnard.org/planning

- General inquiries should be sent via email to Planning@oxnard.org.
- For [new applications](#), email us at 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.

When visiting the Service Center, please wear a mask and observe social distancing guidelines until further notice.

On Tue, Oct 19, 2021 at 11:01 AM vze1ckua9 via Planning <planning@oxnard.org> wrote:

We object to the plans for a cannabis business at 2544 North Vineyard Ave. We already have traffic congestion on Vineyard Ave.



October 21, 2021

Oxnard Planning Commission Chair Daniel Chavez and Commissioners
City of Oxnard
(Via email)

RE: October 21, 2021 Public Hearing Item F.2., Yuma Way dba Releaf on Vine

Dear Chair Chavez and Commissioners:

Please accept this letter of support on behalf of the application for Yuma Way, dba Releaf on Vine for a retail cannabis facility. We have been working with Jessica Reuven for nearly two years as she and her team navigated through the selection process in Oxnard. It is my opinion that they are a safe, secure and compliant operator. The location they have selected provides convenient access for cannabis customers while still being secluded from minors.

As a regular customer of the dry-cleaning business within the shopping center at their proposed location, I believe the presence of Releaf on Vine will bring life to strip mall that truly needs an infusion of customer traffic.

The Yuma Way team has already demonstrated their commitment to the Oxnard community. They are supporting local charities. They have been reaching out to neighbors and residents to address any concerns about their business and its location. In addition, I'm pleased to welcome another woman-owned business into Oxnard. They should be commended for their commitments to diversity and local hiring. I understand they are already contracting with several Oxnard small businesses.

We truly appreciate their commitment to Oxnard and ask that you find their proposed retail establishment conforms with all requirements to move the project forward. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Nancy Lindholm", written in a cursive style.

Nancy Lindholm
President and CEO

MEMORANDUM

Agenda Item No.: F.3

Date: October 21, 2021

To: Planning Commission

**From: Jose Coyotl, Associate Planner (805) 385-7863
Scott Kolwitz, Planning & Environmental Services Manager**

Subject: Transmittal Memo No. 1 – EEL - Oxnard, LLC dba Catalyst - Commercial Cannabis Business Retail Special Use Permit (SUP) - PLANNING AND ZONING PERMIT No. 21-516-30 (Retail). A request to permit the operation of a commercial cannabis retail facility within an existing 1,465 square-foot commercial suite of a 53,990 square-foot multi-tenant commercial building on a 5.26-acre site located at 4749 South Rose Avenue (APN: 224-0-020-285) 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, and installation of new secure doors/windows. Cannabis retail operations will be conducted between the hours from 9:00 AM to 9:00 PM daily. Filed by Blake Hogen, 6700 Pacific Coast Highway, Suite 201, Long Beach, CA 90803, on behalf of EEL - Oxnard, LLC. dba Catalyst - Oxnard.

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

Attachments

- A. Email dated October 18, 2021, sent by an LaRita Montgomery



Coyotl, Jose <jose.coyotl@oxnard.org>

Status Updated: City of Oxnard Cannabis SUP - EEL Oxnard, LLC. (PZ No. 21-516-30)

LaRita Montgomery <LaRita_5@msn.com>
To: "Coyotl, Jose" <jose.coyotl@oxnard.org>
Cc: LaRita Montgomery <larita_5@msn.com>

Mon, Oct 18, 2021 at 4:49 PM

Jose, my standard question to ALL parties is:

* Will the sales dollars remain in Oxnard??

*Will they hire from within the city of Oxnard?

* What will the pay scale be?? Starting pay at \$15.00 & Up per hour??

* Not located near schools or churches...???

* Adequate parking??

Especially necessary for special days known to bring additional customers

[Quoted text hidden]