

CITY OF OXNARD

PLANNING COMMISSION

AGENDA

REGULAR MEETING
Council Chambers, 305 West Third Street
Thursday, February 17, 2022, 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/NaqUbGMpPc3VJm8r9>, 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: 848 3578 3609
 3. Enter the meeting passcode: 823604
 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

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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. APPROVAL OF MINUTES - January 13, 2022
2. APPROVAL OF MINUTES - January 20, 2022
3. APPROVAL OF MINUTES - February 3, 2022

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

F. CONTINUED PUBLIC HEARING

1. **Project Name: Advocate Society LLC dba Advocate Society - Commercial Cannabis Business Retail Special Use Permit (SUP) - PLANNING AND ZONING PERMIT No. 21-516-17 (Special Use Permit – Cannabis: Retail):** Located at 2550 North Vineyard Avenue (APN: 145-0-232-165). A request to permit the operation of a commercial cannabis retail facility within an existing 4,566 square-foot commercial suite of an approximately 5,270 square-foot multi-tenant commercial building on a 1.01-acre site located within the General Commercial Planned Development (C-2-PD) zone. Proposed development includes tenant improvements: installation of interior wall partitioning, plumbing upgrades,

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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. The project also includes a request for an administrative parking relief to allow for a decrease in the number of required parking spaces required by the center, which include the properties located at 2250 North Vineyard Avenue, from 53 parking spaces to 47 parking spaces. Filed by Ronald Jakins (“**Applicant**”), 3549 Glen Abbey Lane, Oxnard, CA 93036, on behalf of Advocate Society LLC dba Advocate Society.

City Staff: Jose Coyotl, Associate Planner

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 2022-XX approving Planning and Zoning Permit No. 21-516-17 (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://www.youtube.com/watch?v=Gc7zRXyLKpl>

G. PUBLIC HEARING

1. **Project Name: Blooming Organics LLC dba Elevate Oxnard - Commercial Cannabis Business Retail Special Use Permit (SUP) - PLANNING AND ZONING PERMIT No. 21-516-13 (Special Use Permit – Cannabis: Retail):** Located at 2731 North Vineyard Avenue (APN: 132-0-052-150). A request to permit the operation of a commercial cannabis retail facility within an existing 1,650 square-foot commercial suite of an approximately 4,900 square-foot multi-tenant commercial building on a 1.58-acre site located 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, and parking lot improvements. Cannabis retail operations will be conducted between the hours from 9:00 AM to 9:00 PM daily. The project also increases the amount of parking onsite from 66 to 69 parking spaces and requests an administrative parking relief to allow for a decrease in the number of required parking spaces required by the center from the required 88 parking spaces to 69 parking spaces. Filed by Mario Rios (“**Applicant**”), 15431 San Jose Street, Mission Hills, CA 91345, on behalf of Blooming Organics LLC dba Elevate Oxnard.

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City Staff: Jose Coyotl, Associate Planner

Recommendation: That the Planning Commission continue the project to date certain Special Meeting on February 24, 2022.

2. **Project Name: Boxnard LLC - Commercial Cannabis Business Retail Special Use Permit (SUP) - PLANNING AND ZONING PERMIT No. 21-516-29 (Special Use Permit – Cannabis Retail):** Located at 1970 North Ventura Road (APN: 139-0-080-375 and 139-0-080-405). A request to permit the operation of a commercial cannabis retail facility within an existing 1,685 square-foot commercial suite (1970 North Ventura Road) of an approximately 8,610 square-foot multi-tenant commercial building on a 0.85-acre site located 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 making parking lot improvements. Cannabis retail operations will be conducted between the hours from 9:00 AM to 9:00 PM daily. Filed by Kristopher Luu (“**Applicant**”), 700 South Flower Street Unit 400, Los Angeles, CA 90017, on behalf of Boxnard LLC.

City Staff: Jose Coyotl, Associate Planner

Recommendation: That the Planning Commission continue the project to date certain Special Meeting on February 24, 2022.

3. **Project Name: Starbucks & Fast Food Drive-Throughs & Parcel Map - Ives Avenue - PLANNING AND ZONING PERMIT Nos. 21-300-04 (Parcel Map), 21-500-06 (Special Use Permit), 21-500-07 (Special Use Permit).** Located at 1600 Ives Avenue; APNs: 220-0-274-015, -025, -095. A request to authorize the demolition of an existing 8,868 square-foot building and subdivide an existing 1.78 acre project area into two lots with new development. The proposed development includes the construction of a 983 square-foot coffee house (Starbucks) with drive-through with 14-vehicle capacity on a 0.79 acre lot and a 2,533 square-foot fast food restaurant (Fast Food) with drive-through with 9-vehicle capacity on a 0.99 acre site, and related site improvements including 72 shared parking spaces, sidewalks, patios, and landscaping. The Project site is located within the Channel Islands Business Center (CIBC), the Commercial General Planned Development (C-2-PD) zone district and within the Commercial General land use designation. Filed by Hassan Amirsadeghi of Habitat Properties, 10717 Wilshire Boulevard, Unit 607, Los Angeles, California 90024, designated agent (the “**Applicant**”) on behalf of Philippine Center of Ventura County, 1600 Ives Avenue, Oxnard, California 93030 (the “**Property Owner**”).

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City Staff: Jay Dobrowalski, Senior Planner

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 15332 (Infill Development); and
- b. Adopt Resolution 2022-XX approving Planning and Zoning Permit No. 21-300-04 (Parcel Map), subject to certain findings and conditions; and
- c. Adopt Resolution 2022-XX approving Planning and Zoning Permit No. 21-500-06 (Special Use Permit), subject to certain findings and conditions; and
- d. Adopt Resolution 2022-XX approving Planning and Zoning Permit No. 21-500-07 (Special Use Permit), subject to certain findings and conditions.

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H. STUDY SESSION/REPORTS

I. PLANNING COMMISSION BUSINESS

J. COMMUNITY DEVELOPMENT STAFF UPDATES

K. ADJOURNMENT

FUTURE MEETINGS

Special Meeting: Thursday, February 24, 2022, 7:00 p.m., Council Chambers

Regular Meeting: Thursday, March 3, 2022, 6:00 p.m., Council Chambers

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