

MINUTES
OXNARD PLANNING COMMISSION
February 3, 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: Scott Kolwitz, Planning & Environmental Services Manager; Jose Coyotl, Associate Planner; Ken Rozell, Chief Assistant 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. Scott Kolwitz, Planning & Environmental Services Manager, led the pledge of allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. No public comments were received for items not on the agenda.

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 2022-12 reauthorizing remote teleconference meetings of the Planning Commission in accordance with Assembly Bill 361.

MOTION:

Commissioner Nash moved and Vice Chair Arruejo seconded the motion to adopt Resolution 2022-12 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 - January 13, 2022
3. APPROVAL OF MINUTES - January 20, 2022

MOTION:

Commissioner Nash moved and Vice Chair Arruejo seconded the motion to continue the Minutes of January 13, 2022 and January 20, 2022 to date certain of February 17, 2022.

VOTE:

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

E. NOMINATIONS AND ELECTIONS

1. Nomination and Election of the Planning Commission Chair and Vice Chair to Serve for Calendar Year 2022

CHAIR NOMINATIONS:

Commissioner Nash moved and Vice Chair Arruejo seconded a nomination for Chair Chavez to serve as Chair for Calendar Year 2022.

VOTE:

Chair Chavez, Vice Chair Arruejo, Commissioners Connelly, Lopez, Meyer, Nash and Sanchez voted in favor. The motion carried: 7:0:0:0:0³.

VICE CHAIR NOMINATIONS:

Commissioner Lopez moved and Commissioner Connelly seconded a nomination for Vice Chair Arruejo to serve as Vice Chair for Calendar Year 2022.

VOTE:

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

F. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. Vice Chair Arruejo stated that he will recuse himself from participating in agenda Items G-1 and G-2 due to 18 U.S. Code § 203 and 18 U.S. Code § 205.
2. Commissioner Connelly stated that she will recuse herself from participating in agenda Item G-2 because she is in the process of selling a property near the Project.
3. None of the remaining Planning Commissioners had any ex parte communications to report for Items G-1 and G-2.

² In Favor: Against: Absent: Abstain: Recused

³ In Favor: Against: Absent: Abstain: Recused

⁴ In Favor: Against: Absent: Abstain: Recused

G. PUBLIC HEARING

1. **Project Name: Kind Lifestyle Advocate Society LLC dba Advocate Society Commercial Cannabis Business Retail 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 a 5,270 square-foot multi-tenant commercial building on a 1.01-acre site within the General Commercial (C-2) 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. 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 54 parking spaces to 46 parking spaces. Filed by Ronald Jakins, on behalf of Advocate Society LLC dba Advocate Society.
City Staff: Jose Coyotl, Associate Planner

Recommendation: That the Planning Commission continue the project to date certain of February 17, 2022.

MOTION:

Commissioner Lopez moved and Chair Chavez seconded a motion to continue the project to date certain of February 17, 2022.

VOTE:

Chair Chavez, Commissioners Connelly, Lopez, Meyer, Nash and Sanchez voted in favor. Vice Chair Arruejo recused himself. The motion carried: 6:0:0:0:1⁵.

2. **Project Name: Haven #8 LLC dba Haven - Commercial Cannabis Business Retail Special Use Permit (SUP) - PLANNING AND ZONING PERMIT** No. 21-516-21 (Retail): Located at 220 South A Street (APN: 202-0-095-100). A request to permit the operation of a commercial cannabis retail facility within an existing 3,370 square-foot commercial building on an 0.16-acre site within the Downtown Core (DT-C) 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 improvement. Cannabis retail operations will be conducted between the hours from 9:00 AM to 9:00 PM daily. Filed by Joe Velazquez ("Applicant"), 18012 Cowan Suite 200, Irvine, CA 92614, on behalf of Haven #8 LLC dba Haven.
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

⁵ In Favor: Against: Absent: Abstain: Recused

Facilities), and

- b. Adopt Resolution 2022-13 approving Planning and Zoning Permit No. 21-516-21 (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/VE2mmxvaMgA>

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

The applicant team, including: Mike Cuccia (Haven, Community & Business Development); Johnnie Hernandez (Haven, Chief Business Operations); Natalya Lepskaya (John Cataldo Architects, Project Manager); Mark Simonian (Haven, Chief Operating Officer); and Joe Velazquez (Haven, Community & Business Relations) provided a presentation and were available for questions.

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

Public verbal comment was received from Deirdre Frank and Arthur Reynolds.

No Public written comments were received for item G-2.

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

Discussion ensued among the Commissioners and staff, including: applicant interest to locate project in Downtown; dense collection of dispensaries in the Downtown area; if there is an overconcentration of cannabis retail stores in this area; business is high end boutique; security philosophy; if cannabis retail become an attractive nuisance for the homeless population; in Port Hueneme, don't see loitering or homelessness concerns due to cannabis dispensaries; Port Hueneme dispensaries show beneficial impacts to reduce crime rate; status of the parking lot and opening up as a throughway to 3rd Street; neighborhood outreach; appreciative of applicant's efforts to reach out to the City leadership to support the City and City services; proximity to the Oxnard Library, religious institution, and the proposed Navigation Center; what is the Police Department's and the Housing Department's take on this project being near the Navigation Center; this Project complied with the City's robust requirements; and annual performance review and renewal process.

MOTION:

Commissioner Nash moved and Commissioner Lopez seconded the 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 2022-13 approving Planning and Zoning Permit No. 21-516-21 (Special Use Permit – Cannabis: Retail), subject to certain findings and conditions.

VOTE:

Commissioners Lopez, Meyer, Nash and Sanchez voted in favor. Chair Chavez voted no. Vice Chair Arruejo and Commissioner Connolly recused themselves. The motion carried 4:1:0:0:2⁶.

H. STUDY SESSION/REPORTS

1. None.

I. PLANNING COMMISSION BUSINESS

1. Commissioner Lopez stated that he appreciates Chair Chavez and Vice Chair Arruejo for their great work in their position as Chair and Vice Chair.
2. Commissioner Meyer inquired if the Planning Commission can discuss the Planning Commission's meeting start time on a future Agenda. He stated that he prefers the 7:00 p.m. start time.
3. Vice Chair Arruejo thanked the Commissioners for their support in regards to reelecting him Vice Chair.
4. Chair Chavez thanked the Commissioners for their support in regards to reelecting him Chair. He stated that the Metrolink is offering free rides on Friday, February 4, 2022 for Transit Equity Day, a day to honor Rosa Parks. He also stated that February 7, 2022 will be the last day to submit maps for redistricting.

J. COMMUNITY DEVELOPMENT STAFF UPDATES

Scott Kolwitz, Planning & Environmental Services Manager announced:

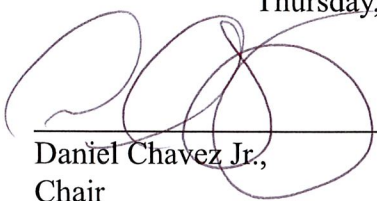
1. On February 15, 2022, the City Council will consider the two Appeals associated with Planning Commission denials on January 13, 2022: 1) Vineyard Starbucks Site Renovations located at 2551 North Vineyard Avenue and 2) TD Enterprise LLC located at 1015 Harbor Boulevard.
2. The next Planning Commission meeting will be on February 17, 2022.

K. ADJOURNMENT

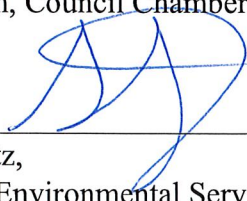
1. At 7:50 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

Thursday, February 17, 2022, 6:00 p.m, Council Chambers



Daniel Chavez Jr.,
Chair



ATTEST
Scott Kolwitz,
Planning & Environmental Services Manager

⁶ In Favor: Against: Absent: Abstain: Recused