

MINUTES
OXNARD PLANNING COMMISSION
January 13, 2022

A. ROLL CALL

1. At 6:00 p.m., the regular meeting of the Oxnard Planning Commission convened in the Council Chambers. Chair Chavez announced pursuant to Assembly Bill 361, 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; Joe Pearson II, Senior Planner; Randy Baez, Associate Planner; Jose Coyotl, Associate Planner; Ken Rozell, Chief Assistant City Attorney; Jason Zaragoza, Deputy City Attorney; Scott Swenson, Safer Neighborhoods and Alcohol Compliance Specialist; 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. Commissioner Sanchez led the pledge of allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. A public comment was received from Natalia Ospina, Attorney (Natural Resources Defense Council)

D. CONSENT AGENDA

1. **Subject:** Adoption of a Resolution reauthorizing remote teleconference meetings of the Planning Commission of the City of Oxnard.

Recommendation: That the Planning Commission adopt Resolution 2022-01 reauthorizing remote teleconference meetings of the Planning Commission in accordance with Assembly Bill 361.

MOTION: Vice Chair Arruejo moved and Commissioner Connelley seconded a motion to adopt Resolution 2022-01 reauthorizing remote teleconference meetings of the Planning Commission in accordance with Assembly Bill 361.

VOTE: Chair Chavez, Vice Chair Arruejo, Commissioners Connelly, Lopez, Meyer, Nash, and Sanchez voted in favor. The motion carried 7:0:0:0:0¹.

¹ In Favor: Against: Absent: Abstain: Recused

2. APPROVAL OF MINUTES - November 18, 2021
3. APPROVAL OF MINUTES - December 2, 2021
4. APPROVAL OF MINUTES - December 16, 2021

MOTION: Commissioner Lopez moved and Vice Chair Arruejo seconded a motion to approve the minutes of November 18, 2021, December 2, 2021, and December 16, 2021, as submitted.

VOTE: Chair Chavez, Vice Chair Arruejo, Commissioners Connelly, Lopez, Meyer, Nash, and Sanchez voted in favor. The motion carried 7:0:0:0².

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. Chair Chavez stated he received a call from a person in opposition of the agenda Items F-1 and F-2. He can hear and consider Items F-1 and F-2 in a fair, objective and unbiased manner.
2. Vice Chair Arruejo stated that he received a call from a person in opposition of the agenda Item F-2. He can hear and consider the request in a fair, objective and unbiased manner. He also stated that he will recuse himself from participating in agenda Item F-4 due to 18 U.S. Code § 203 and 18 U.S. Code § 205.
3. Commission Meyer stated that he had a conversation with a resident of the Riverpark neighborhood regarding Item F-2. He can hear and consider Item F-2 in a fair, objective and unbiased manner.
4. None of the remaining Planning Commissioners had any ex parte communications to report for Items F-1, F-2, F-3 and F-4.
5. Ken Rozell, Chief Assistant City Attorney, recused himself from item F-2 because of his prior representation of the RiverPark developer (1999 to 2008) while he was in private practice. Jason Zaragoza, Deputy City Attorney, will be serving as legal counsel to the Planning Commission on agenda item F-2 in Ken Rozell's place.

F. PUBLIC HEARING

1. **Project Name: Vineyard Starbucks Site Renovations** - PLANNING AND ZONING PERMIT No. 21-550-01 (Major Modification to U-916 (Special Use Permit)): Located at 2551 North Vineyard Avenue (APN: 132-0-043-215). The project includes modifications to an existing 2,450 square-foot drive through fast food restaurant building and to allow for a Starbucks coffee shop on a 0.66 acre site. The proposed improvements will convert the existing Wendy's drive-through restaurant into a Starbucks drive-through coffee shop. The changes include a 50 square-foot addition to allow for the relocation of the drive-through pick-up window. The resulting building will be 2,500 square feet.

² In Favor: Against: Absent: Abstain: Recused

The site layout will be reconfigured to increase the drive-through lane vehicle queue capacity from 5 vehicles to 16 vehicles. Other changes include revised signage, upgraded landscaping, new parking lot striping, and administrative parking relief to allow for two modifications: 1) Decrease the number required parking spaces from 50 to 35, including 15 spaces which are provided via the drive-through queue, and 2) Allow for 11 of the required parking spaces to be compact parking spaces. The project includes a Transportation Demand Management Plan. The Project site is within the General Commercial Planned Development (C-2-PD) zone district and within the Commercial General land use designation. Filed by Beverly Metz, of Starbucks, 555 Anton Boulevard, Costa Mesa, CA 92626.

City Staff: Joe Pearson II, Senior Planner

Recommendation: That the Planning Commission

- a) Finds the Project to be Statutorily Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15270 ("Projects Which are Disapproved"); and
- b) Adopt Resolution 2022-02 denying Planning and Zoning Permit No. 21-550-01 (Major Modification to U-916 (Special Use Permit)), subject to certain findings.

Joe Pearson, Senior Planner, provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/GP-4vk08xr8>.

City staff, including: Joe Pearson, Senior Planner; Scott Kolwitz, Planning & Environmental Services Manager; Vyto Adomaitis, Community Development Director; and Ken Rozell, Chief Assistant City Attorney, were available for questions.

The applicant team, including: Hollee King (Sites Pacific Land Use Planning and Permitting Services, Property Owner Representative) and James Spencer (MCG Architecture, Project Manager Staff) did not provide a presentation but were available for questions.

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

No Public verbal or written comments were received for Item F-1.

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

MOTION:

Commissioner Meyer moved and Vice Chair Arruejo seconded the motion to adopt Resolution 2022-02 denying Planning and Zoning Permit No. 21-550-01 (Major Modification to U-916 (Special Use Permit)), subject to certain findings.

VOTE:

Chair Chavez, Vice Chair Arruejo, Commissioners Connelly and Meyer voted in favor. Commissioners Lopez, Nash, and Sanchez voted in no. The motion carried 4:3:0:0:0³.

- 2. Project Name: RiverPark Specific Plan Amendment & Development Agreement Amendment** - PLANNING AND ZONING PERMIT No. 20-630-01 (Seventh Amendment to the RiverPark Specific Plan) and PZ No. 20-670-04 (Sixth Development Agreement Amendment) and certification of an Addendum to Final Environmental Impact Report No. 00-03. The Project is located in the RiverPark Specific Plan area generally located North of the Ventura Freeway (Highway 101), west of East Vineyard Avenue, east of the Santa Clara River, and south of Central Avenue.

The project consists of the following requested actions:

- a. Text and map amendments to the RiverPark Specific Plan to introduce a new high density land use designation within Planning Districts B, C, and D (Residential: Very High (30-80 units/acre)); create a new development type (Apartments - Urban); revise planning area boundaries; update the Land Use Table; and update exhibits for consistency with proposed changes. This amendment would allow development of up to 1,025 additional residential units, in exchange for a reduction of up to approximately 562,457 square feet of non-residential development.
- b. Development Agreement Amendment to allow for a time extension, impact fee modifications, and define future affordable housing requirements.

The project application was filed by Ann Walsh of Shea Properties, 2751 Park View Court, Suite 261, Oxnard, CA 93036.

City Staff: Joe Pearson II, Senior Planner

Recommendation: That the Planning Commission

- a. Adopt Resolution 2022-03 recommending City Council approval of Planning and Zoning Permit No. 20-630-01 (Amendment to The RiverPark Specific Plan) and to remove the Residential: Very High land use from District D of the RiverPark Specific Plan Amendment, subject to certain findings, and certification of an Addendum to FEIR No. 00-03; and
- b. Adopt Resolution 2022-04 recommending City Council approval of Planning and Zoning Permit No. 20-670-04 (Sixth Amendment to Development Agreement No. A-6128) for The RiverPark Specific Plan, subject to certain findings, and certification of an Addendum to FEIR No. 00-03.

Joe Pearson, Senior Planner, provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/TZjvKczgLQ4>

City staff, including: Joe Pearson, Senior Planner; Scott Kolwitz, Planning & Environmental Services Manager; Vyto Adomaitis, Community Development Director; and Jason Zaragoza, Deputy City Attorney, were available for questions.

³ In Favor: Against: Absent: Abstain: Recused

The applicant team, including: Mark Di Cecco (DiCecco Architecture Incorporated, Architect); Jonathan Cornelius (Fore Property, Vice President); Tony Locacciatto (Meridian Consultants, Partner); Sean Mohn (Gibson Transportation, Principal); Tony Talamante (Talamante Project Delivery, Owner); and Ann Walsh (Shea Properties, Director of Development), 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:

1. Justin Abbe
2. Jonas Cabrillo
3. Andy Castillo
4. Armando Delgado
5. Albert Duarte
6. Jonathan Duran
7. Robert Fallon
8. Jose Garcia
9. Max Ghenis
10. Christopher Huston
11. Bob Launius
12. Manley Mcninch
13. Alex Mireles
14. Dan Mora
15. Alex Perez
16. Timothy Redondo
17. Edwardo Rodriguez
18. Joshua Romano
19. Rick Sneydy
20. Anthony Ventura
21. Omar Vieyra-Saldana
22. Dylan White

Public written comments were received prior to the meeting, and they were organized into Transmittal Memos, distributed to the Planning Commission and posted online:

1. Transmittal Memo No. 1, dated January 13, 2022, contained six public written comments from:
 - a. Max Ghenis
 - b. Mindy Greenberg
 - c. Mitchell Tsai
 - d. Chris Tull
 - e. Jay Turner
 - f. Randy Wetmur
2. Transmittal Memo No. 2, dated January 14, 2022, contained three public written comments from:
 - a. Joseph Arnold
 - b. Johnny Escobedo
 - c. Randy Rodriguez

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

Discussion ensued among the Commissioners and staff, including: intent of the RiverPark Specific Plan, and changes which have occurred (destruction of brick and mortar stores, the recession, global pandemic); mixed-use development benefits; housing and affordable housing; timeline to build development; Specific Plan Amendment environmental document compares future conditions; much needed residential will result in more traffic than what's experienced today; local labor loses out if we switch between commercial and residential; does General Plan have any Project Labor Agreement type policy; and ability for Planning Commission to recommend a Project Labor Agreement to be included in the Development Agreement.

MAIN PROCEDURAL MOTION:

Vice Chair Arruejo moved and Commissioner Connelly seconded a motion to end the debate on item F-2.

MAIN PROCEDURAL MOTION VOTE:

Chair Chavez, Vice Chair Arruejo, Commissioners Connelly, Lopez, Meyer, Nash and Sanchez voted in favor. The motion carried 7:0:0:0:0⁴.

MAIN MOTION:

Vice Chair Arruejo moved and Commissioner Connelly seconded a motion to Adopt Resolution 2022-03 recommending City Council approval of Planning and Zoning Permit No. 20-630-01 (Amendment to The RiverPark Specific Plan) and to remove the Residential: Very High land use from District D of the RiverPark Specific Plan Amendment, subject to certain findings, and certification of an Addendum to FEIR No. 00-03; and Adopt Resolution 2022-04 recommending City Council approval of Planning and Zoning Permit No. 20-670-04 (Sixth Amendment to Development Agreement No. A-6128) for The RiverPark Specific Plan, subject to certain findings, and certification of an Addendum to FEIR No. 00-03.

SECOND MOTION (AMENDMENT TO MAIN MOTION)

Commissioner Meyer moved and Vice Chair Arruejo seconded the motion recommending City Council require a Project Labor Agreement as part of the Development Agreement.

SECOND MOTION (AMENDMENT TO MAIN MOTION) VOTE:

Chair Chavez, Vice Chair Arruejo, Commissioners Connelly, Lopez, Meyer, Nash and Sanchez voted in favor. The motion carried 7:0:0:0:0⁵.

MAIN MOTION VOTE:

Vice Chair Arruejo, Commissioners Meyer, Nash and Sanchez voted in favor. Chair Chavez, and Commissioners Connelly and Lopez voted no. The motion carried 4:3:0:0:0⁶.

⁴ In Favor: Against: Absent: Abstain: Recused

⁵ In Favor: Against: Absent: Abstain: Recused

⁶ In Favor: Against: Absent: Abstain: Recused

3. **Project Name: Tacos El Diablo Alcohol Special Use Permit** - PLANNING AND ZONING PERMIT No. 21-510-01 (Special Use Permit - Alcohol) located at 509 South C Street (APN: 202-0-131-230): A request for approval of a Special Use Permit (SUP) to sell beer and wine for on-site consumption (Alcohol Beverage Control (ABC) License Type 41⁷) at an existing 770 square-foot commercial suite within a 2,350 square-foot building for an existing restaurant on a 0.16-acre site within the Downtown Core (DT-C) zone. Alcohol sales shall be limited to 7:00 a.m. to 9:00 p.m. daily. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Juan Carlos Cortes, Business Owner, on behalf of property owner Donald Rosen, TR, 6520 Platt Avenue #267, West Hills, CA 91307.

City Staff: Randy Baez, 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 2022-05 approving Planning and Zoning Permit No. 21-510-01 (Special Use Permit - Alcohol), subject to certain findings and conditions.

Randy Baez, Associate Planner, provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: https://youtu.be/6MacJ_mcrRg

City staff, including: Randy Baez, Associate Planner; Scott Kolwitz, Planning & Environmental Services Manager; Vyto Adomaitis, Community Development Director; Scott Swenson, Safer Neighborhoods and Alcohol Compliance Specialist; and Ken Rozell, Chief Assistant City Attorney were available for questions.

The applicant, Carlos Cortes (Tacos El Diablo, Owner) did not provide a presentation but was available for questions.

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

A public verbal comment was received from Chris Hernandez.

No public written comments were received for Item F-3.

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

⁷ ABC License Type 41 (On-Sale Beer & Wine - Eating Place) (Restaurant) Authorizes the sale of beer and wine for consumption on or off the premises where sold. Distilled spirits may not be on the premises (except brandy, rum, or liqueurs for use solely for cooking purposes). Must operate and maintain the licensed premises as a bona fide eating place. Must maintain suitable kitchen facilities, and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises.

Discussion ensued among the Commissioners and staff, including: alcohol sales hours; would this allow for off site sales and delivery; and

MOTION: Commissioner Sanchez moved and Vice Chair Arruejo seconded a motion to Find 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 2022-05 approving Planning and Zoning Permit No. 21-510-01 (Special Use Permit - Alcohol), subject to certain findings and conditions with the removal of condition of approval number 46:

46. ~~Permittee shall equip each point of sale with a silent robbery alarm that complies with Oxnard City Ordinance No. 2601 or develop and implement critical incident protocols that provide an efficient method for alerting police and others to a potential threat without necessarily putting the employees at risk. (PD).~~

VOTE: Chair Chavez, Vice Chair Arruejo, Commissioners Connelly, Lopez, Meyer, Nash and Sanchez voted in favor. The motion carried 7:0:0:0:0⁸.

4. **Project Name: TD Enterprise LLC dba Oxnard Holistics - Commercial Cannabis Business Retail Special Use Permit (SUP) - PLANNING AND ZONING PERMIT No. 21-516-24 (Retail):** Located at 1015 Harbor Boulevard (APN: 191-0-075-015). A request to permit the operation of a commercial cannabis retail facility within an existing 1,740 square-foot commercial suite of a 17,615 square-foot multi-tenant commercial building on a 2.39-acre site within the Commercial Neighborhood Convenience (CNC) 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 Kristine Byers (“**Applicant**”), 2801 B Street Unit 161, San Diego, CA 92101, on behalf of TD Enterprise, LLC. dba Oxnard Holistics.

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. 21-516-24 (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/OXlpy1_ax68

City staff, including: Jose Coyotl, Associate Planner; Scott Kolwitz, Planning &

⁸ In Favor: Against: Absent: Abstain: Recused

Environmental Services Manager; Vyto Adomaitis, Community Development Director; Scott Swenson, Safer Neighborhoods and Alcohol Compliance Specialist; and Ken Rozell, Chief Assistant City Attorney were available for questions.

The applicant team, including: Kristi Byers (Kristis Byers Architecture, Architect); Dave Dallal (TD Enterprises, Chief Operating Officer); Ruthie Edelson (TD Enterprises, Community Relations); Tony Hall (TD Enterprises, Founder and Chief Executive Officer); and Hollee King (Sites Pacific Land Use Planning and Permitting Services, Property Owner Representative), 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:

1. David Bejarano
2. Neal Berger
3. Mark Caviezel
4. Armando Delgado
5. Mayra Delgado
6. Deirdre Frank
7. Forrest Forbes
8. Ed Gutierrez
9. Walter Hagedohm
10. Holly Hayes-Rey
11. Cesar Hernandez
12. Chris Hernandez
13. Cleland Hoff
14. Bill Kracht
15. Bob Launius
16. Nancy Lindholm
17. Mike Marlow
18. Polly May
19. Alex Mireles
20. Kristine Newman
21. Daniel Nicholas
22. Ken Oplinger
23. Anthony Mireles
24. Andrew Salinas
25. Mike Smith

Public written comments were received prior to the meeting, and they were organized into Transmittal Memos, distributed to the Planning Commission and posted online:

1. Transmittal Memo No. 1, dated January 10, 2022, contained six public written comments from:
 - a. Clement and Katherine Alberts
 - b. Audrey Martinez-Keller
 - c. Mary Susan Kyropoulos
 - d. Robert Murphy
 - e. Wayne & Eva Pihlgren

- f. Linnea Von Wissmann
- 2. Transmittal Memo No. 2, dated January 11, 2022, contained nine public written comments from:
 - a. City of Oxnard Police Department Crime Statistics
 - b. Adry Ezcurra
 - c. John Fisher
 - d. Deirdre Frank
 - e. Lawrence and Magretan Howie
 - f. Audrey Martinez-Keller
 - g. Edward McSpedon
 - h. Bonnie Mercadante
 - i. Gary Ross
- 3. Transmittal memo No. 3, dated January 12, 2022, contained 12 public written comments from:
 - a. Petition received March 1, 2021
 - b. Adrian Arvizo
 - c. Karen and Dave Brooks
 - d. Jennifer Ficken
 - e. Deirdre Frank
 - f. Rick Gutierrez
 - g. Walter Hagedohm
 - h. Ted and Cory Kueppper
 - i. Clifford M. Maurer
 - j. Erika Murphy
 - k. Robert Murphy
 - l. Andrew and Theresa Steward
- 4. Transmittal memo No. 4, dated January 13, 2022, contained 19 public written comments from:
 - a. City of Oxnard Police Department Dispatch Records
 - b. Katherine Beattie
 - c. Mary Ellen
 - d. Mitch Faulkner
 - e. Deirdre Frank (two submittals)
 - f. Bob Fust
 - g. Ron Hood
 - h. Stuart Horwitz
 - i. Susan Levine
 - j. Mark and Renee Ostrove
 - k. Wayne Pihlgren
 - l. Sarah Reynolds
 - m. Gary and Marilyn Rudolph
 - n. Angela Staff
 - o. Janet Tausig
 - p. Pamela Toderan
 - q. George White
 - r. Emi Yazici

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

Discussion ensued among the Commissioners and staff, including: whether minors are allowed inside; if residential is a sensitive use; the number of security guards during business hours and after hours; video surveillance; if there is a neighborhood consensus; if there is a tenant consensus; if this Project meets all City cannabis regulations; Police department support of the Project; experience of Port Hueneme with cannabis; medical dispensaries have been legal for 25 years; recreational dispensaries have been legal for 4 years; safeguards are built into the Oxnard cannabis regulations; location will need to compete with 8 existing (12 approved) Port Hueneme locations and 8 approved (16 proposed) Oxnard locations; use of produce happens at residences, not at the dispensaries; videos showed minimal traffic and mostly vacant parking lot; suitability of the location; concerns about traffic flow; while most cannabis enjoyed at home, but maybe at beaches instead; what is the impact of this project on the community; other locations haven't had the same reaction from the public; Chief Salinas testimony was informative; community outreach when cannabis regulations were first proposed; and whether the project checked all the boxes.

PROCEDURAL MOTION:

Commissioner Nash moved and Commissioner Meyer seconded a motion to extend the meeting past 11:00 p.m.

PROCEDURAL MOTION VOTE:

Chair Chavez, Vice Chair Arruejo, Commissioners Connelly, Lopez, Meyer, Nash and Sanchez voted in favor. The motion carried 7:0:0:0:⁹.

MAIN MOTION:

Commissioner Meyer moved and Commissioner Connelly seconded a motion to Find 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 2022-XX approving Planning and Zoning Permit No. 21-516-24 (Special Use Permit – Cannabis: Retail), subject to certain findings and conditions.

MAIN MOTION VOTE:

Commissioners Connelly, Meyer, and Sanchez voted in favor. Chair Chavez, Commissioners Lopez, and Nash voted no. Vice Chair Arruejo was recused. The motion failed 3:3:0:0:1¹⁰.

SECOND MOTION:

Commissioner Lopez moved and Commissioner Nash seconded a Motion of Intent to deny the TD Enterprise LLC dba Oxnard Holistics - Commercial Cannabis Business Retail Special Use Permit (SUP) Planning and Zoning Permit No. 21-516-24, as the Planning Commission could not make the following required Special Use Permit Findings, as specified in the deliberations provided by the Planning Commission:

⁹ In Favor: Against: Absent: Abstain: Recused

¹⁰ In Favor: Against: Absent: Abstain: Recused

1. Section 1 Finding 2 - The nature, condition, and development of adjacent uses, buildings, and structures shall be considered, and no proposed special use permit shall be granted if the approval body finds such use will adversely affect or be materially detrimental to such adjacent uses, buildings or structures or to the public health, safety or general welfare.
2. Section 1 Finding 4 - The site that is subject to the Special Use Permit shall be served by highways adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate.

SECOND MOTION VOTE:

Chair Chavez, Commissioners Lopez and Nash voted in favor. Commissioners Connelly, Meyer, and Sanchez voted no. Vice Chair Arruejo was recused. The motion failed 3:3:0:0:1¹¹.

DUE PROCESS DETERMINATION:

Based upon the failure by the Planning Commission to either approve or deny the Special Use Permit- Cannabis Retail, legal counsel ruled that – for due process purposes – the inaction by the Planning Commission would be deemed a denial.

G. STUDY SESSION/REPORTS

1. None.

H. PLANNING COMMISSION BUSINESS

1. Commissioner Lopez and Meyer stated that COVID cases are rising, and they reminded the public to take precautions to keep everyone safe.
2. Commissioner Nash stated the City Council reviewed redistricting maps on January 5, 2022. He also thanked the Chair and Vice Chair for their participation.
3. Chair Chavez stated that the next City of Oxnard redistricting meeting will be Saturday, January 22, 2022 at 10:00 a.m. Ventura County Transportation Commission has selected Martin Erickson as their new Director.

I. COMMUNITY DEVELOPMENT STAFF UPDATES

Scott Kolwitz, Planning & Environmental Services Manager announced:

1. On December 21, 2021, the City Council adopted the Bed and Breakfast parking regulations. The regulations go into effect on January 20, 2022.
2. On January 4, 2022, the City Council vacated the DMV Easement Vacation. The City Council also approved the revised version of the Encanto Homes Subdivision at 1101 West First Street.
3. The next Planning Commission meeting will be on January 20, 2022.

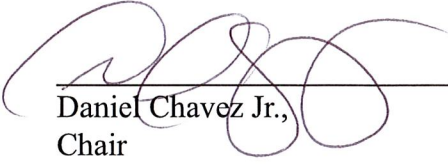
¹¹ In Favor: Against: Absent: Abstain: Recused

J. ADJOURNMENT

1. At 12:22 a.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

Thursday, January 20, 2022, 6:00 p.m, Council Chambers



Daniel Chavez Jr.,
Chair

ATTEST 

Scott Kolwitz,
Planning & Environmental Services Manager