

COMMUNITY WORKSHOP

Monday, September 20, 2021

The attached documents have been submitted by the applicant for the following item:

- 1. PROJECT NAME: Yuma Way CA, LLC. dba Releaf on Vine; PLANNING AND ZONING PERMIT NO. 21-516-08 (Special Use Permit - Commercial Cannabis Retail); El Rio West and Riverpark Neighborhoods**

A request to permit the operation of a commercial cannabis retail facility within an existing 1,320 square-foot commercial suite of a 7,682 square-foot multi-tenant commercial building on a 0.63-acre site located at 2544 North Vineyard Avenue (APN: 145-0-231-065) 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. The proposed project is exempt from environmental review, pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act.

Applicant: Jessica Reuven, Yuma Way CA, LLC. Agent
City Contact: Jose Coyotl, Associate Planner

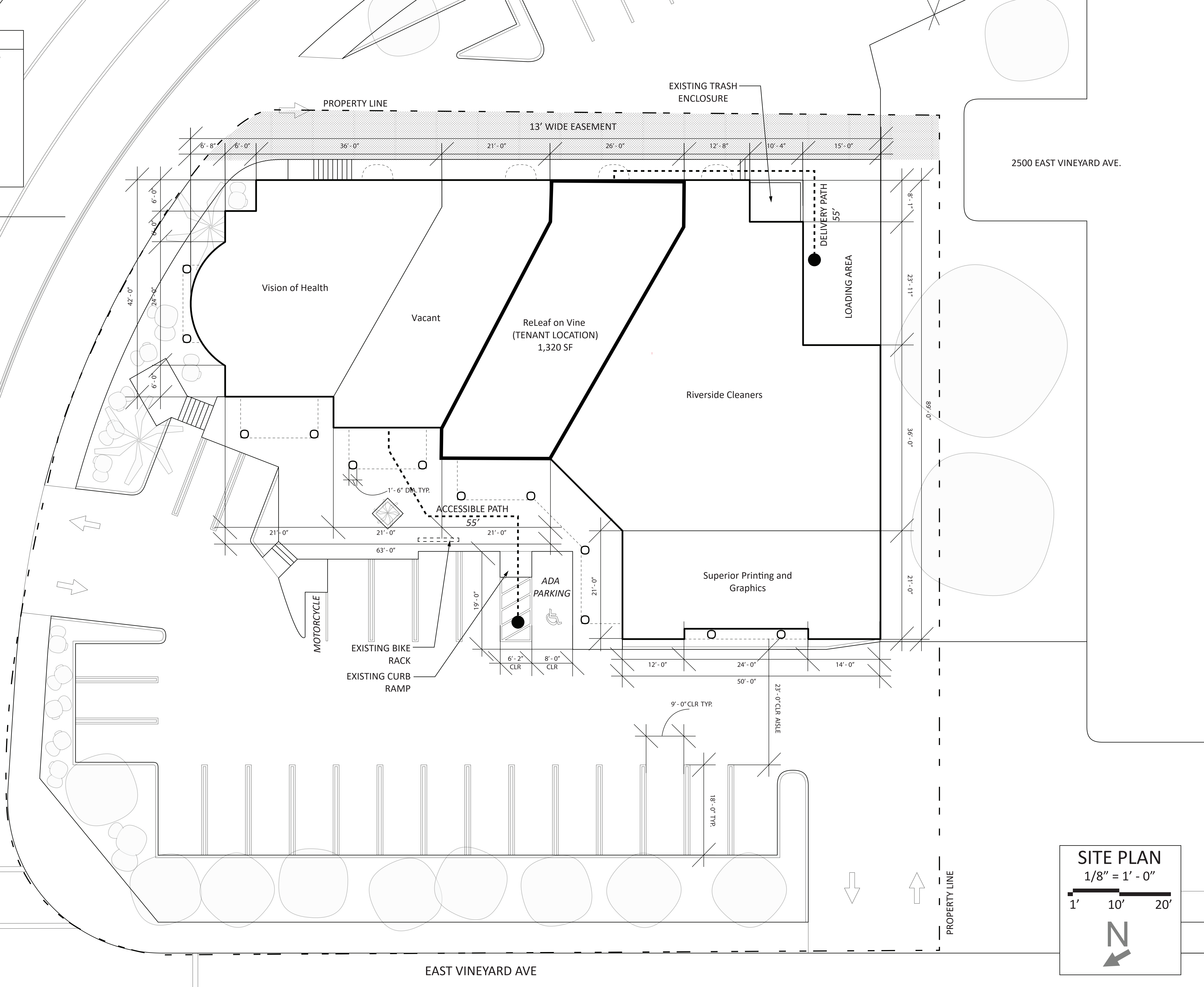
Phone: (720) 275-8956
Phone: (805) 385-7863

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

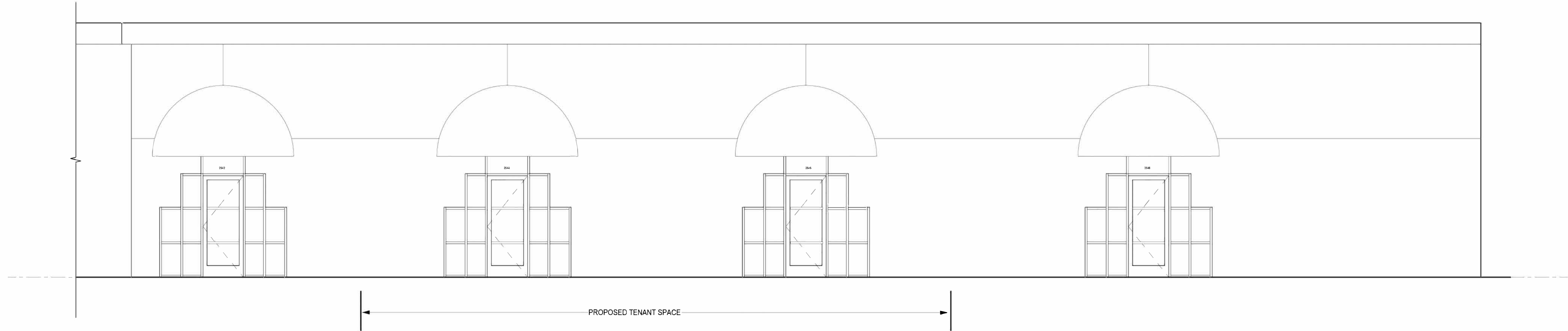
Project Address: 2544 East Vineyard Avenue
Oxnard, CA
Occupancy: Mercantile (M)
Zoning: C2PD
APN: 145-0-231-065
Building Area: 7,682 SF
Leasing Area: 1,320 SF
Total Lot SF: 28,642 SF

Non-Cannabis = 6,362 SF/300 PSF = 21
Cannabis = 1,320 SF/250 PSF = 5
Required Spaces = 26
Provided Spaces = 26

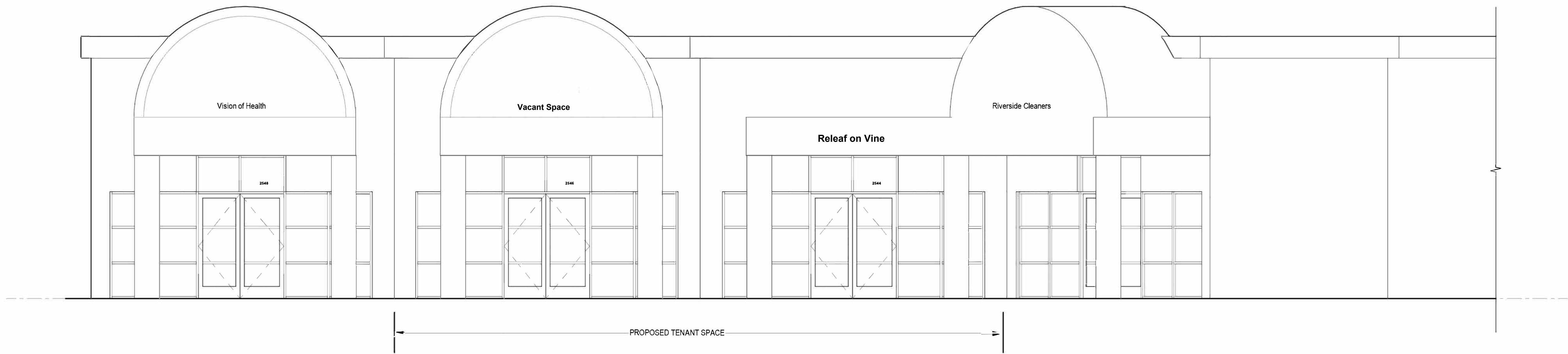


A horizontal timeline with three points marked: 1', 10', and 20'. A thick black bar spans from 1' to 10'. A thinner black bar spans from 10' to 20'.





1
A4 Back Elevation
1/4" = 1'-0"



2
A4 Front Elevation
1/4" = 1'-0"

COMMUNITY WORKSHOP

Monday, September 20, 2021

The attached documents have been submitted by the applicant for the following item:

2. PROJECT NAME: Advocate Society LLC dba Advocate Society, LLC.; PLANNING AND ZONING PERMIT NO. 21-516-17 (Special Use Permit - Commercial Cannabis Retail); El Rio West and Riverpark Neighborhoods

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 located at 2550 North Vineyard Avenue (APN: 145-0-232-165) within the General Commercial Planned Development (C-2PD) zone. The second 9,675 square-foot multi-tenant commercial building located on the site will not be altered by this proposal. 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. The proposed project is exempt from environmental review, pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act.

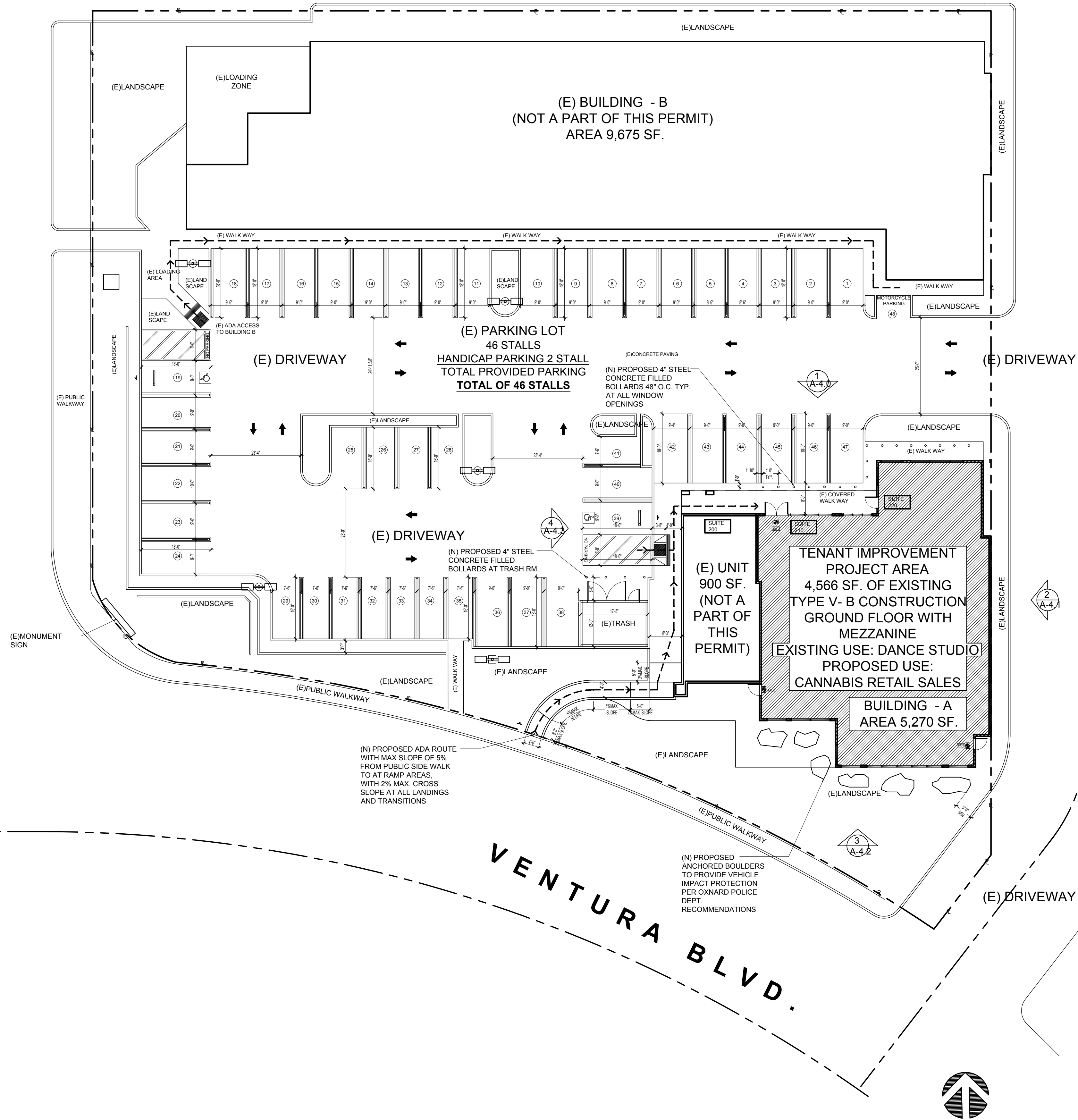
Applicant: Ronald Jakins, Advocate Society, LLC. Agent
City Contact: Jose Coyotl, Associate Planner

Phone: (805) 509-0331
Phone: (805) 385-7863

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

VINEYARD AVE.



VENTURA BLVD.

PROPOSED SITE PLAN

SCALE
1/16" = 1' - 0"

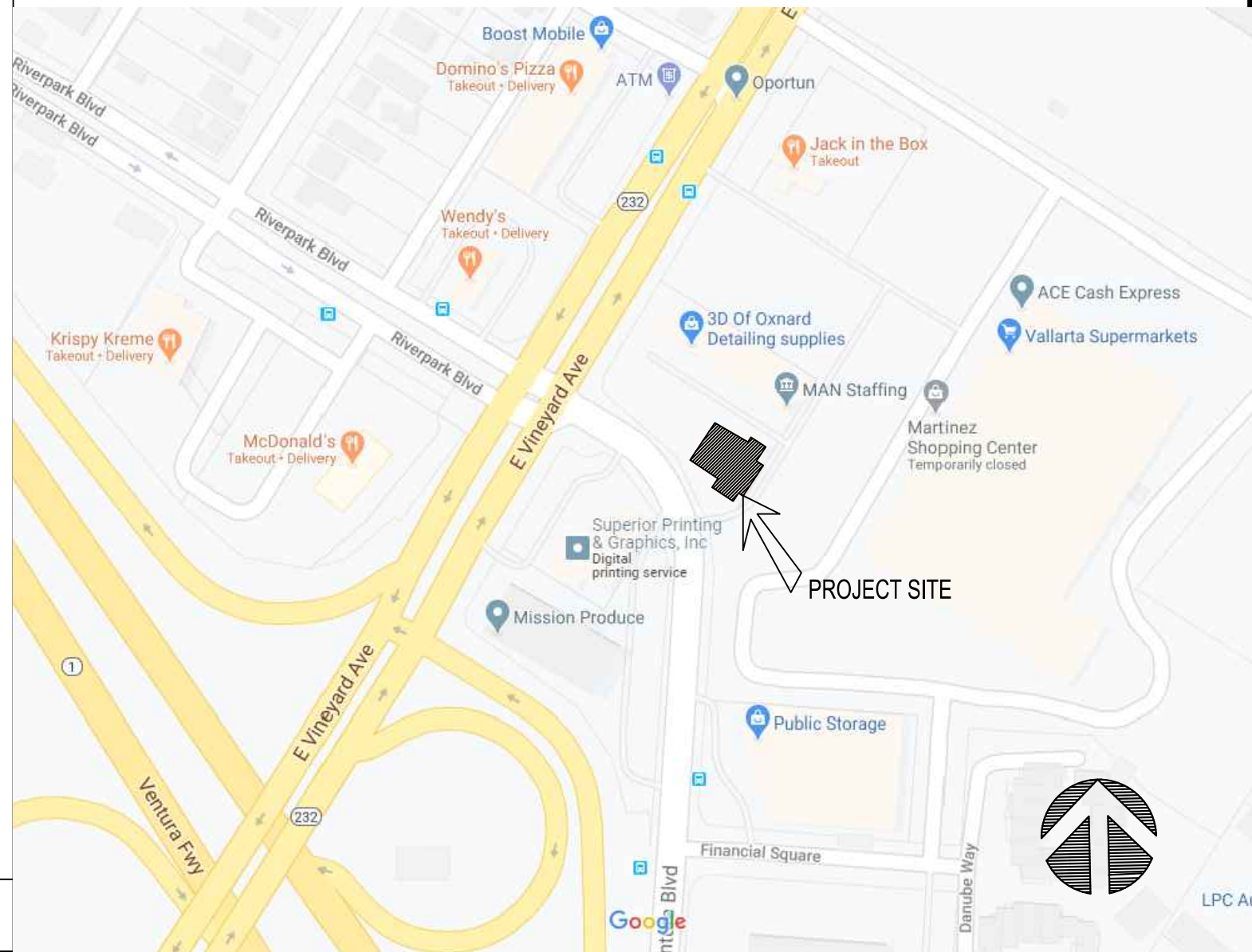
1

OWNER:	ADVOCATE SOCIETY, 2550 E. VINELAND AVE OXNARD, CA 93036
PROJECT APN:	145-0-232-165
LAND AREA:	1.01 AC (43,996 SF)
BUILDING - A - AREA:	5,270 SF.
BUILDING - B - AREA:	9,675 SF.
PAVING AREA:	18,660 SF.
INTERIOR YARD SPACE:	N/A
LANDSCAPE AREA:	10,500 SF.
ZONE:	C-2
USE:	COMMERCIAL GENERAL (CG)
BUILDING TYPE:	V-B FULLY SPRINKLERED.
NUMBER OF STORIES:	ONE WITH MEZZANINE
EXISTING USE:	DANCE STUDIO
EXISTING OCCUPANCY:	B
PROPOSED USE:	RETAIL
PROPOSED OCCUPANCY:	B
EXISTING BUILDING AREA:	5,466 SF.
TENANT AREA:	4,566 SF. (TENANT AREA OF IMPROVEMENT)
OCCUPANT LOAD (B USE):	4,566 SF. / 100 GROSS = 46
PARKING LOAD:	4,566 SF. / (1825) = 18.25- 19 TOTAL STALLS FOR CANNABIS TENANT
BICYCLE PARKING:	NO EXISTING BICYCLE PARKING ON SITE

SHEET INDEX

A-1.0	SITE PLAN
A-3.0	PROPOSED FLOOR PLAN
A-3.1	REFLECTED CEILING PLAN
A-3.2	PROPOSED FLOOR PLANS AND ROOF PLAN TRASH AREA
A-4.0	NORTH ELEVATION PROPOSED & EXISTING
A-4.1	EAST ELEVATION PROPOSED & EXISTING
A-4.2	SOUTH ELEVATIONS PROPOSED & EXISTING
A-4.3	WEST ELEVATION PROPOSED & EXISTING
A-4.4	NORTH & SOUTH ELEVATIONS PROPOSED & EXISTING TRASH AREA
A-4.5	EAST & WEST ELEVATIONS PROPOSED & EXISTING TRASH AREA
A-4.6	EXTERIOR & INTERIOR RENDERING

VICINITY MAP



PROJECT

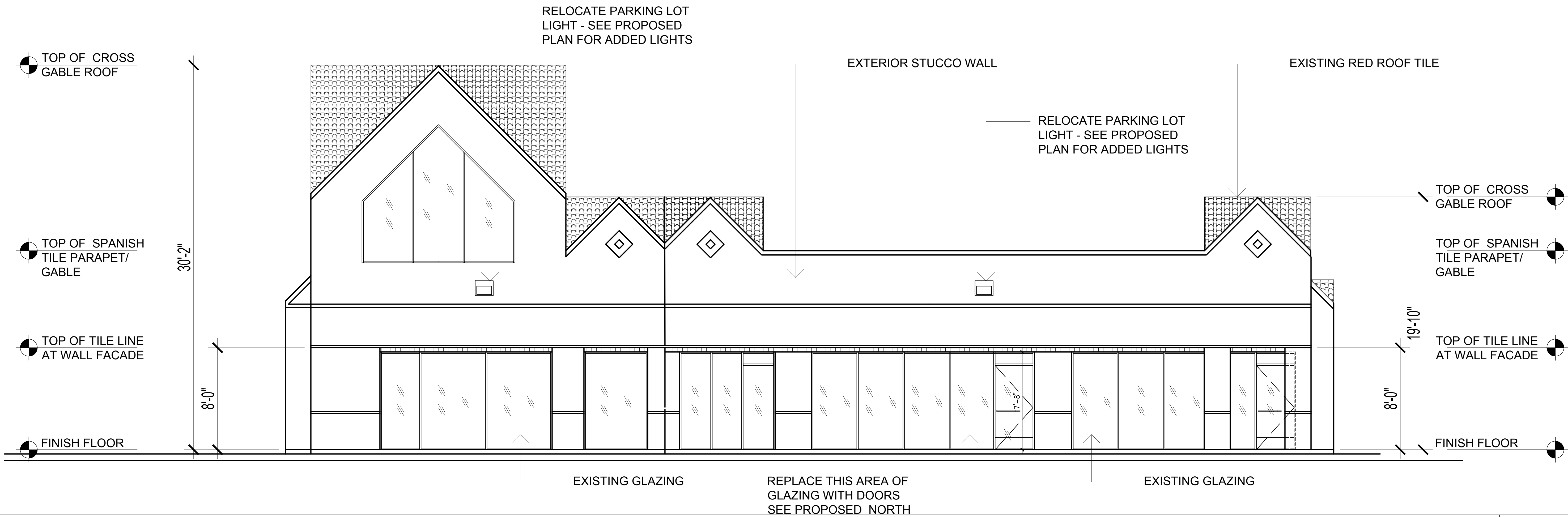
**TENANT IMPROVEMENT
INTERIOR REMODELING OF SUITES 210 & 220
2550 VINEYARD - OXNARD**

JOB NUMBER
PROJECT NUMBER
LICENSE STAMP

DATE
05-17-2021

SHEET
PROPOSED
SITE PLAN

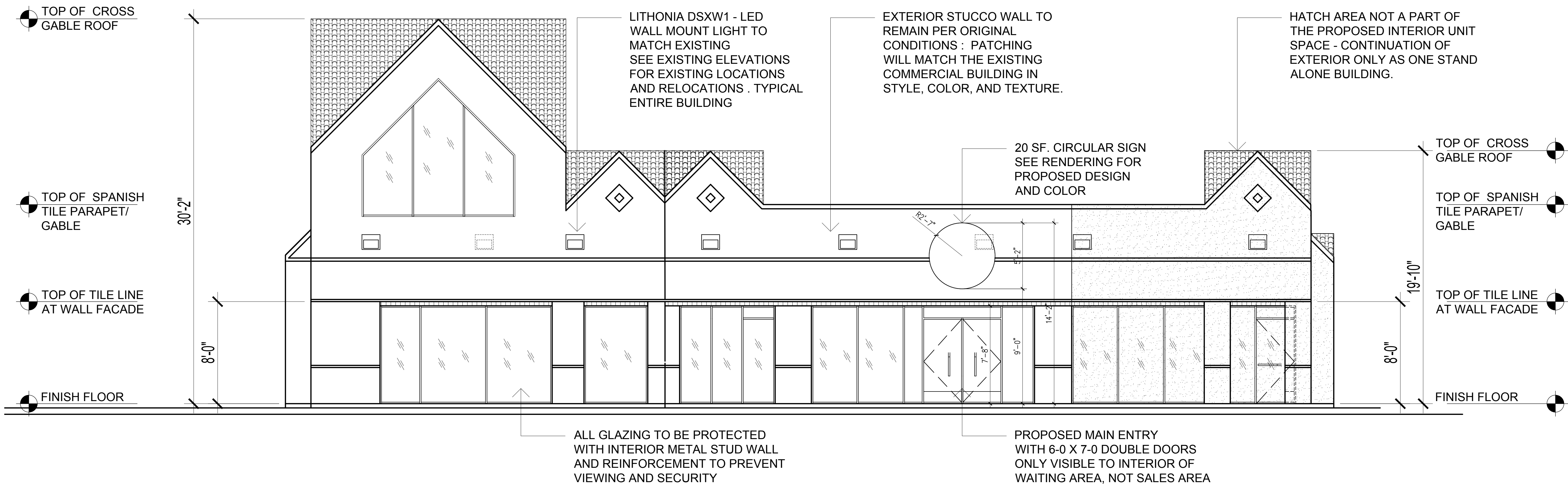
A-1.0



EXISTING NORTH ELEVATION

SCALE
1/4" = 1' - 0"

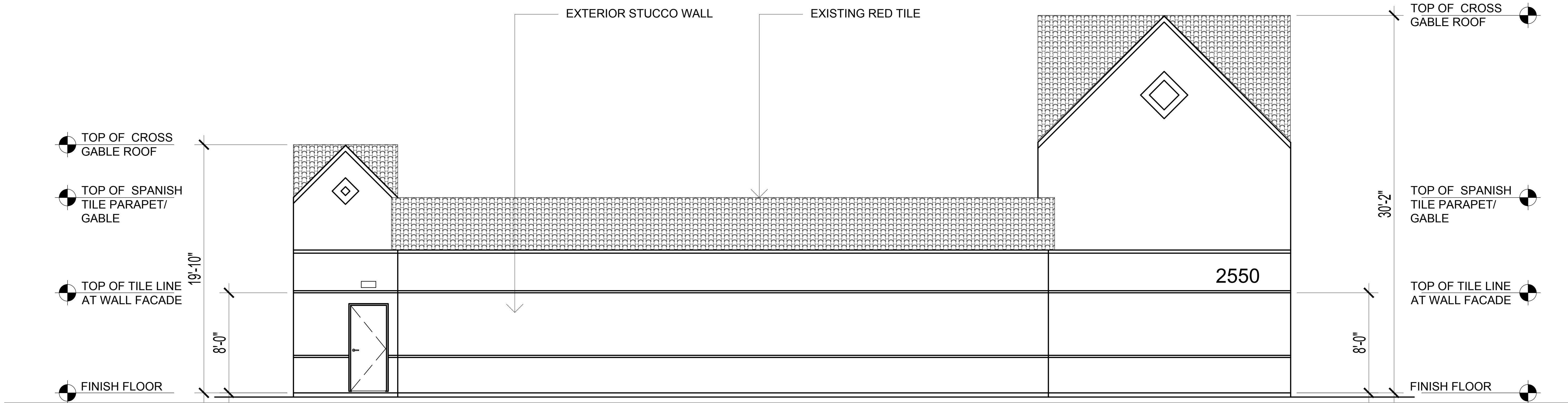
1



PROPOSED NORTH ELEVATION

SCALE
1/4" = 1' - 0"

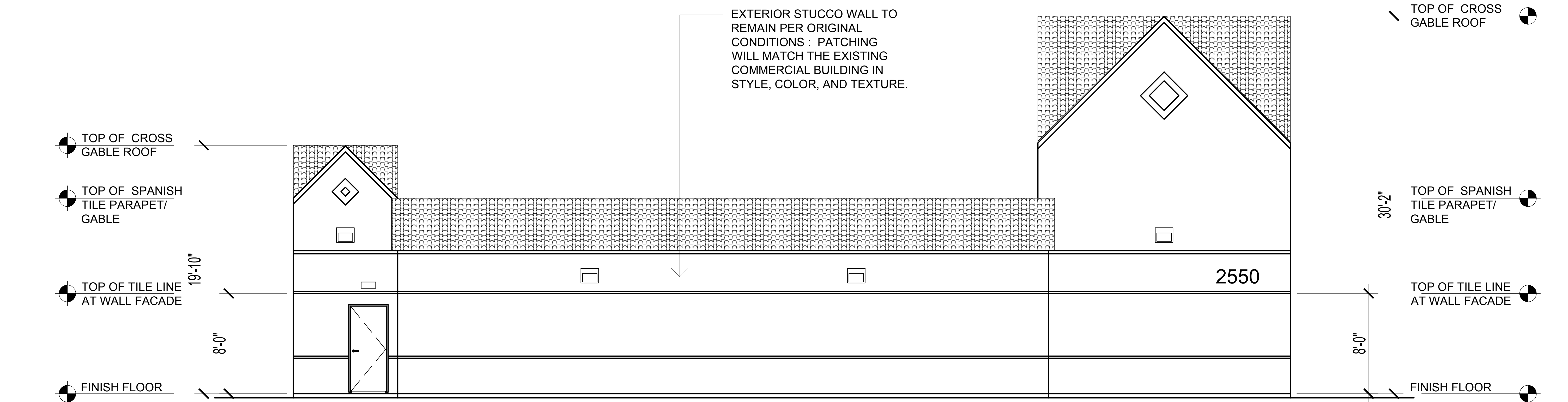
1



EXISTING EAST ELEVATION

SCALE
1/4" = 1' - 0"

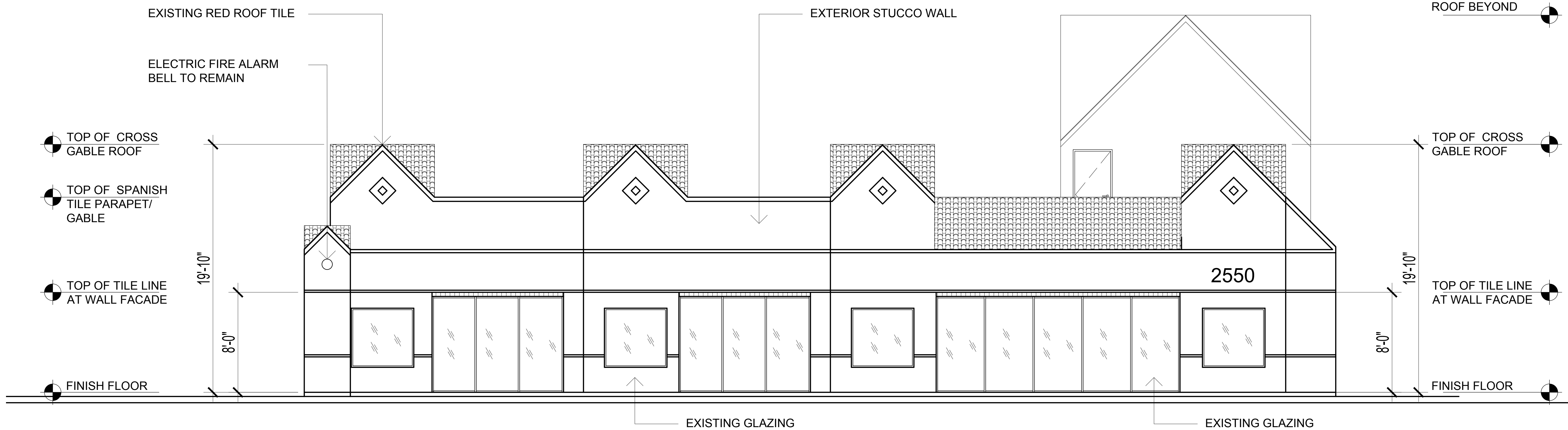
2



PROPOSED EAST ELEVATION

SCALE
1/4" = 1' - 0"

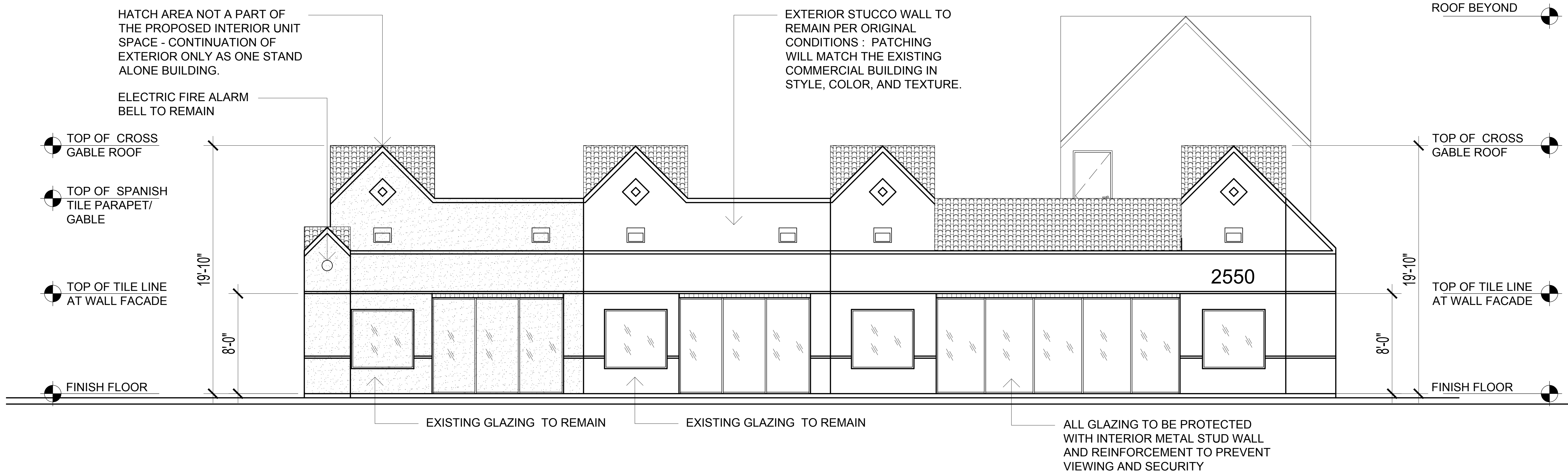
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EXISTING WEST ELEVATION

SCALE
1/4" = 1' - 0"

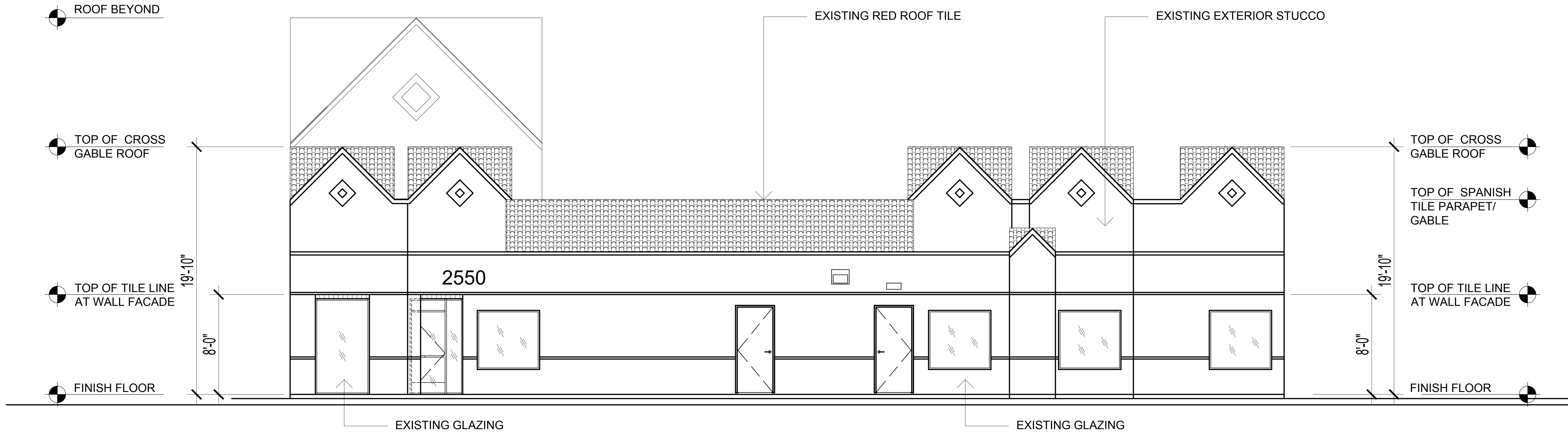
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PROPOSED WEST ELEVATION

SCALE
1/4" = 1' - 0"

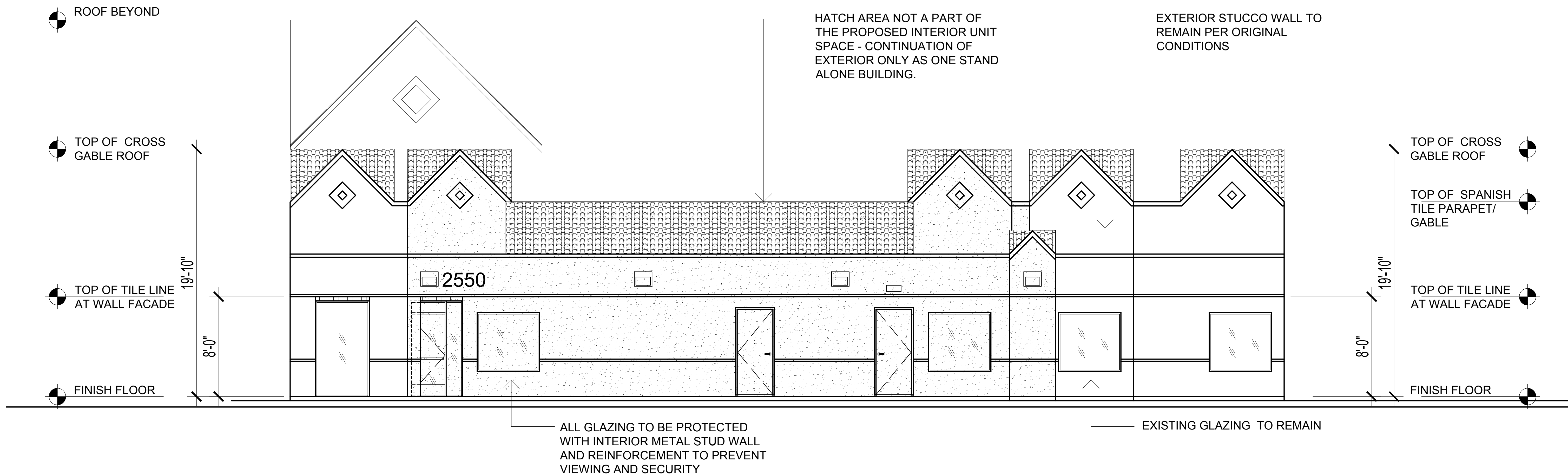
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EXISTING WEST ELEVATION

SCALE
1/4" = 1' - 0"

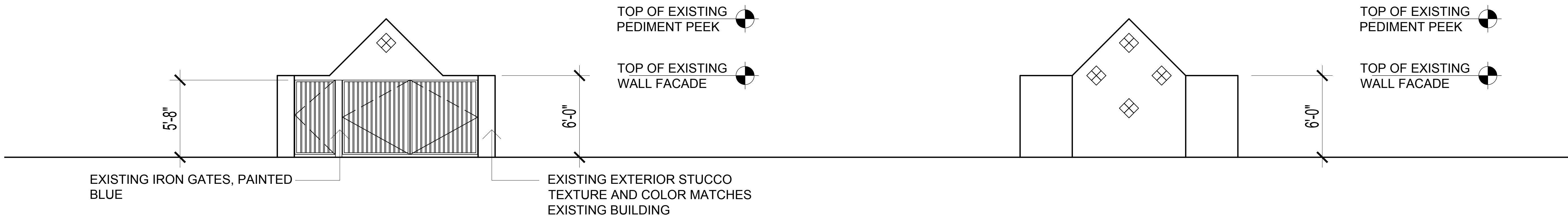
4



PROPOSED WEST ELEVATION

SCALE
1/4" = 1' - 0"

4

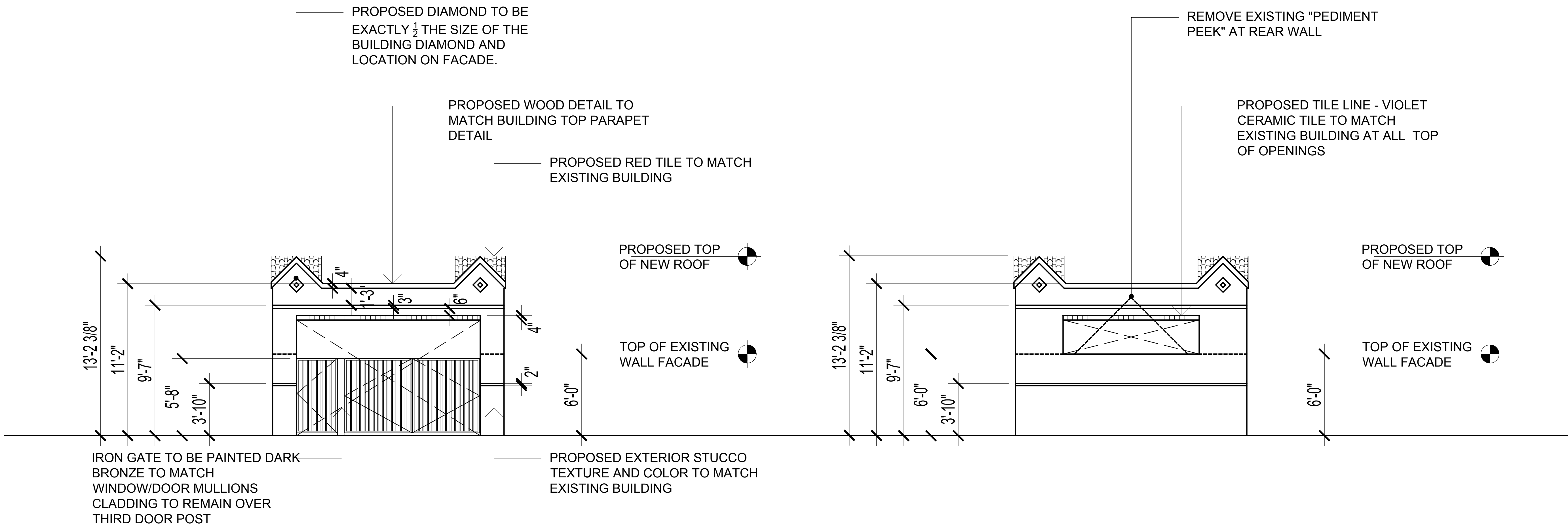


EXISTING NORTH ELEVATION

EXISTING SOUTH ELEVATION

SCALE
1/4" = 1' - 0"

2



EXISTING NORTH ELEVATION

PROPOSED SOUTH ELEVATION

SCALE
1/4" = 1' - 0"

1

REVISION

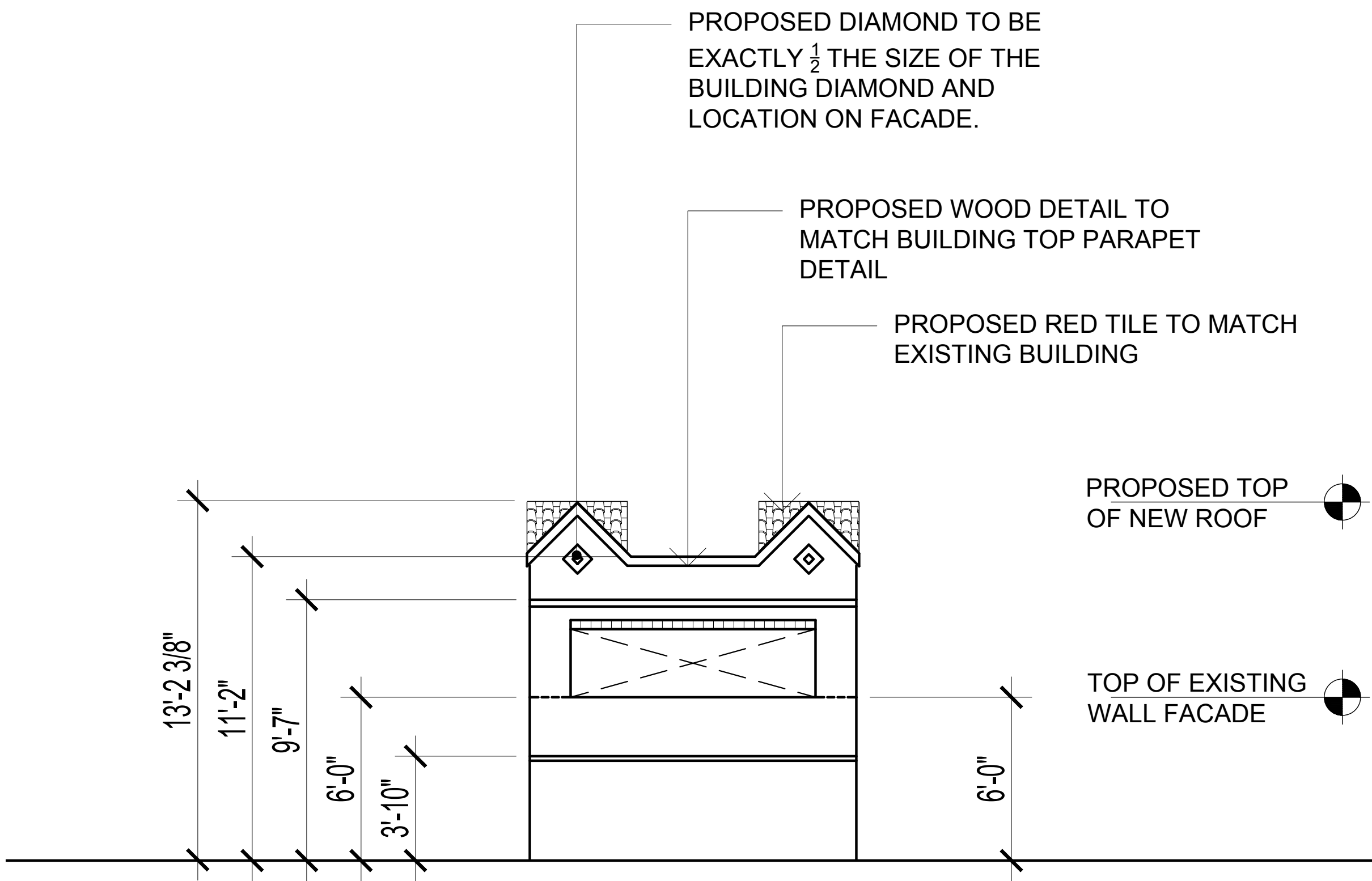
PROJECT
**TENANT IMPROVEMENT
INTERIOR REMODELING of SUITES 210 & 220
2550 VINEYARD - OXNARD**

JOB NUMBER
PROJECT NUMBER
LICENSE STAMP

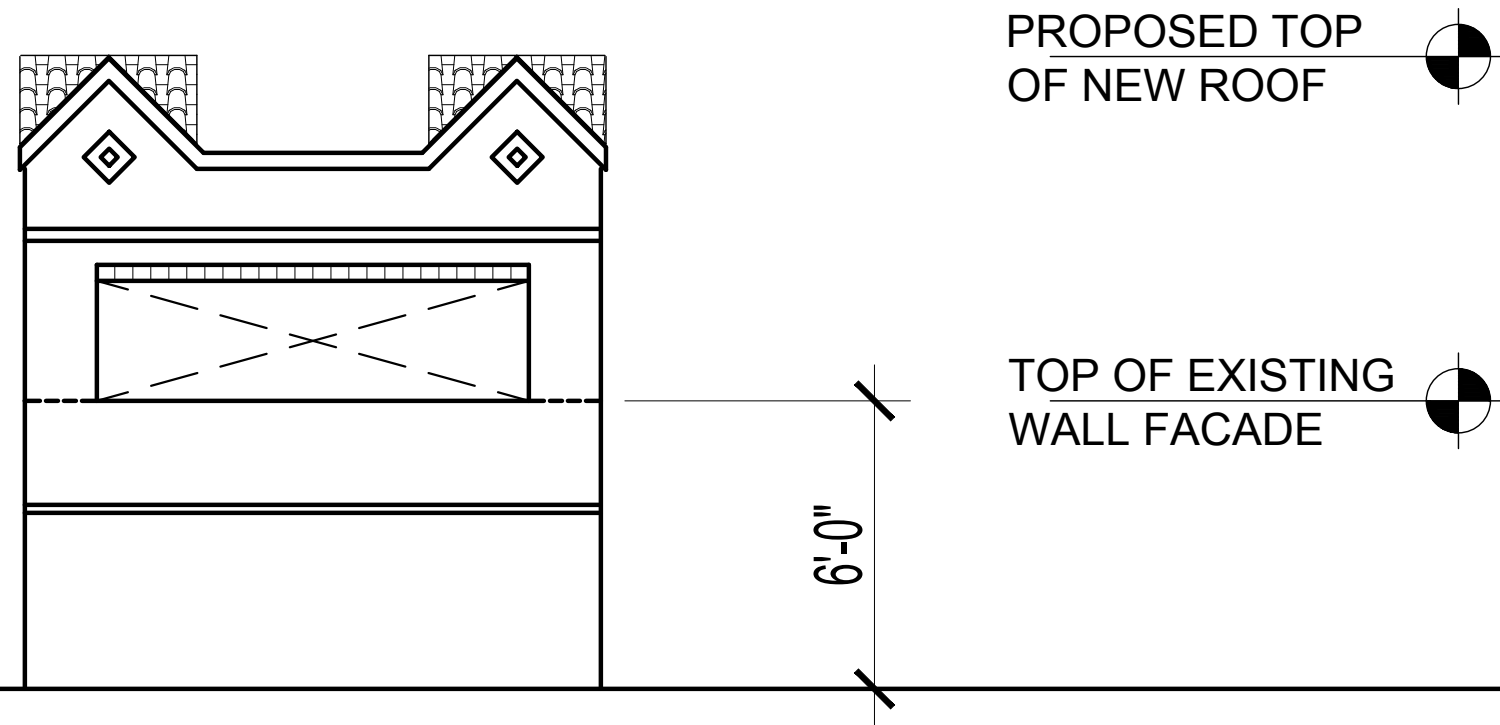
DATE
05-17-2021

SHEET
**NORTH & SOUTH
ELEVATION
PROPOSED
& EXISTING
TRASH AREA**

A-4.4



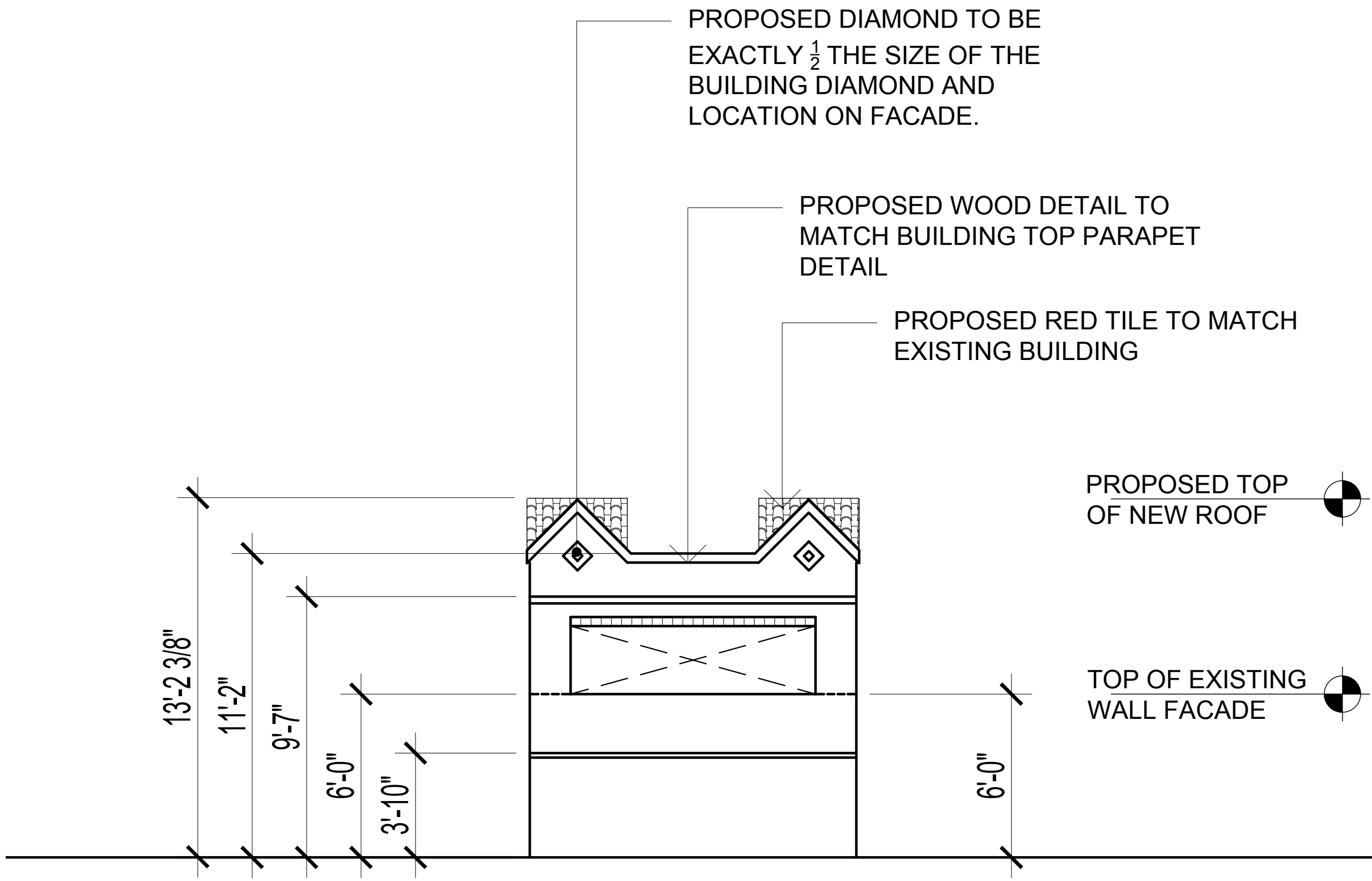
EXISTING EAST ELEVATION



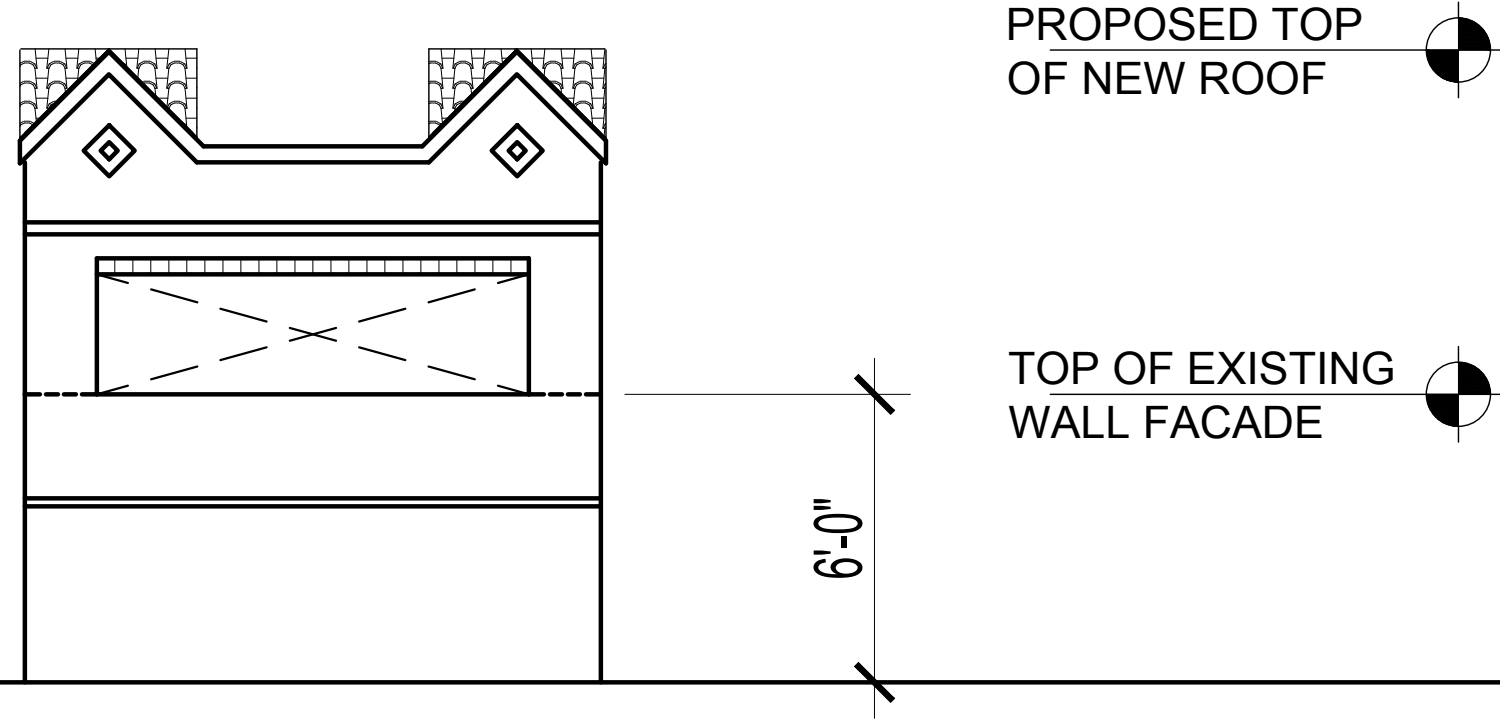
EXISTING EAST ELEVATION

SCALE
1/4" = 1' - 0"

4



EXISTING EAST ELEVATION



PROPOSED WEST ELEVATION

SCALE
1/4" = 1' - 0"

3

REVISION

PROJECT
**TENANT IMPROVEMENT
INTERIOR REMODELING of SUITES 210 & 220
2550 VINEYARD - OXNARD**

JOB NUMBER
PROJECT NUMBER
LICENSE STAMP

DATE
05-17-2021

SHEET
**EAST & WEST
ELEVATIONS
PROPOSED
& EXISTING
TRASH AREA**

A-4.5



PROPOSED INTERIOR DECOR

SCALE	2
N/A	



PROPOSED EXTERIOR RENDERING DECOR

SCALE	1
N/A	

COMMUNITY WORKSHOP

Monday, September 20, 2021

The attached documents have been submitted by the applicant for the following item:

- 3. PROJECT NAME: 99 High Tide - Oxnard, LLC. dba La Sirena; PLANNING AND ZONING PERMIT NO. 21-516-43 (Special Use Permit - Commercial Cannabis Retail); Wilson Neighborhood**

A request to permit the operation of a commercial cannabis retail facility within an existing 2,299 square-foot commercial building on a 0.08-acre site located at 138 South A Street (APN: 202-0-056-100) within the Downtown General (DT-G) 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 providing exterior facade improvements. The proposed project is exempt from environmental review, pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act.

Applicant: Sam Boyer, 99 High Tide- Oxnard, LLC. Agent
City Contact: Jose Coyotl, Associate Planner

Phone: (310) 963-1969
Phone: (805) 385-7863

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

99 HIGH TIDE - LA SIRENA
138 SOUTH A STREET
OXNARD, CA 93030

PARKING ANALYSIS:

SUBJECT SPACE- 2,299 S.F.
CALCULATION PER CODE- 1 SPACE PER 250 S.F.
REQUIRED- 9 SPACES

ADA PARKING:

COMPLIANT SPACE TO BE LOCATED ON A STREET,
SUBJECT TO APPROVAL OF LOCATION

NOTES:

1. Parking spaces shall be as indicated that comply with the minimum 5' x 9' dimensions for standard parking spaces and shall be marked with white lines.
2. On the lines of adjacent on-street parking spaces shall be marked with white lines.
3. Where from 250 S.F. or less, the minimum 5' x 9' dimensions shall be marked with white lines.
4. Curb ramp shall conform to the minimum 5' x 9' dimensions.
5. Accessible parking spaces shall be marked with white lines and shall be marked with the International Symbol of Access.
6. The width of the ramp shall be marked with white lines and shall be marked with the International Symbol of Access.
7. The width of the ramp shall be marked with white lines and shall be marked with the International Symbol of Access.
8. The width of the ramp shall be marked with white lines and shall be marked with the International Symbol of Access.
9. The width of the ramp shall be marked with white lines and shall be marked with the International Symbol of Access.
10. The width of the ramp shall be marked with white lines and shall be marked with the International Symbol of Access.
11. The width of the ramp shall be marked with white lines and shall be marked with the International Symbol of Access.

LEGEND

ISA - International Symbol of Accessibility

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
ACCESSIBLE PARKING
ON-STREET

NO SCALE

A90B

PROJECT ADDRESS:	138 SOUTH A STREET OXNARD, CA 93030
ASSESSOR'S NO.	2020 056 100
LAND USE ZONE:	DT-G
LOT SIZE:	3,500 S.F.
NET S.F.:	2,299
ATTIC:	(DOES NOT CONTAIN USABLE FLOOR SPACE)
LOT:	12
SUBDIVISION:	OXNARD
COUNTY:	VENTURA
TRACT:	8700

TENANT:	99 HIGH TIDE - LA SIRENA 310.963.1969 yvrone@99hightide.com email
DESIGN:	PLACE Johnny Hirsch 805.284.6777 info@place-matters.com
FIRE PROTECTION ENGINEER:	Jack Collings, F.P.E. President CFP Engineering, LLC 805.290.8724 www.cfpengineers.com
SECURITY:	NRL & ASSOCIATES Randy Latimer 805.207.7814 randy.latimer@icloud.com

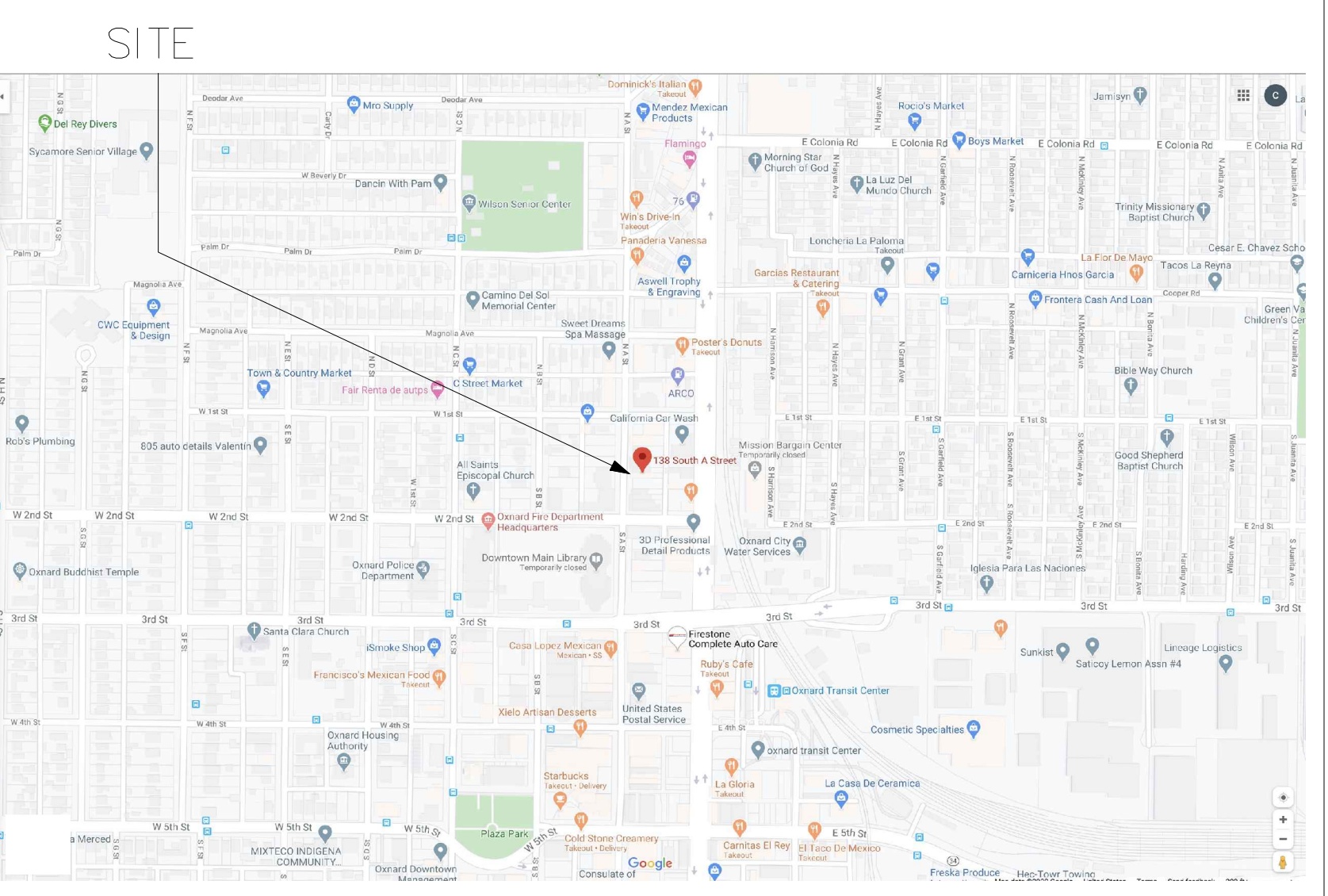
JURISDICTION	COUNTY OF VENTURA PLANNING DIVISION 805.385.7858 tel. 805.385.7417 fax BUILDING + ENGINEERING 805.385.7925 tel. 805.385.7854 fax 214 SOUTH "C" STREET OXNARD, CA 93030
SCOPE OF WORK	TENANT IMPROVEMENT TO EXISTING RETAIL SPACE
SHEET INDEX	A0.0 TITLE SHEET A1.0 SITE PLAN A1.1 EXISTING FLOOR PLAN + EXISTING STORAGE MEZZANINE PLAN A1.2 PROPOSED FLOOR PLAN A2.1 PROPOSED STREET ELEVATIONS

CALGREEN MANDATORY MEASURES FOR WASTE MANAGEMENT:

A. (301.3.2) WASTE DIVERSION: THE REQUIREMENTS OF SECTION 5.408 SHALL BE REQUIRED FOR ADDITIONS AND ALTERATIONS WHENEVER A PERMIT IS REQUIRED FOR WORK.

B. (302.1) MIXED OCCUPANCY BUILDINGS: IN MIXED OCCUPANCY BUILDINGS, EACH PORTION OF A BUILDING SHALL COMPLY WITH THE SPECIFIC GREEN BUILDING MEASURES APPLICABLE TO EACH SPECIFIC OCCUPANCY.

FIRE DEPARTMENT REQUIREMENTS:	NFPA 13 FIRE SPRINKLER SYSTEM WILL BE REQUIRED AND SUBMITTED ON SEPARATE PLANS AND SUBMITTAL.
	NFPA 72 FIRE ALARM SYSTEM WILL BE REQUIRED AND SUBMITTED ON SEPARATE PLANS AND SUBMITTAL.



99 HIGH TIDE LLC
dba La Sirena
138 SOUTH A STREET
OXNARD, CA 93030

Sheet Title

TITLE SHEET

Project Manager	Project ID
Drawn By	Scale
Revised By	Sheet No.
Date	
CAD File Name	

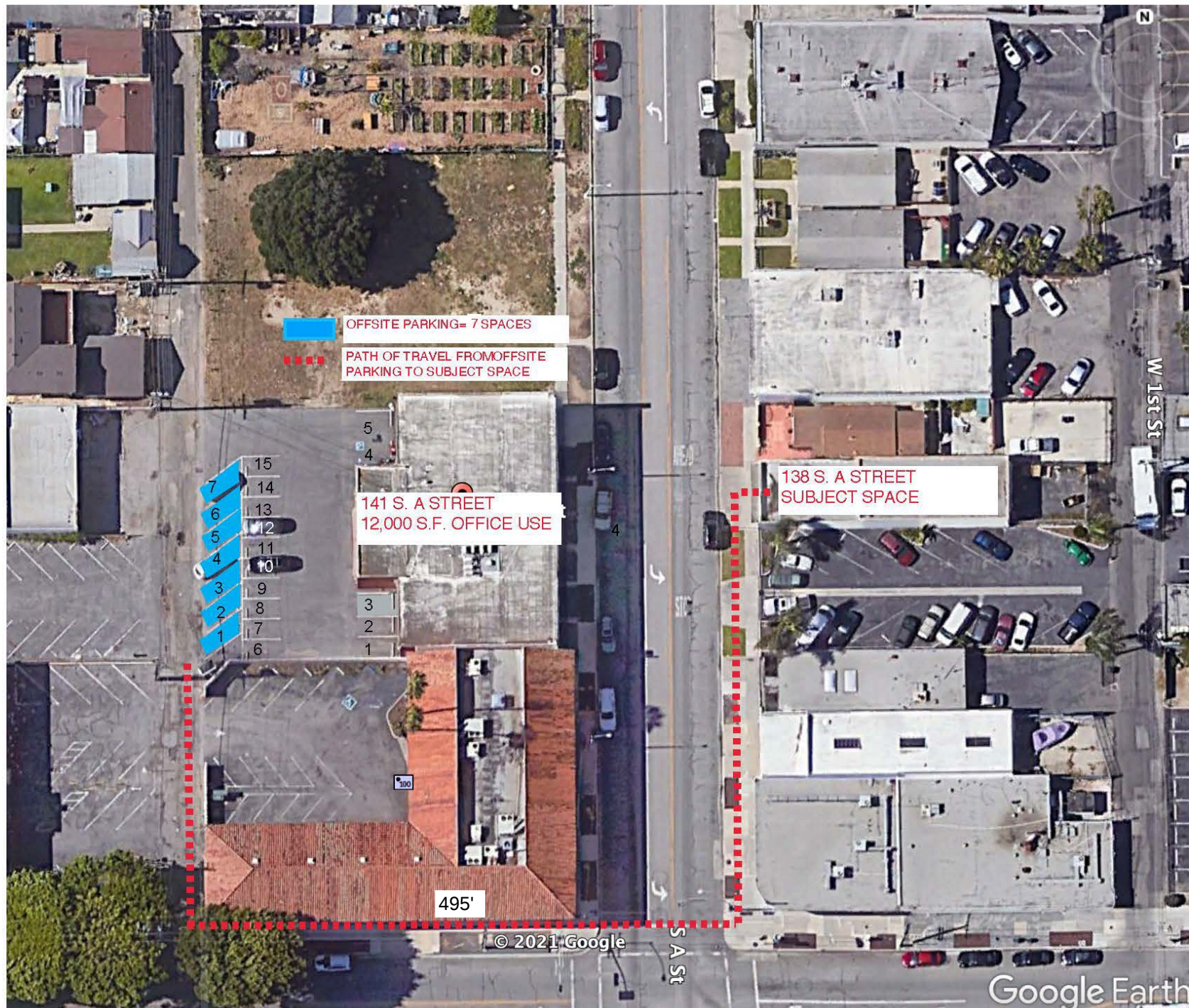
A0.0

- KEY NOTES**
- SITE CONDITIONS**
- CONCRETE**
- 3.1 CONCRETE SLAB ON GRADE (N)
- 3.2 CONCRETE FOOTING (N)
- MASONRY**
- 4.1 CUT STONE (TYPE)
- METALS**
- 5.1 STEEL BRACKET (TYPE/ SEE STRUCT. DWGS.)
- 5.2 STEEL BEAM (TYPE/ SEE STRUCT. DWGS.)
- 5.3 STEEL POST (TYPE/ SEE STRUCT. DWGS.)
- 5.4 STEEL PLATE (TYPE/ SEE STRUCT. DWGS.)
- DETAILS**
- 6.1 2X WD. FRAMING U.O.N. (SEE STRUCT. DWGS.)
- 6.2 WD. BLOCKING AS REQ'D
- 6.3 CDX PLYWOOD SHTG. (THICKNESS) (SEE STRUCT. DWGS.)
- 6.4 HARDWOOD STAIR TREADS - RISERS (T.B.S.)
- 6.5 WOOD BEAM (SEE STRUCT. DWGS.)
- 6.6 HARDWOOD BASEBOARD (COLOR: T.B.S.)
- 6.7 FORMALDEHYDE FREE MEDIUM DENSITY FIBERBOARD (MDF) PTD. (COLOR T.B.S.)
- 6.8 HIGH GLOSS ACRYLIC LAMINATE (COLOR T.B.S.) O' FORMALDEHYDE FREE MEDIUM DENSITY FIBERBOARD
- 6.9 MULTI-PLY BAL TIC BIRCH. CLEAR MATTE FINISH (T.B.S.)
- 6.10 WOOD VENEER (COLOR/MFGR)
- THE MATERIALS SECTION**
- 7.1 EVERGUARD 60-MIL TPO SINGLE PLY MEMBRANE (COLOR)
- 7.2 BLDG. PAPER 2 LAYERS GRADE "D" PAPER
- 7.3 KNAUF KRAFT FACED INSULATION, ECOBATT THERMAL/ ACOUSTICAL INSULATION W/ VAPOR BARRIER WHERE NOTED (R VALUE)
- 7.4 SHEET METAL, COLOR T.B.S.
- 7.5 DENS-DECK PRIME ROOF BOARD (THICKNESS)
- 7.7 22 GA. G.S.M. FLASHING
- 7.8 FIRESTONE ISO 95 -GL TAPERED INSULATION (THICKNESS)
- DETAILS**
- 8.1 FIXED WINDOW (SEE SCHED. SHT. A0.4)
- 8.2 DOOR/DOOR FRAME - HARDWARE (SEE SCHED. SHT. A0.4)
- 8.3 TEMPERED GLASS (SEE SCHED. SHT. A0.4)
- 8.4 OPERABLE WINDOW (SEE SCHED. SHT. A0.4)
- 8.6 3/8" TEMPERED GLASS (CLEAR)
- 8.7 1/4" TEMPERED MIRROR
- 8.8 MISC. HARDWARE
- FINISHES**
- 9.1 GYP. BD. (5/8" U.N.O.)
- 9.2 FRY REGLET MOLDING (MOD)
- 9.3 GLASS TILE
- 9.4 TILE BACKING AS REQUIRED
- 9.5 POLISHED CONCRETE MICRO TOPPING
- 9.6 ENGINEERED HARDWOOD FLOORING (TYPE/THICKNESS/MFGR.)
- 9.7 PORCELAIN TILE (T.B.S.)
- 9.8 QUARTZ SURFACE CAESARSTONE; 4600-ORGANIC WHITE
- 9.9 EPOXY COATING (T.B.S.)
- 9.10 CEDAR SIDING; GRADE "A" CLEAR, FINISHED W/ VERMONT NATURAL COATINGS. COLOR: LIGHT GREY
- 9.11 7/8" CEMENT PLASTER (COLOR)
- SPECIALTIES**
- 10.1 ACCESSORIES (SEE SCHEDULE A1.5)
- 10.2 RAIN GUTTER
- EQUIPMENT**
- 11.1 EQUIPMENT (SEE SCHED. A1.3/A1.6)
- 11.2 ROLLERSHADES (HUNTER DOUGLAS OR APPROVED EQUAL) MATERIAL: T.B.S.
- MECHANICAL PLUMBING**
- 15.1 PLUMBING FIXTURE (SEE SCHEDULE A1.3/A1.6)
- 15.2 FAU MECHANICAL EQUIPMENT (SEE M1.1/M1.2)
- ELECTRICAL**
- 16.1 LIGHT FIXTURE (SEE SCHEDULE A1.4/A1.7)
- 16.2 BATH FAN VENT (SEE M1.1/M1.2)

SOUTH A STREET



1 SITE PLAN
Scale: 1/8" = 1'-0"



2 OFF STREET PARKING PLAN
N.T.S.

99 HIGH TIDE LLC dba La Sirena 138 SOUTH A STREET OXNARD, CA 93030	
Sheet Title	
SITE PLAN	
Project Manager	Project ID
Drawn By	Scale
Reviewed By	Sheet No.
Date	A1.0
CAD File Name	

EY N TES	
SITE C NST CTI N	
C NC EYE	
3.1 CONCRETE SLAB ON GRADE (N)	
3.2 CONCRETE FOOTING (N)	
MAS N Y	
4.1 CUT STONE (TYPE)	
META S	
5.1 STEEL BRACKET (TYPE/ SEE STRUCT. DWGS.)	
5.2 STEEL BEAM (TYPE/ SEE STRUCT. DWGS.)	
5.3 STEEL BOST (TYPE/ SEE STRUCT. DWGS.)	
5.4 STEEL PLATE (TYPE/ SEE STRUCT. DWGS.)	
D P ASTICS	
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9.8 QUARTZ SURFACE CAESARSTONE; 4600-ORGANIC WHITE	
9.9 EPOXY COATING (T.B.S.)	
9.10 CEDAR SIDING; GRADE "A" CLEAR, FINISHED W/ VERMONT NATURAL COATINGS. COLOR: LIGHT GREY	
9.11 7/8" CEMENT PLASTER (COLOR)	
SPECI ITIES	
10.1 ACCESSORIES (SEE SCHEDULE A1.5)	
10.2 RAIN GUTTER	
E I PMENT	
11.1 EQUIPMENT (SEE SCHED. A1.3/A1.6)	
11.2 ROLLERSHADES (HUNTER DOUGLAS OR APPROVED EQUAL) MATERIAL: T.B.S.	
MECHANICA P M IN	
15.1 PLUMBING FIXTURE (SEE SCHEDULE A1.3/A1.6)	
15.2 FAU MECHANICAL EQUIPMENT (SEE M1.1/M1.2)	
E CT ICA	
16.1 LIGHT FIXTURE (SEE SCHEDULE A1.4/A1.7)	
16.2 BATH FAN VENT (SEE M1.1/M1.2)	

2 COLOR RENDERING @ A STREET STOREFRONT N.T.S.



1 (N) STREET ELEVATION (WEST) Scale: 1/4" = 1'-0"

99 HIGH TIDE LLC dba La Sirena 138 SOUTH A STREET OXNARD, CA 93030	
Sheet Title	
PROPOSED STREET ELEVATIONS	
Project Manager	Project ID
Drawn By	Scale
Reviewed By	Sheet No.
Date	A2.1
CAD File Name	