

MINUTES
OXNARD PLANNING COMMISSION
February 24, 2022

A. ROLL CALL

1. At 7:00 p.m., the special 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; 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. Vice Chair Arruejo led the pledge of allegiance followed by a moment of silence for John Flynn.

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

MOTION:

Commissioner Connelly moved and Commissioner Lopez seconded a motion to approve the minutes of January 13, 2022, January 20, 2022, and February 3, 2022 with an edit to the February 3, 2022 minutes agenda item I-4 to read as follows:

Chair Chavez thanked the Commissioners for their support in regards to reelecting him Vice Chair.

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.

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, and F-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, and F-2.

F. CONTINUED 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.
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 2022-18 approving Planning and Zoning Permit No. 21-516-13 (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/XOtLXZGxRCs>.

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

¹ In Favor: Against: Absent: Abstain: Recused

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: Courtney Caron (Blooming Organics LLC, Cannabis Council); Nicholas Keefe (Blooming Organics LLC, Chief Operating Officer); Kevin Krivitsky (Blooming Organics LLC, Chief Executive Officer); Adrian Lopez (Blooming Organics LLC, Director of Community Outreach); George Rhyner (Blooming Organics LLC, Senior Engineer); and Mario Rios (Blooming Organics LLC Chief Operating Officer) provided a presentation and were available for questions.

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

No public verbal comments were received for items F-1.

A public written comment was received from Bob Bauer.

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

Discussion ensued among the Commissioners and staff, including: outreach to local neighborhoods; intent to seek bilingual employees; procedures to check personal identification; cannabis industry price points; delivery service; industry standard for in-store purchase vs delivery; intent for local hire; strategies for getting employees to store without using their own vehicles; whether staff addressed the parking situation mentioned in the transmittal memo; is the building leased or purchased; appreciation of the building / site improvements; opportunities for investment into the neighborhood and community organizations; and if this same applicant receive approval for second store on A street.

MOTION:

Commissioner Lopez moved and Commissioner Nash 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 2022-18 approving Planning and Zoning Permit No. 21-516-13 (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.

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

² In Favor: Against: Absent: Abstain: Recused

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

Scott Kolwitz, Planning & Environmental Services Manager stated that item F-2 was pulled from the calendar at the last Planning Commission meeting on February 17, 2022. There will be no public hearing on this item and no action is needed by the Planning Commission.

H. STUDY SESSION/REPORTS

1. None.

I. PLANNING COMMISSION BUSINESS

1. Vice Chair Arruejo inquired if the Planning Commissioner can make a policy recommendation to the City Council regarding Project Labor Agreements.
2. Commissioner Meyer inquired about when shifting the Planning Commission meeting start time will be placed on a future Planning Commission agenda.
3. Commissioner Nash commented that the Planning Commission does a good job expressing themselves on the fly at meetings, and recognized that comments would be more eloquent if the Planning Commission had time to elaborate their thoughts in writing. Commissioner Nash complimented Commissioner Lopez’s written comments explaining his reasons for a recent vote.
4. Chair Chavez commented that he is compiling an email to CalTrans operations team regarding improvements to the Vineyard Avenue and Riverpark Boulevard intersection. Chair Chavez also stated the SCAG Housing Leadership Academy has kicked off, and he highlighted others who are participating in the Academy. Chair Chavez acknowledged the work of the technical staff operating behind the scenes.

J. COMMUNITY DEVELOPMENT STAFF UPDATES

Scott Kolwitz, Planning & Environmental Services Manager announced:

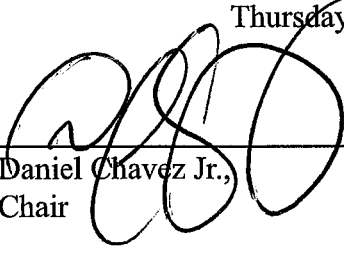
1. The Planning Commission has completed the review of 15 of 16 Cannabis Retail Special Use Permits before the March 1 deadline. Staff is actively working with applicants to guide them through the Plan Check process and into the construction and operational phase.
2. The Planning Commission will not meet on March 3, 2022 due to a lack of agenda items for consideration.
3. The next regular Planning Commission meeting will be on March 17, 2022 at 6:00 p.m.

K. ADJOURNMENT

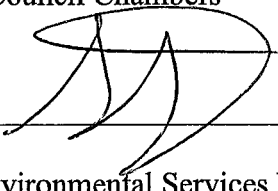
1. At 7:58 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

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



Daniel Chavez Jr.,
Chair



ATTEST
Scott Kolwitz,
Planning & Environmental Services Manager