

MINUTES
OXNARD PLANNING COMMISSION
February 17, 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) were present. Commissioner Sanchez was absent.
3. Staff members present were: Scott Kolwitz, Planning & Environmental Services Manager; Jose Coyotl, Associate Planner; Jay Dobrowalski, Senior 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. Chair Chavez led the pledge of allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. A public comment was received from Alex Stein regarding the Dallas Cowboys presence in Oxnard.

D. CONSENT AGENDA

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

MOTION:

Vice Chair Arruejo moved and Commissioner Meyer seconded a motion to continue the minutes of January 13, 2022, January 20, 2022, and February 3, 2022 to date certain of February 24, 2022.

VOTE:

Chair Chavez, Vice Chair Arruejo, Commissioners Connelly, Lopez, Meyer, and Nash voted in favor. Commissioner Sanchez was absent. The motion carried 6:0:1:0:0¹.

¹ In Favor: Against: Absent: Abstain: Recused

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. Vice Chair Arruejo stated that he will recuse himself from participating in agenda Items F-1, G-1 and G-2 due to 18 U.S. Code § 203 and 18 U.S. Code § 205.
2. None of the remaining Planning Commissioners had any ex parte communications to report for Items F-1, G-1, G-2 and G-3.

F. CONTINUED 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 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, 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 2022-14 approving Planning and Zoning Permit No. 21-516-17 (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://www.youtube.com/watch?v=Gc7zRXyLKpI>

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: Lorenzo Booker (Advocate Society Community Organizer); Craig Fry (Advocate Society Owner); Sepideh Ghasem (Advocate Society Financial Director); Ronny Jenkins (Advocate Society Owner); Randy Latimer (Advocate Society

Security Agent); and Matthew Marcote (Advocate Society Compliance Director) 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. Deirdre Frank
2. Grant Glover
3. Chris Hernandez
4. Al Jones
5. Zahur S. Lalji
6. Sergio Martinez
7. Rodney Medina
8. Musa Ra Men
9. Dondra Williams
10. Yaderi

No public written comments were received for item F-1.

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

Discussion ensued among the Commissioners and staff, including: local ownership; worker agreements; trends in the cannabis industry; neighboring establishments and relationships; the number of contacts made through outreach efforts and what were the feedbacks; implementation of the prohibition of employee parking conditions; how does parking condition align with other operations; what happen if employee park in the Vallarta parking lot; how does vanpool work; and mandates for armed guards.

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 2022-14 approving Planning and Zoning Permit No. 21-516-17 (Special Use Permit – Cannabis: Retail), subject to certain findings and conditions.

VOTE:

Chair Chavez, and Commissioners Connelly, Lopez, Meyer, and Nash voted in favor. Commissioner Sanchez was absent. Vice Chair Arruejo was recused. The motion carried 5:0:1:0:1².

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**

² In Favor: Against: Absent: Abstain: Recused

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.

City Staff: Jose Coyotl, Associate Planner

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

MOTION:

Commissioner Lopez moved and Commissioner Connelly seconded the motion to continue the project to a date certain Special Meeting on February 24, 2022.

VOTE:

Chair Chavez, and Commissioners Connelly, Lopez, Meyer, and Nash voted in favor. Commissioner Sanchez was absent. Vice Chair Arruejo was recused. The motion carried 5:0:1:0:1³.

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

Ken Rozell, Chief Assistant City Attorney stated that this item is taken off calendar and will not be continued to the Special Planning Commission meeting on February 24, 2022.

³ In Favor: Against: Absent: Abstain: Recused

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").

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 2022-15 approving Planning and Zoning Permit No. 21-300-04 (Parcel Map), subject to certain findings and conditions; and
- c. Adopt Resolution 2022-16 approving Planning and Zoning Permit No. 21-500-06 (Special Use Permit), subject to certain findings and conditions; and
- d. Adopt Resolution 2022-17 approving Planning and Zoning Permit No. 21-500-07 (Special Use Permit), subject to certain findings and conditions.

Jay Dobrowalski, Senior Planner, provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://www.youtube.com/watch?v=sd4Hf6CxKfA> .

City staff, including: Jay Dobrowalski, Senior Planner; Scott Kolwitz, Planning & Environmental Services Manager; and Ken Rozell, Chief Assistant City Attorney, were available for questions.

The applicant team, including: Hassan Amirsadeghi (Habitat Properties, LLC, Applicant); Scott Boydston (Rasmussen and Associates, Architect); and Darryl Nelson (ATE, Traffic Engineer) provided a presentation and 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 G-3.

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

Discussion ensued among the Commissioners and staff, including: public art pieces; traffic management; whether the development is required to abide by the Channel Islands Business Center; building architecture; pedestrian scale; outdoor dining spaces; and desire for enhanced architecture at this corner location.

MOTION:

Commissioner Nash moved and Commissioner Meyer seconded the motion to Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (Infill Development); and Adopt Resolution 2022-15 approving Planning and Zoning Permit No. 21-300-04 (Parcel Map); and Adopt Resolution 2022-16 approving Planning and Zoning Permit No. 21-500-06 (Special Use Permit); and Adopt Resolution 2022-17 approving Planning and Zoning Permit No. 21-500-07 (Special Use Permit), subject to certain findings and conditions with the following conditions to be added:

Resolution 2022-16 approving Planning and Zoning Permit No. 21-500-06 (Special Use Permit):

73. During plan check, the applicant team shall enhance the exterior facades of the buildings visible from Oxnard Boulevard, Statham Boulevard and Ives Avenue to include elements such as, but not limited to, landscaping, green screens, trellises, pergolas, art by local artists, and etcetera to bring a human scale to the building and create a sense of place to the satisfaction of the Community Development Director.

Resolution 2022-17 approving Planning and Zoning Permit No. 21-500-07 (Special Use Permit):

74. During plan check, the applicant team shall enhance the exterior facades of the buildings visible from Oxnard Boulevard, Statham Boulevard and Ives Avenue to include elements such as, but not limited to, landscaping, green screens, trellises, pergolas, art by local artists, and etcetera to bring a human scale to the building and create a sense of place to the satisfaction of the Community Development Director.

VOTE:

Chair Chavez, Vice Chair Arruejo, and Commissioners Connelly, Lopez, Meyer, and Nash voted in favor. Commissioner Sanchez was absent. The motion carried 6:0:1:0:0⁴.

H. STUDY SESSION/REPORTS

1. None.

⁴ In Favor: Against: Absent: Abstain: Recused

I. PLANNING COMMISSION BUSINESS

1. Vice Chair Arruejo asked about when the Planning Commission meeting will be held in person in the Council Chambers.
2. The Planning Commissioners commented that they appreciate the deliberative and objective discussions of the entire Planning Commission and the high ethical standards set by the Planning Commission and staff.

J. COMMUNITY DEVELOPMENT STAFF UPDATES

Scott Kolwitz, Planning & Environmental Services Manager announced:

1. The Planning Commission will not meet on March 3, 2022 due to a lack of agenda items for consideration.
2. On February 15, 2022, the City Council reviewed the TD Enterprises dba Oxnard Holistics Retail Cannabis Appeal at 1013-1015 Harbor Boulevard and approved the project.
3. On February 15, 2022, the City Council also heard the Starbucks Drive-through project at 2551 East Vineyard Avenue and gave direction to reverse the Planning Commission's denial. The project will return to the City Council on March 15, 2022, with a Resolution to approve the project.
4. On March 15, 2022, the City Council will also consider the RiverPark Specific Plan Amendment, RiverPark Development Agreement Amendment and Fore Development Agreement Amendment.
5. The next Planning Commission meeting will be a Special meeting on February 24, 2022 at 7:00 p.m. and a regular meeting on March 17, 2022.

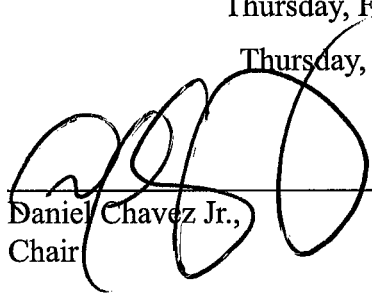
K. ADJOURNMENT

1. At 9:56 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

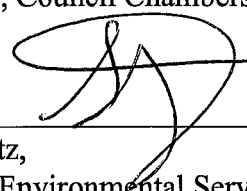
Thursday, February 24, 2022, 7:00 p.m., Council Chambers

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



Daniel Chavez Jr.,
Chair

ATTEST



Scott Kolwitz,
Planning & Environmental Services Manager