

PUBLIC NOTICE
COMMUNITY WORKSHOP
Monday, July 19, 2021

6:00 PM Online with Google Hangouts

Pursuant to the Ventura County Public Health Official's order and Governor's Executive Order N-33-20, all City buildings are temporarily closed to the public until further notice. The City is working to keep the public safe from any potential COVID-19 exposure while maintaining normal operations to the maximum extent feasible.

The public is invited to this digital meeting. Please RSVP to the City Contact listed below the project details to receive an invitation to the meeting. Only those who have been added by a City Employee will be able to participate in the meeting by video conference or phone. Public comments will be accepted via email before the meeting and shared at the meeting. The meeting will be recorded and available for viewing.

The following development projects have been proposed in established neighborhoods within the City of Oxnard and will be presented by the applicant at this meeting. This workshop provides the community with an opportunity to learn about the proposed development, and to provide input to the applicant. No decisions are made at this meeting.

1. PROJECT NAME: Coastal Understory Screening Regulations; PLANNING AND ZONING PERMIT NO. 21-580-01 (Zone Text Amendment); Oxnard Shores Neighborhood

A proposal to incorporate design regulations to the Beachfront Residential (R-BF) sub-zone of the City's Coastal Zoning Ordinance (Chapter 17, Article II, Section 17-25) to screen the understories for beachfront residences. Taking the combined new FEMA FIRM regulations and the existing California Residential Code into consideration, beachfront coastal development is likely to be developed with a significant understory completely exposing pilings and/or breakaway walls. The City's Coastal Ordinance (Chapter 17) currently does not have regulations addressing understories for the beachfront residences. The proposed project is exempt from environmental review, pursuant to Sections 15060(c)(2) and (3) and 15061(b)(3) of the California Environmental Quality Act (CEQA), regulatory actions which will not result in direct or reasonably foreseeable indirect physical change in the environment and when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment are not subject to CEQA.

Applicant: City of Oxnard
City Contact: Isidro Figueroa, Principal Planner

Phone: (805) 385-8207
Phone: (805) 385-8207

2. PROJECT NAME: SGI Oxnard, LLC.; PLANNING AND ZONING PERMIT NO. 21-516-01 (Special Use Permit - Commercial Cannabis Retail); Orchard Park, Rio Lindo, and Southbank Neighborhoods

A request to permit the operation of a commercial cannabis retail facility within an existing 2,925 square-foot commercial suite of a 23,357 square-foot multi-tenant commercial building on a 5.47-acre site located at 2343 North Oxnard Boulevard (APN: 139-0-270-045) within the General Commercial Planned Development (C-2PD) 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 relocation of a loading service door. The proposed project is exempt from environmental review, pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act.

Applicant: Eric Lightman, SGI Oxnard, LLC.

Phone: (215) 582-7666

City Contact: Jose Coyotl, Associate Planner

Phone: (805) 385-7863

3. PROJECT NAME: Blue Enterprises Oxnard, LLC.; PLANNING AND ZONING PERMIT NO. 21-516-25 (Special Use Permit - Commercial Cannabis Retail); El Rio and El Rio West Neighborhoods

A request to permit the operation of a commercial cannabis retail facility within an existing 2,856 square-foot commercial suite of a 16,890 square-foot multi-tenant commercial building on a 1.1-acre site located at 2655 North Vineyard Avenue (APN: 132-0-042-200) within the General Commercial Planned Development (C-2PD) 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, relocation of a loading service door, and updating the color of the storefront trim. The proposed project is exempt from environmental review, pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act.

Applicant: Anna Mendoza, Blue Enterprises Oxnard, LLC.

Phone: (714) 448-3649

City Contact: Jose Coyotl, Associate Planner

Phone: (805) 385-7863

4. PROJECT NAME: TAT OXN, LLC.; PLANNING AND ZONING PERMIT NO. 21-516-26 (Special Use Permit - Commercial Cannabis Retail); (Carriage Square and Wilson Neighborhoods)

A request to permit the operation of a commercial cannabis retail facility within an existing 2,546 square-foot commercial building on a 0.24-acre site located at 600 North A Street (APN: 200-0-252-140) 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, installation of new secure doors/windows, and relocation of a loading service door. The proposed project is exempt from environmental review, pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act.

Applicant: Lauren Fontein, TAT OXN, LLC.

Phone: (213) 700-6858

City Contact: Jose Coyotl, Associate Planner

Phone: (805) 385-7863

5. PROJECT NAME: Vista Real Charter High School; PLANNING AND ZONING PERMIT NO. 21-520-01 (SUP); Pleasant Valley Village & Southwinds Neighborhoods

A request to permit the expansion of an existing charter high school (Vista Real Public Charter School) from 5,270 square feet to 8,833 total square-feet. The charter school will consolidate two tenant spaces of an existing 12,000 square-foot multi-tenant commercial building located at 5000/5008 South C Street (APN: 205-0-141-325) within the 7.93 acre Pleasant Valley Shopping Center and zoned General Commercial (C-2). No exterior changes are proposed and only minor interior tenant improvements are anticipated to accommodate the expansion of the charter school. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Tracy Woods, Learn 4 Life
City Contact: Juan Martinez, Associate Planner

Phone: (661) 341-1168
Phone: (805) 385-7556

6. PROJECT NAME: Vineyard Starbucks Site Renovations; PLANNING AND ZONING PERMIT NO. 21-550-01 (Major Modification); El Rio West, El Rio and, RiverPark Neighborhoods

A request for modifications to an existing 2,400 square foot drive-thru fast food restaurant building and to allow a Starbucks coffee shop on a 0.66 acre site located at 2551 North Vineyard Avenue (APN: 132-0-043-215) within the General Commercial (C-2) zone. Proposed development includes an exterior facade remodel, signage, upgraded landscaping, new parking striping, drive-thru lane modification to allow for an extended queuing lane, and a parking modification to allow for a reduction in the amount of required parking. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Hollee King Winegar, Agent
City Contact: Joe Pearson II, Senior Planner

Phone: (805)-901-2261
Phone: (805) 385-8272

For additional project information, please direct your inquiry to the listed contacts, or call the Planning Division at (805) 385-7858

Para información en español, favor de llamar al (805) 385-7858