

COMMUNITY WORKSHOP

Monday, October 18, 2021

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

2. PROJECT NAME: Tacos El Diablo; PLANNING AND ZONING PERMIT NO. 21-510-01 (Special Use Permit - Alcohol); Hobson Park East Neighborhood

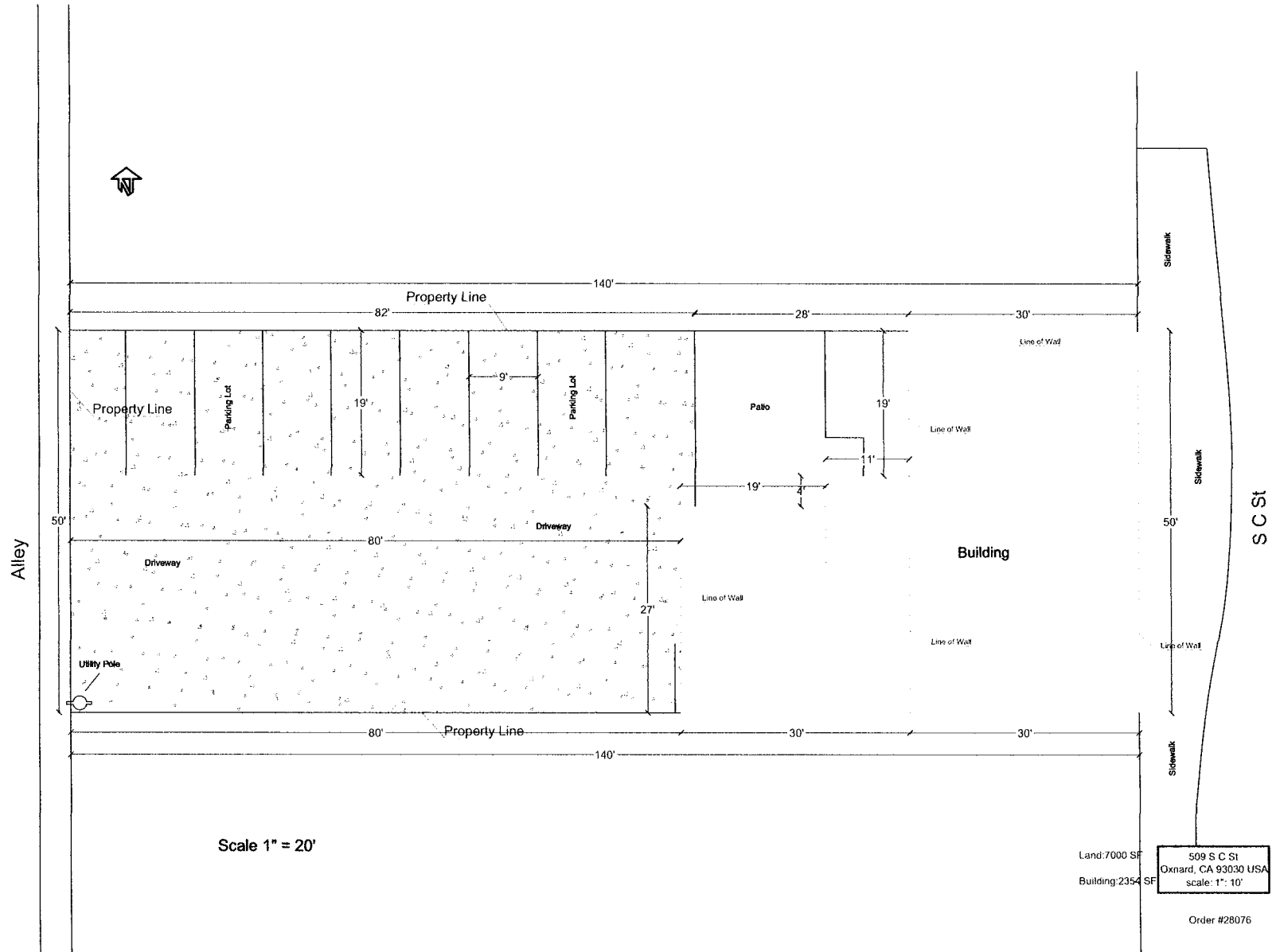
A request to sell beer and wine (Type 41 ABC License) for on-site consumption at an existing approximately 740 square-foot restaurant, on an 0.16-acre site located at 509 South C Street (APN: 202-0-131-230) within the Downtown Core (DT-C) zone. The applicant proposes the sale of beer and wine between the hours of 7:00 am and 9:00 pm daily. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines.

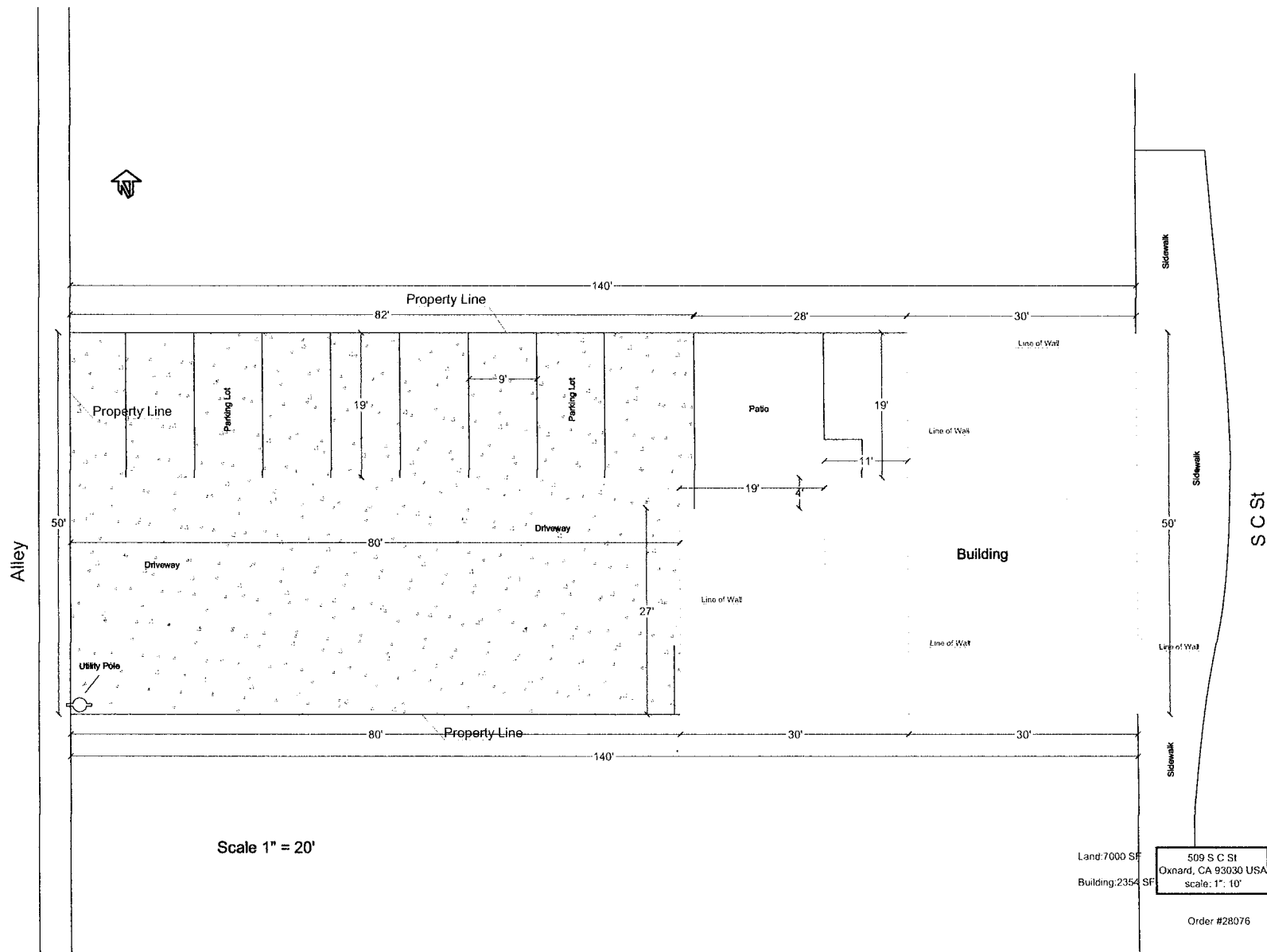
Applicant: Juan Carlos Cortes
City Contact: Randy Baez, Associate Planner

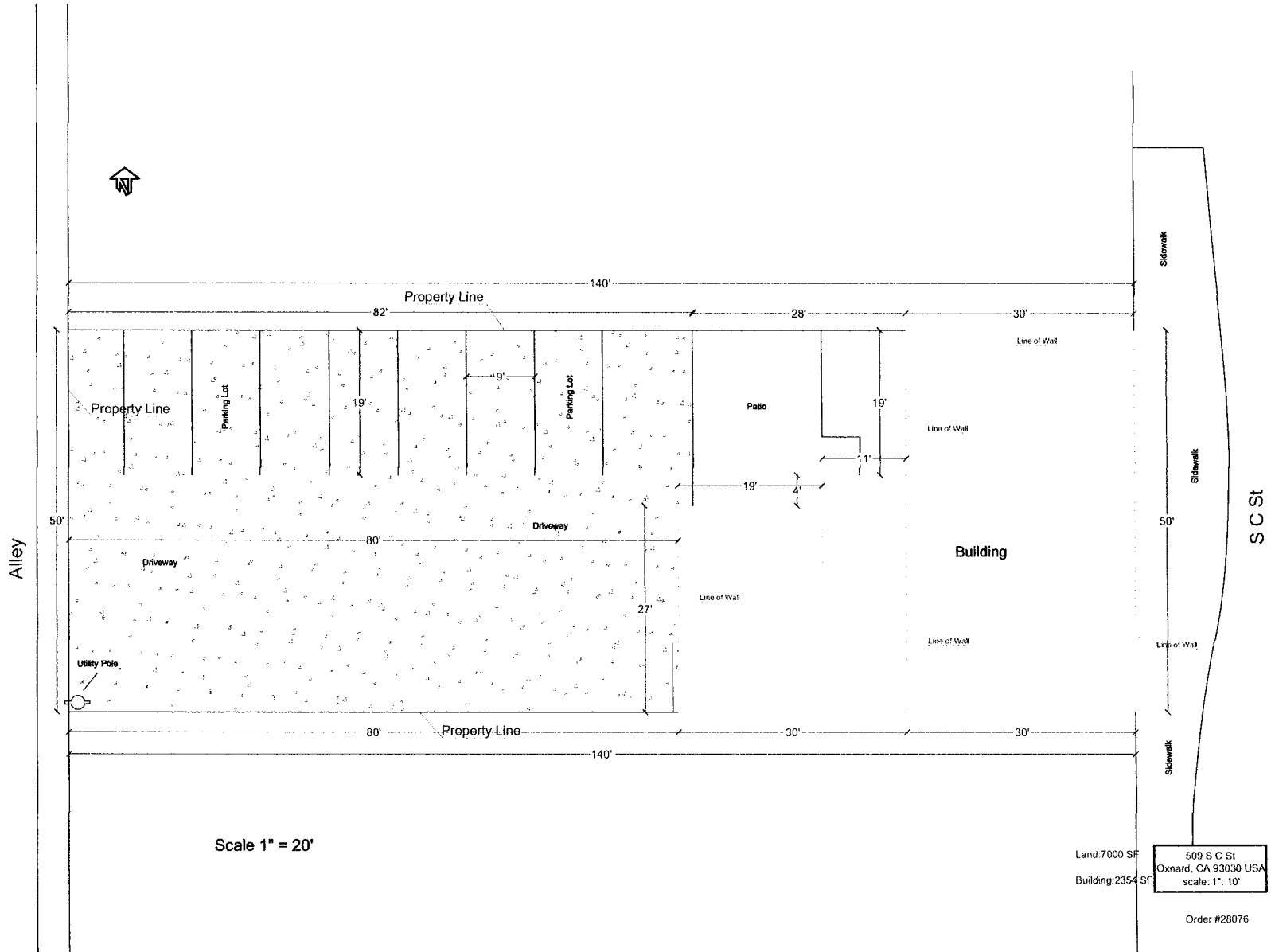
Phone: (805) 905-5457
Phone: (805) 385-3923

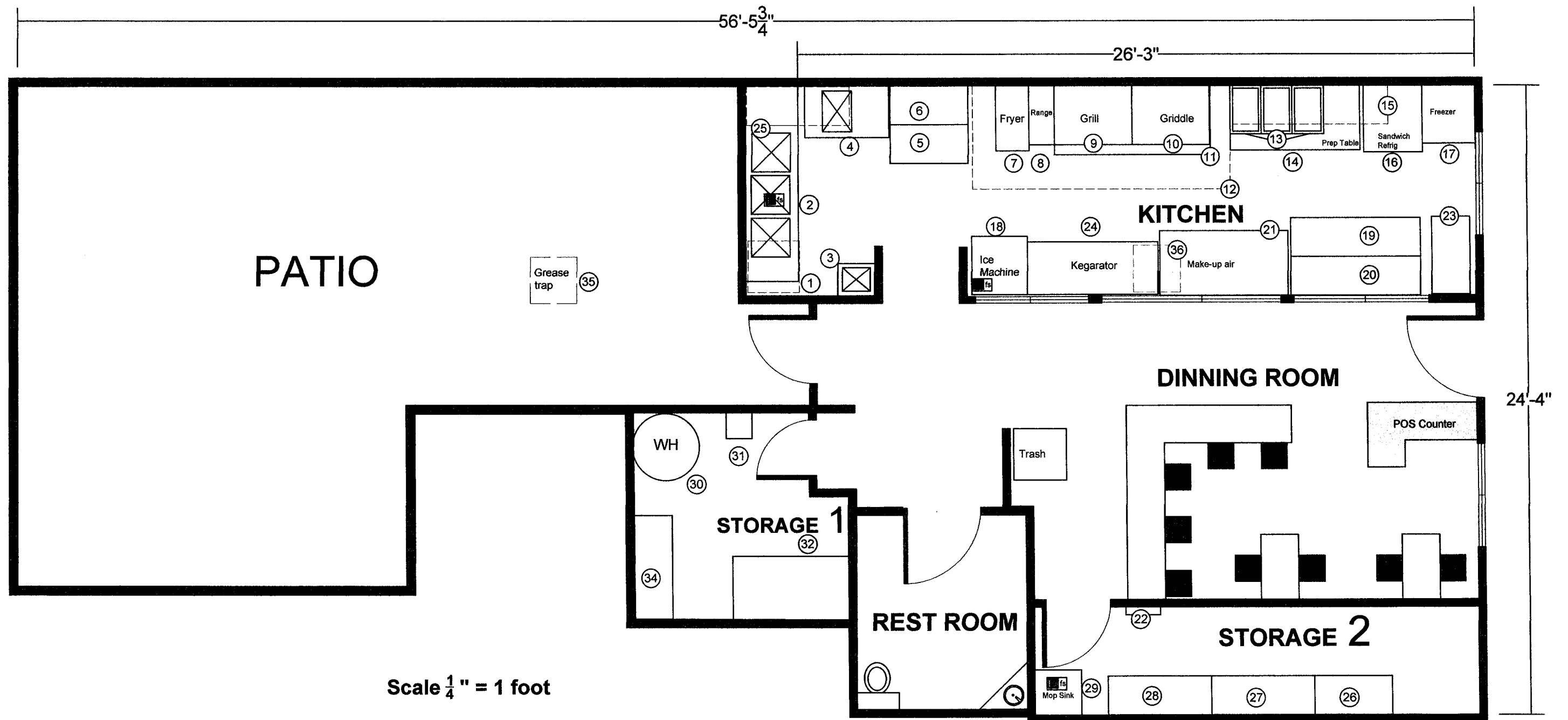
For additional project information, please direct your inquiry to the listed contacts, or call the Planning Division at (805) 385-7858

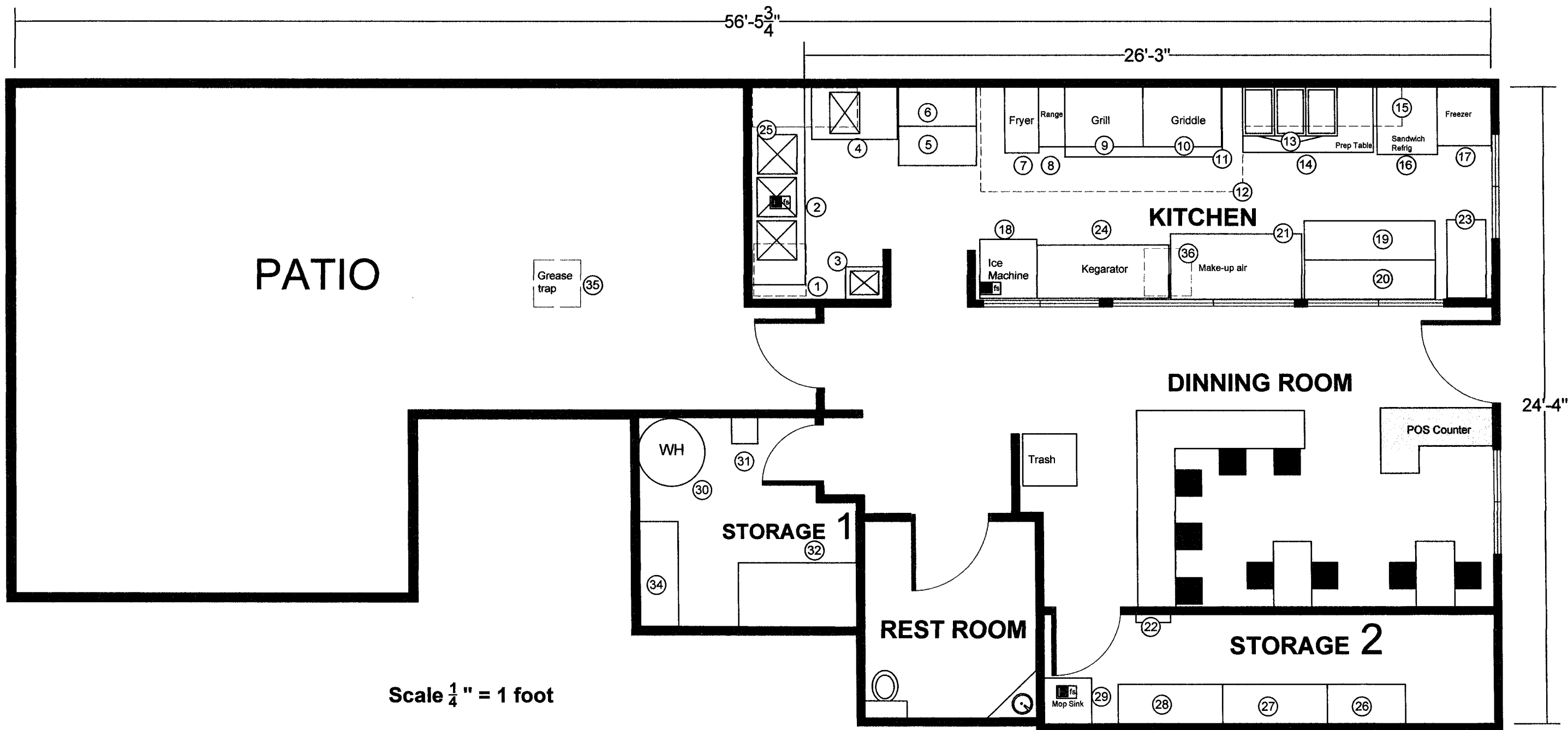
Para información en español, favor de llamar al (805) 385-7858

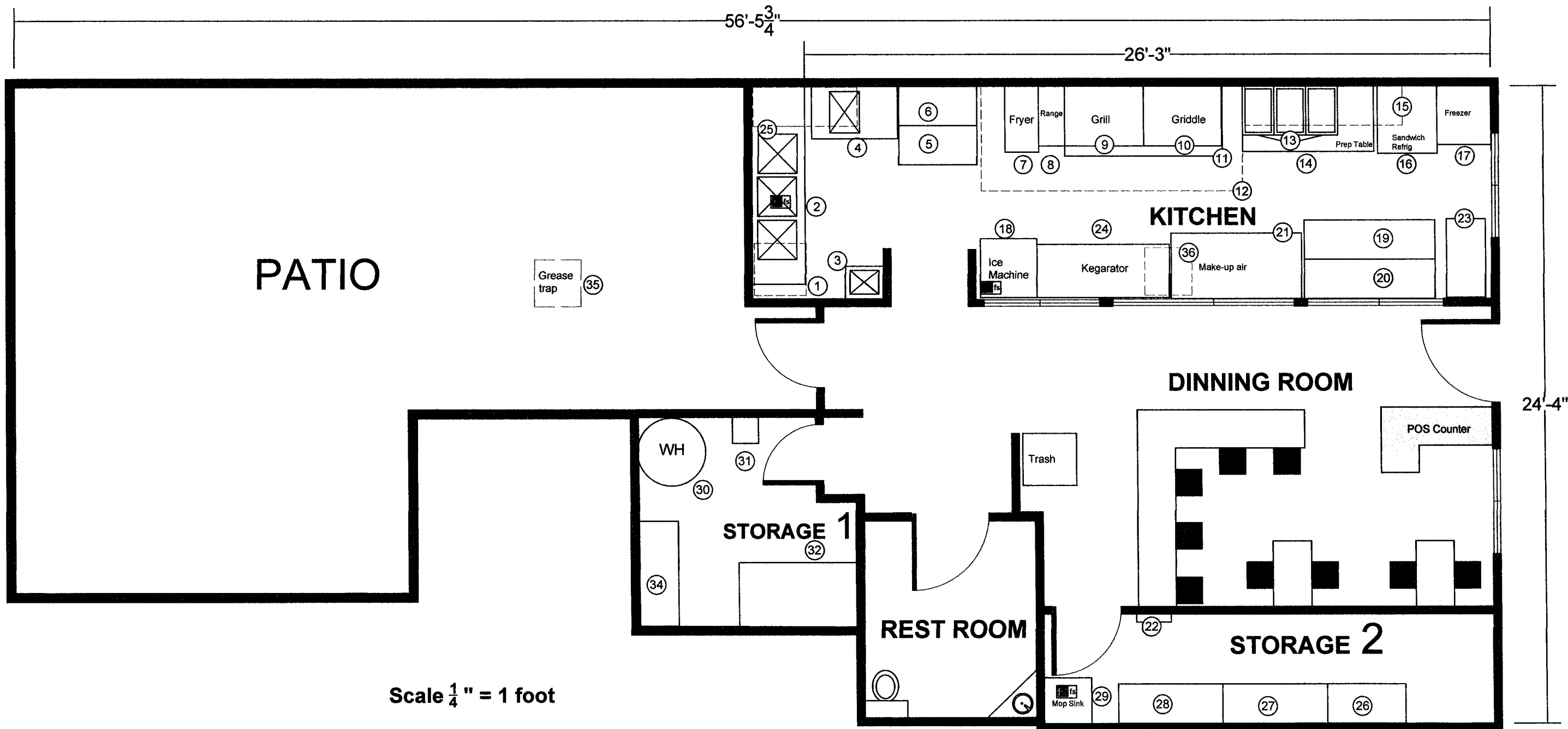












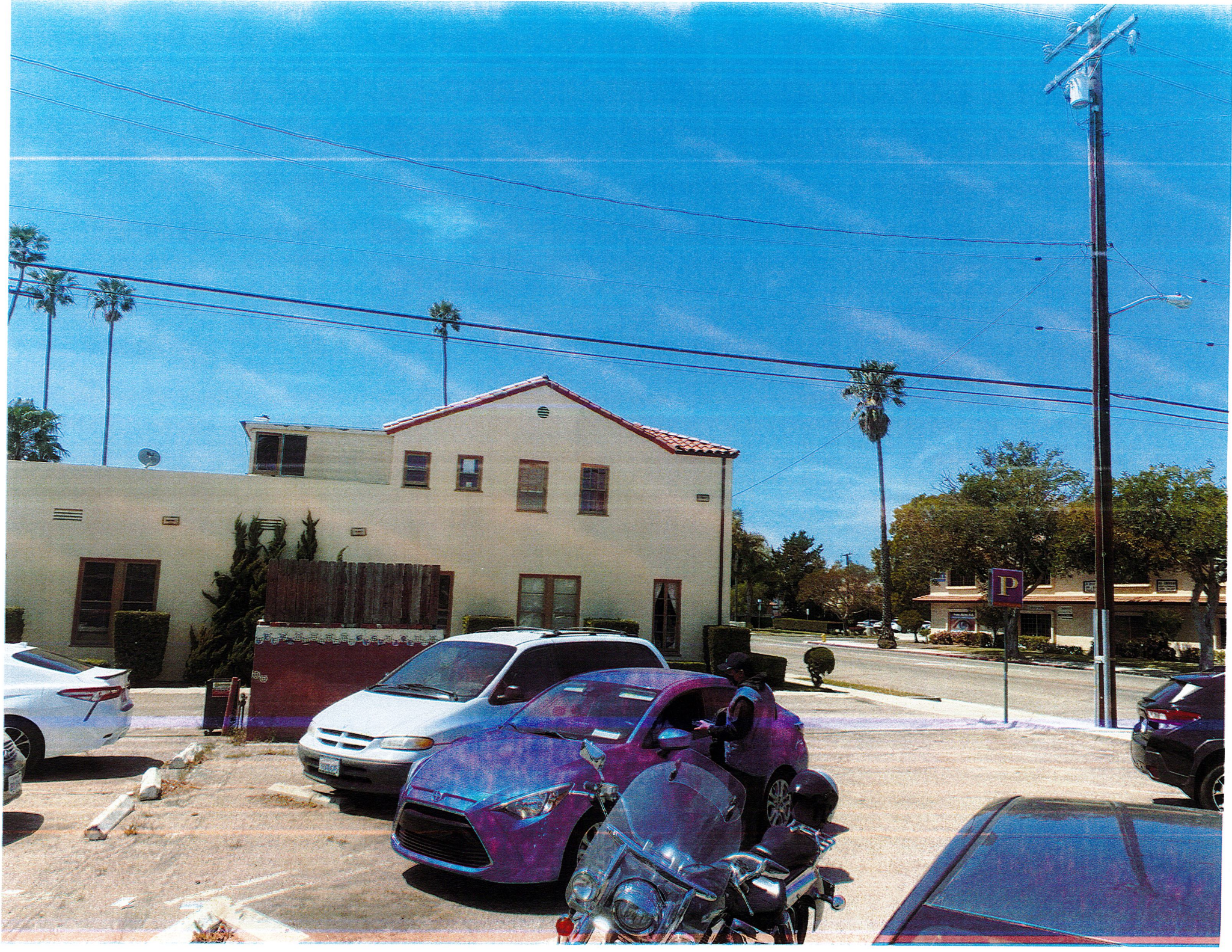












RANCHO EL RIO DE SANTA CLARA O'LA COLONIA

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COMMUNITY WORKSHOP

Monday, October 18, 2021

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

3. PROJECT NAME: Victoria Market; PLANNING AND ZONING PERMIT NO. (21-510-02) (Special Use Permit - Alcohol); Sea View Estates Neighborhood

A request to sell beer and wine for off-sale consumption (Type 20 ABC License) at an existing 2,326 square-foot commercial suite within a 16,770 square foot building for a proposed convenience store/market on a 1.1-acre site located at 600 South Victoria Avenue, Suite #700 (APN: 185-0-170-105) within the General Commercial - Planned Development (C-2-PD) zone. The applicant proposes the sale of beer and wine between the hours of 6:00 am and 11:00 pm daily. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines.

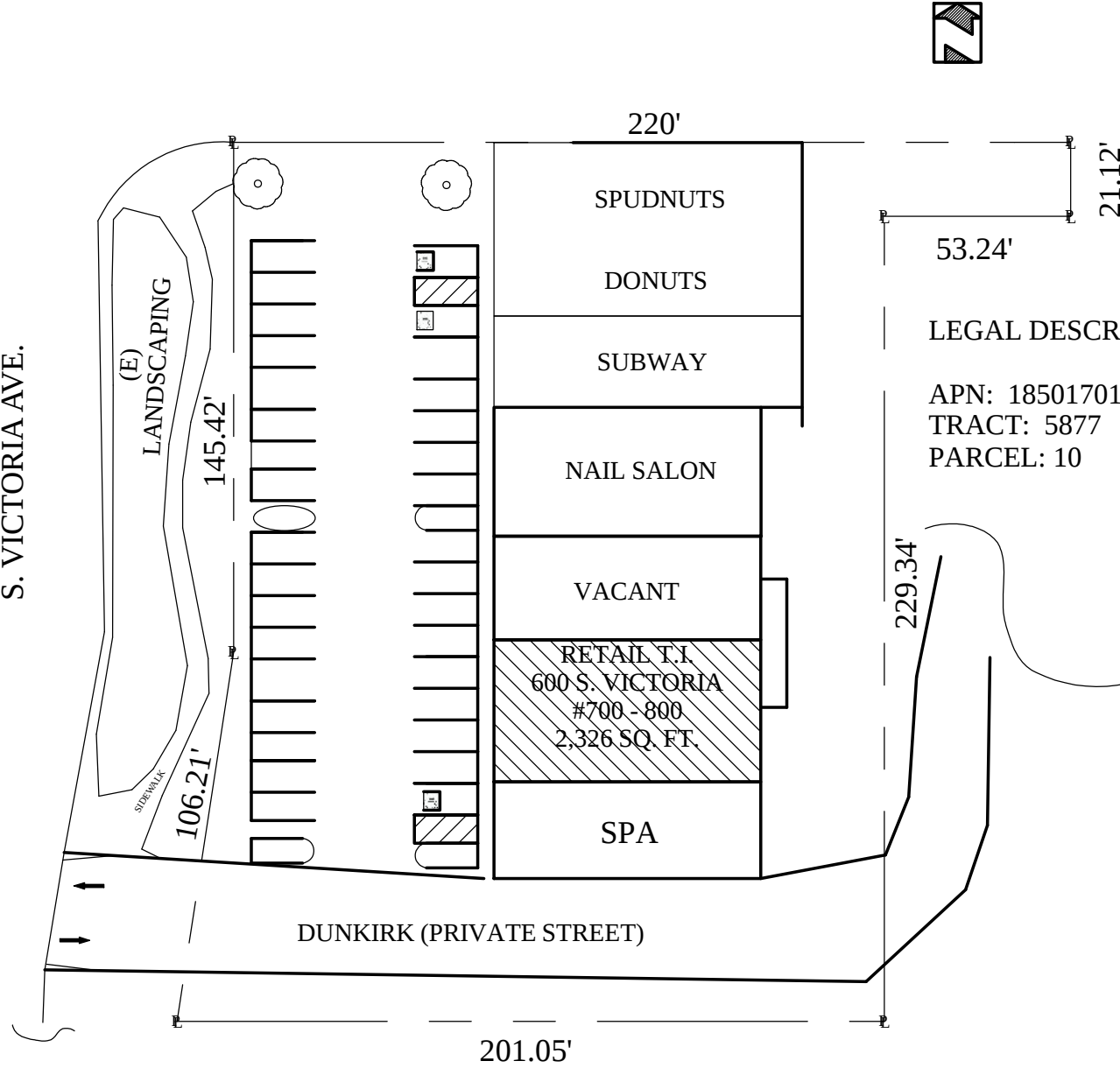
Applicant: Patrick Panzarello
City Contact: Randy Baez, Associate Planner

Phone: (818) 310-8589
Phone: (805) 385-3923

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

S. VICTORIA AVE.



SITE PLAN
1/64" = 1'

PLANS BY:

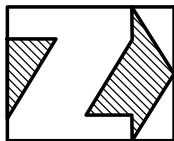
PATRICK E. PANZARELLO
CONSULTING SERVICES
PO BOX 1085
SUN VALLEY, CA 91353
www.PatrickEPanzarelloCS.com
(818) 310-8589
PatrickPanzarello@gmail.com

VICTORIA MARKET
600 S. VICTORIA AVE. SUITE 700 - 800, OXNARD, CA 93035

APPLICANT: WASEEM FARHAT
(586) 873 - 2090

7/5/21

A - 1



7/5/21

COMMUNITY WORKSHOP

Monday, October 18, 2021

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

- 4. PROJECT NAME: Kind Lifestyle Market, LLC dba Kind Lifestyle Market; PLANNING AND ZONING PERMIT NO. 21-516-11 (Special Use Permit- Cannabis Retail); (Hobson Park East and Five Points Northeast)**

A request to permit the operation of a commercial cannabis retail facility within an existing 3,616 square-foot commercial building on a 0.27-acre site located at 911 South Oxnard Boulevard (APN: 202-0-192-010) 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. Cannabis retail operations will be conducted between the hours from 9:00 AM to 9:00 PM daily. The proposed project is exempt from environmental review, pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act.

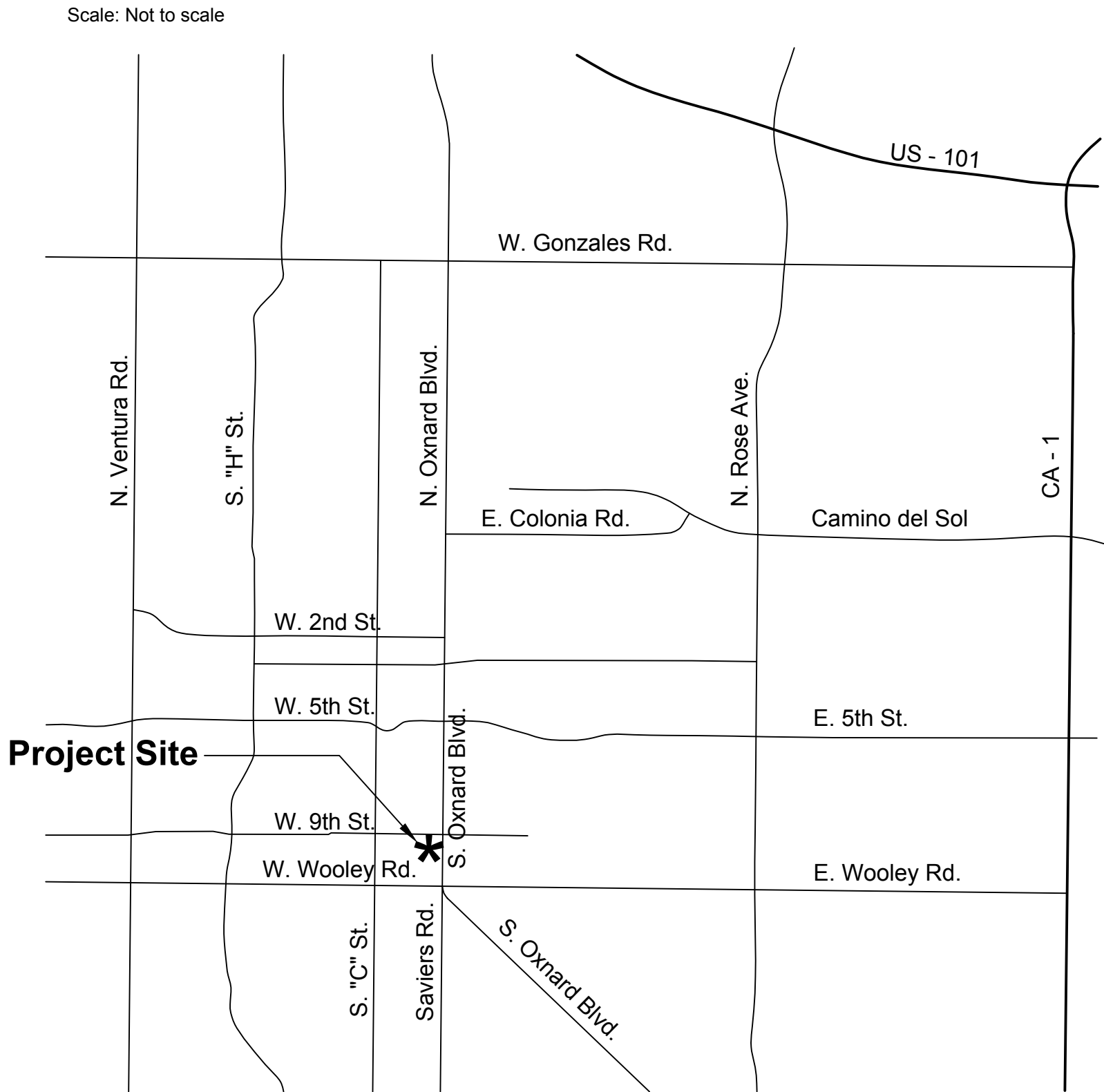
Applicant: Kristine Byers, Kind Lifestyle Market, LLC. Agent
City Contact: Jose Coyotl, Associate Planner

Phone: (619) 599-5984
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

Vicinity Map



Development Summary

Project Narrative:	This project is an application for a Phase 4 SUP (Special Use Permit) for a Cannabis Retail Storefront to be located at 911 S. Oxnard Blvd. Oxnard, CA 93030. The scope of work will include: 1. An adaptive re-use conversion of an existing automotive repair shop into a Cannabis Retail Storefront. An additional, existing, detached secondary storage building on the same lot, will be converted into a public art gallery that will not host any cannabis activities. 2. Proposed demolition work will include: finishes, partition walls, MEP infrastructure, restroom, fixtures and equipment, lighting, exterior storefront system, and equipment not compatible with proposed use. 3. Proposed spaces include: Waiting Lobby, Staff Break Room, Restrooms, Custodial Room, Customer Sales Area, Inventory Storage and Fulfillment, Manager's Office and Safe Room, Product Intake and Person Trap. 4. Proposed interior work includes: deferred maintenance, new non-bearing partitions, new electrical, HVAC and plumbing infrastructure, new lighting, new security system, new millwork and new finishes throughout. 5. Proposed exterior work includes: deferred maintenance, new storefront glazing system, re-stripping of parking lot, new parking light lighting, new trash enclosure, new landscaping and paving, new facade treatments, new signage, new lighting, and new security system.		
Project Team:	Client:	Kind Lifestyle Market LLC 7520 Quinta Street Carlsbad, CA 92009 Contact: W. David Osborne 858.353.4874	
	Architect:	Kristi Byers, Architect A.P.C. 3919 30th Street, Suite 107 San Diego, CA 92104 Contact: Kristi Byers, AIA LEED AP BD&C kb@kristibyrsaia.com 619.599.5984	
Project Address:	911 South Oxnard Boulevard Oxnard, CA 93030		
Legal Description:	LOT 1, BLOCK 192, BOOK 202, PAGE 19, RANCHO EL RIO DE SANTA CLARA O'LA COLONIA, VENTURA COUNTY ASSESSOR'S MAP, REVISED APRIL 30, 2020.		
APN:	202-0-192-010		
Sheet Index:	T0.00 A1.00 A2.00 A3.00	Development Summary & Vicinity Map Site Plan & Parking Calculations Proposed Floor Plans Exterior Elevations	
Type of Construction:	III-B		
Occupancy Classification:	Existing: Proposed:	S-1 Motor vehicle repair shop; B - Office M - Commercial Service; B - Office; S-1 Storage	
Zoning & Overlays:	Base Zone:	DT-G	
	Overlay Zones:	Shopfront Overlay FAA Airport Hazard Overlay Ventura County Heritage Board	
Gross Area:	Gross Site Area:	12,000 SF	
	Gross Floor Area:	4,100 SF Existing main building (Proposed Cannabis Retail Storefront) 336 SF Existing secondary building (No proposed cannabis activities)	
Existing & Proposed Use:	Existing Use:	Motor vehicle repair shop; Office	
	Proposed Use:	Commercial Service; Office; Storage	
Year Constructed:	Info. unavailable		
Landscape Area:	836 SF		
Building Heights:	Building Height - Main building:	15'-6"	
	Building Height - Secondary:	13'-0"	
Applicable Codes:	City of Oxnard Municipal Code 2019 California Building Code 2019 California Green Building Code 2019 California Plumbing Code 2019 California Mechanical Code 2019 California Energy Code 2019 California Fire Code		

Kristi Byers, Architect

Sustainability Strategies

Architecture



Project:

KIND Lifestyle Market
Special Use Permit
911 S. Oxnard Boulevard
Oxnard, California 93030

Drawing Preparation and Revision Dates
01 06.14.2021 SUP Submittal

Drawing Name:
Development
Summary &
Vicinity Map

Drawing Number:

T0.00
(1 of 4)

Legend:

- Property Line
- # Off-Street Parking Space Count
- Accessible Path of Travel
- Accessible Entrance
- Directional Security Camera
- Exterior Security Lighting

Parking Calculation:

Note: This project proposes to increase the number of the site's existing eight (8) off-street parking spaces to 11. Per conversations between the Applicant and City of Oxnard, the Applicant agrees to pay any required parking "In-Lieu Fees" to the City of Oxnard. Further, all on-site parking stalls and aisle widths shall be in compliance with requirements of the City of Oxnard Planning Division.

Building Area = 3,871 SF
Existing parking spaces = 8

Parking spaces required per:
City of Oxnard Downtown Code (DT-G zone): (1 for every 1,000 SF) = 4 spaces
Oxnard City Code Sec. 11-485(M): (1 for every 250 SF) = 16 spaces

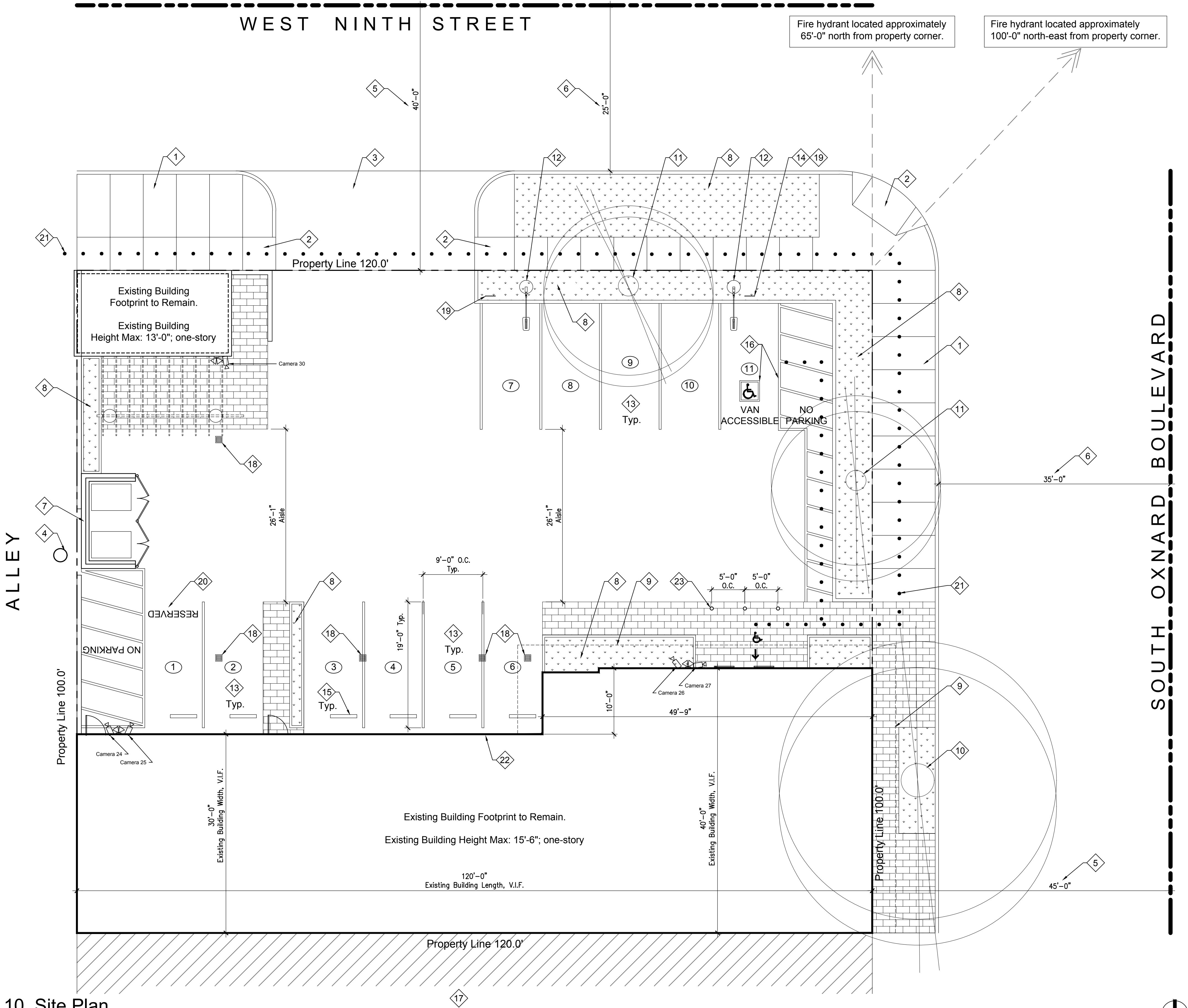
Proposed parking spaces = 11
Note: 1 space of 11 is a Van Accessible parking space

Site Plan General Notes:

- A. Proposed work includes adaptive-reuse of existing building into a cannabis retail storefront. Work will occur within the existing building's footprint; no new area will be added. Site will be slightly modified to optimize parking count, provide new vegetation, trees, hardscape, parking lot lighting, security cameras, and signage.
- B. See sheet A2.00 Proposed Plans for additional information.

Site Plan Key Notes:

- Existing sidewalk to remain.
- Existing curb cut to remain.
- Existing driveway to remain.
- Existing power pole in alley to remain.
- Dimension from property line to centerline of street.
- Dimension from curb to centerline of street.
- New screened trash and recycling receptacles. 6'-0" tall CMU enclosure with security gates.
- New landscape.
- Dashed line represents repaired canopy above.
- Existing street tree to remain.
- New shade tree.
- New parking lot lighting.
- New parking stall and striping.
- New accessible parking sign.
- New wheel stop.
- New accessible parking stall and aisle striping.
- Existing adjacent commercial property. Not part of this project.
- Existing stormwater drain to remain.
- New vehicular tow-away parking sign as required per City of Oxnard ordinances.
- New reserved parking for product deliveries.
- Existing accessible path of travel from nearest public transit bus stop located on the corner of W 9th St. and S. "C" St.
- Premises Boundary.
- Bollard in front of main entry.



10. Site Plan

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

Kristi Byers, Architect

Sustainability Strategies

Architecture



Project:

KIND Lifestyle Market
Special Use Permit
911 S. Oxnard Boulevard
Oxnard, California 93030

Drawing Preparation and Revision Dates
01 06.14.2021 SUP Submittal

Drawing Name:
Site Plan & Parking
Calculations

Drawing Number:

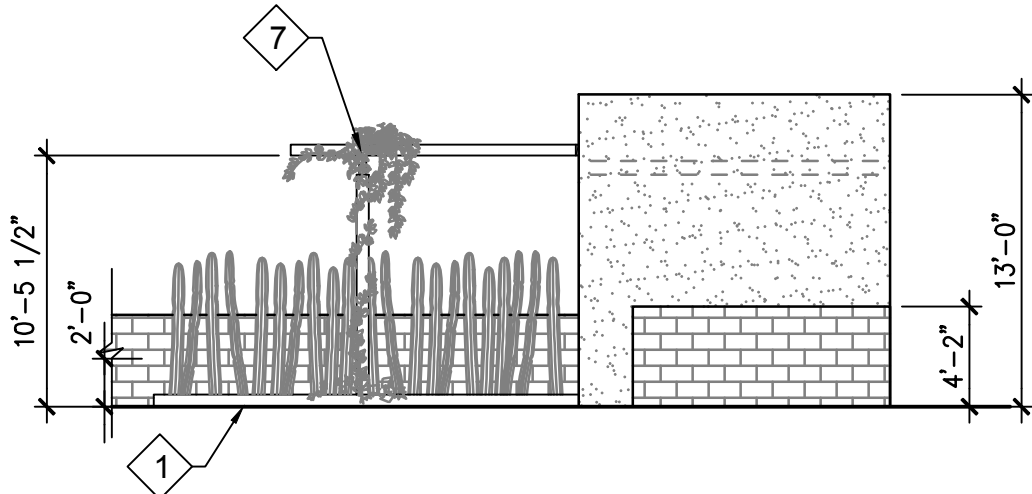
A1.00
(2 of 4)

General Notes:

- A. No new floor area will be added to either building. Exterior improvements will maintain the existing building footprints.

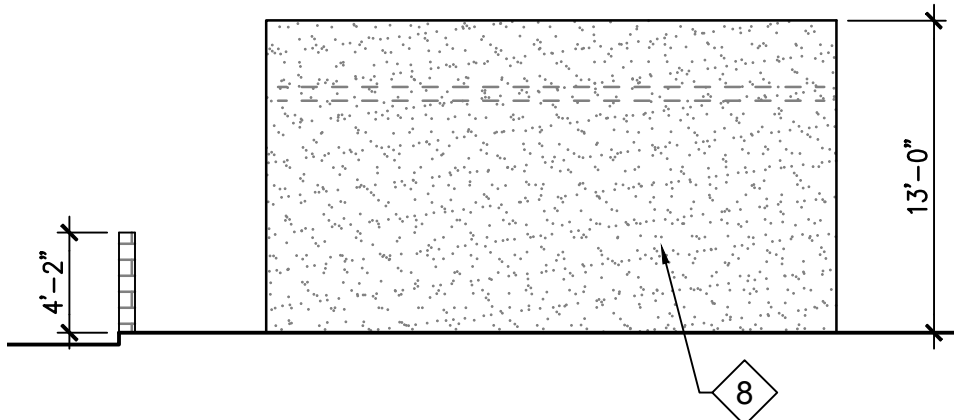
Site Plan Key Notes: #

- 1. New CMU vegetated planter.
- 2. Existing adjacent commercial property (not a part of this project.)
- 3. New main entry to cannabis retail shop lobby area.
- 4. New exit from cannabis retail shop (no entry allowed through this door.)
- 5. New dedicated secured product delivery door (restricted to delivery personnel and employees only.)
- 6. Replace existing cantilevered shade structure with new cantilevered shade structure.
- 7. New shade canopy.
- 8. Proposed area for community art.
- 9. Interior community art gallery just beyond glass faces roadway.
- 10. Vehicular barrier as approved by the City of Oxnard Police Department.



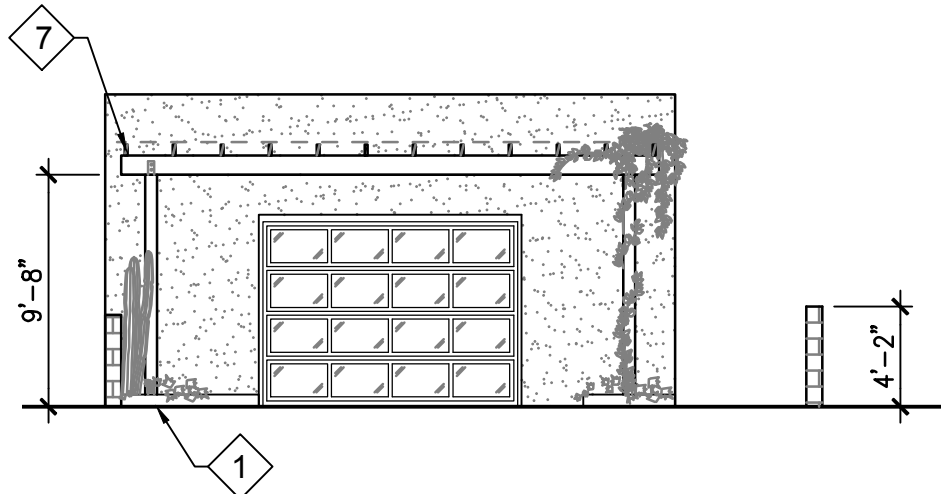
12. Art Gallery - East Elevation

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



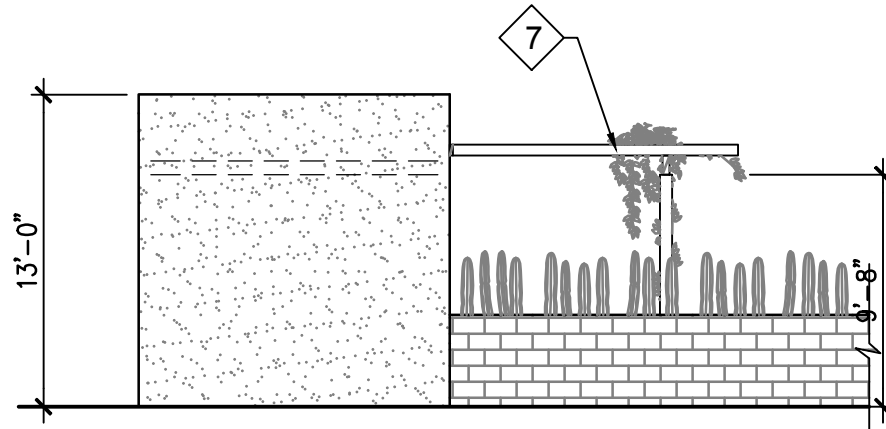
9. Art Gallery - North Elevation

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



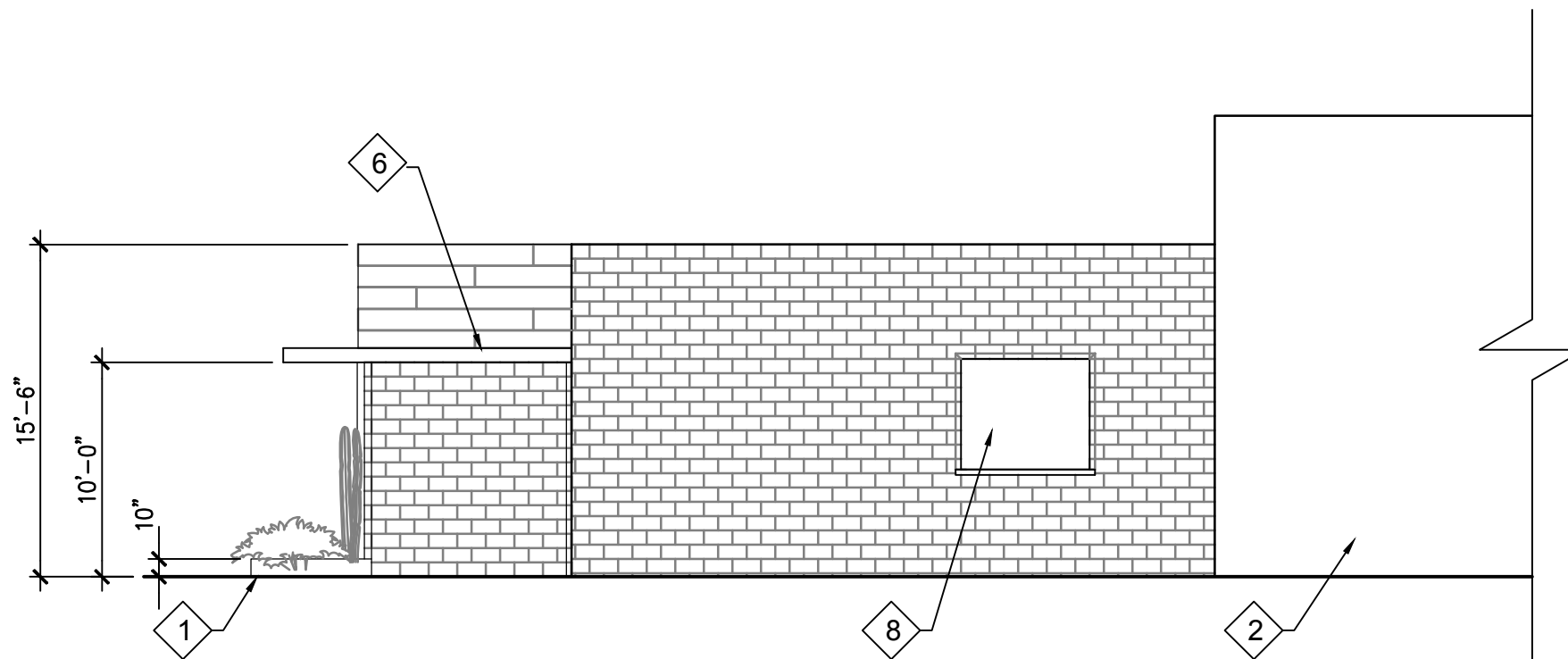
6. Art Gallery - South Elevation

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



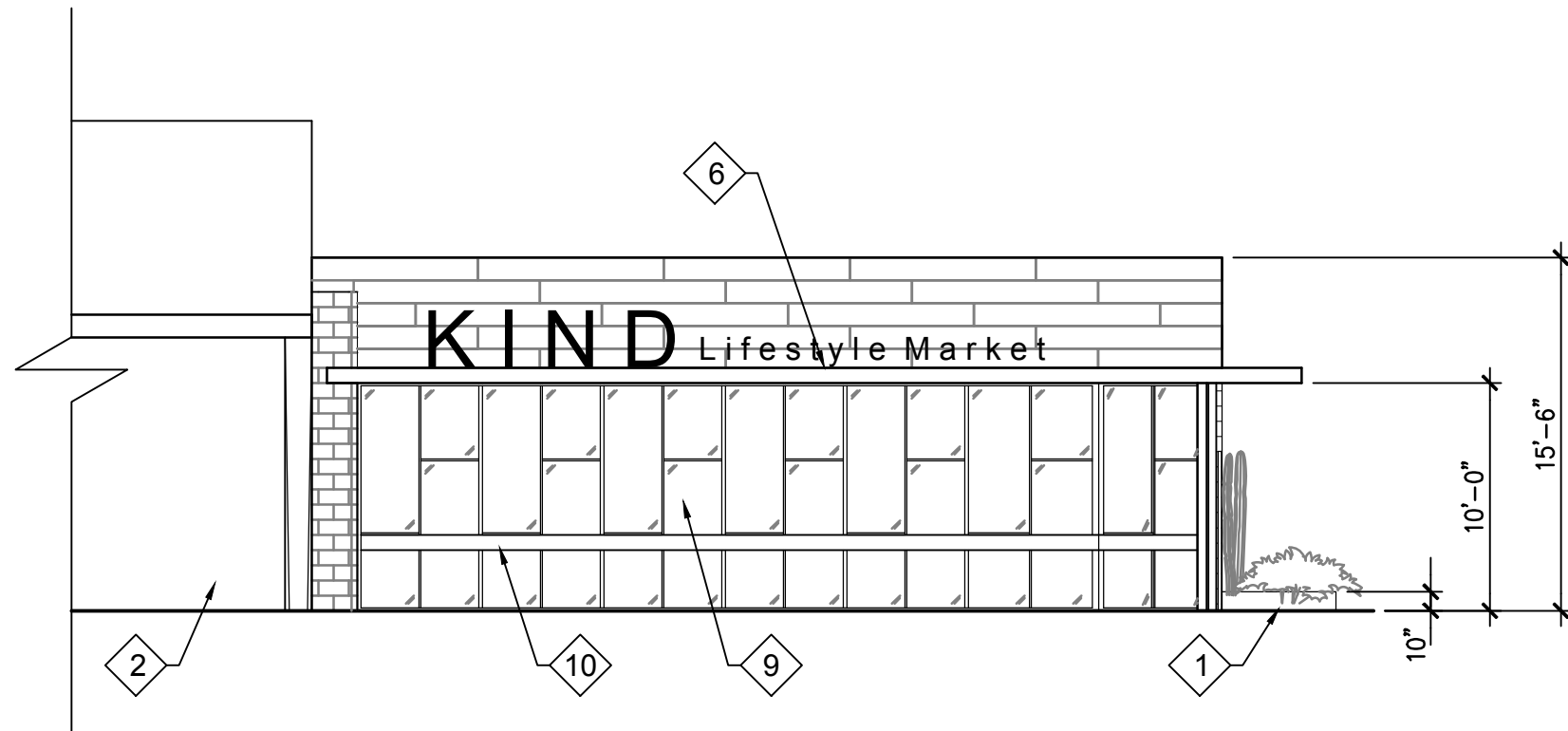
3. Art Gallery - West Elevation

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



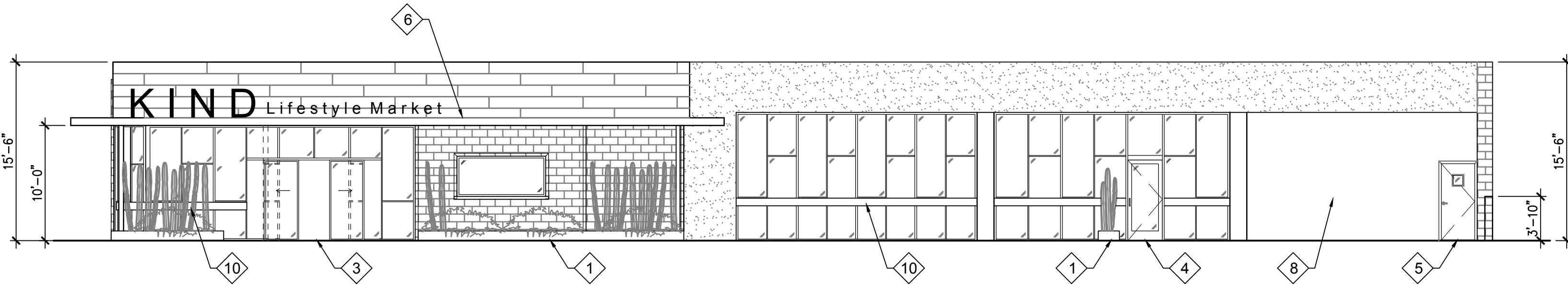
2. Cannabis Retail - West Elevation

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



10. Cannabis Retail - East Elevation

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



4. Cannabis Retail - North Elevation

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

Kristi Byers, Architect

Architecture

Sustainability Strategies



Project:

KIND Lifestyle Market
Special Use Permit

911 S. Oxnard Boulevard
Oxnard, California 93030

Drawing Preparation and Revision Dates

01 06.14.2021 SUP Submittal

Drawing Name:
Exterior Elevations

Drawing Number:

A3.00
(4 of 4)