

COMMUNITY WORKSHOP

Monday, November 15, 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

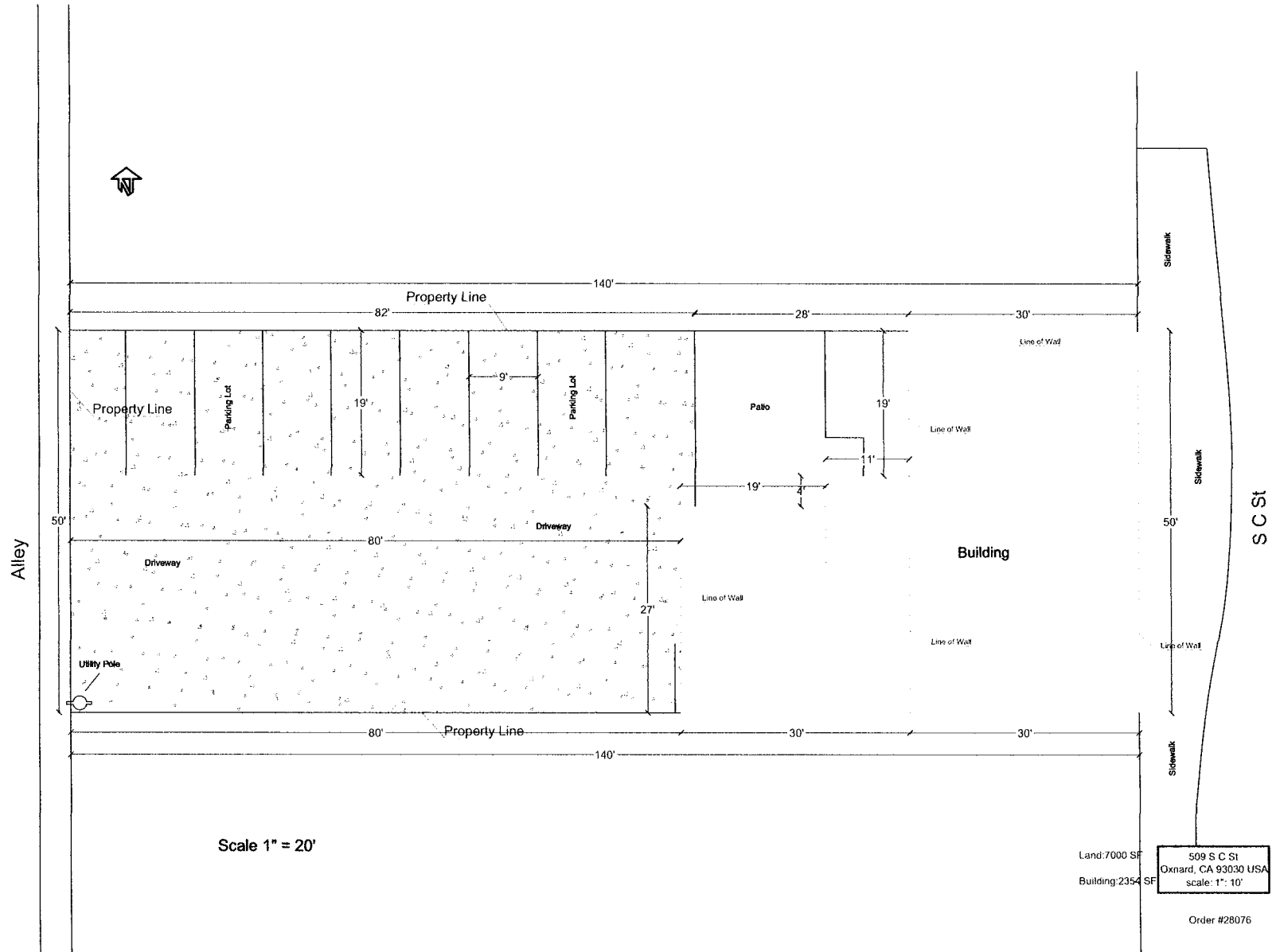
A request to sell beer and wine (Type 41 ABC License) for on-site consumption at an existing approximately 740 square-foot restaurant, on an 0.16-acre site located at 509 South C Street (APN: 202-0-131-230) within the Downtown Core (DT-C) zone. The applicant proposes the sale of beer and wine between 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.

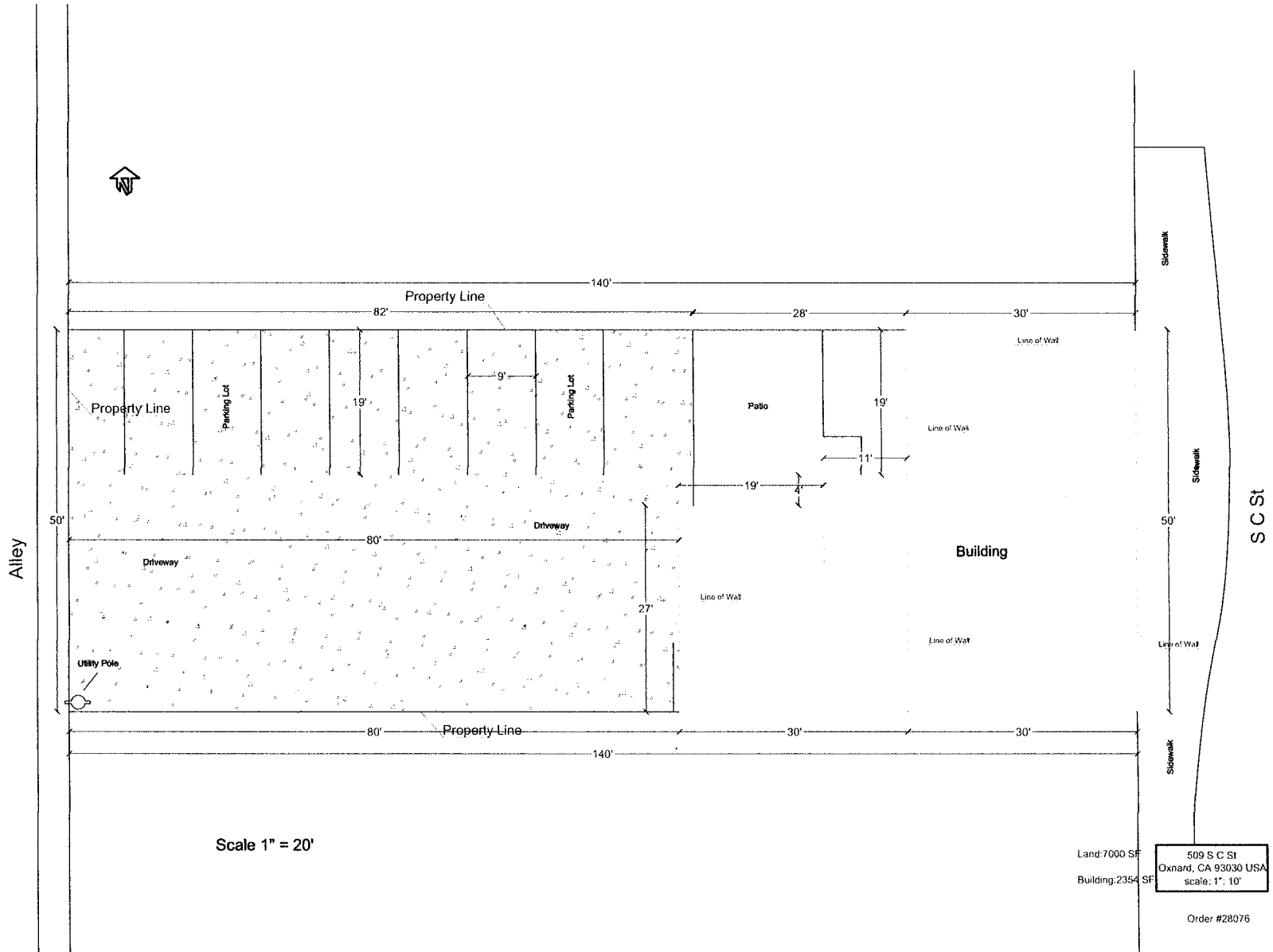
Applicant: Juan Carlos Cortes
City Contact: Randy Baez, Associate Planner

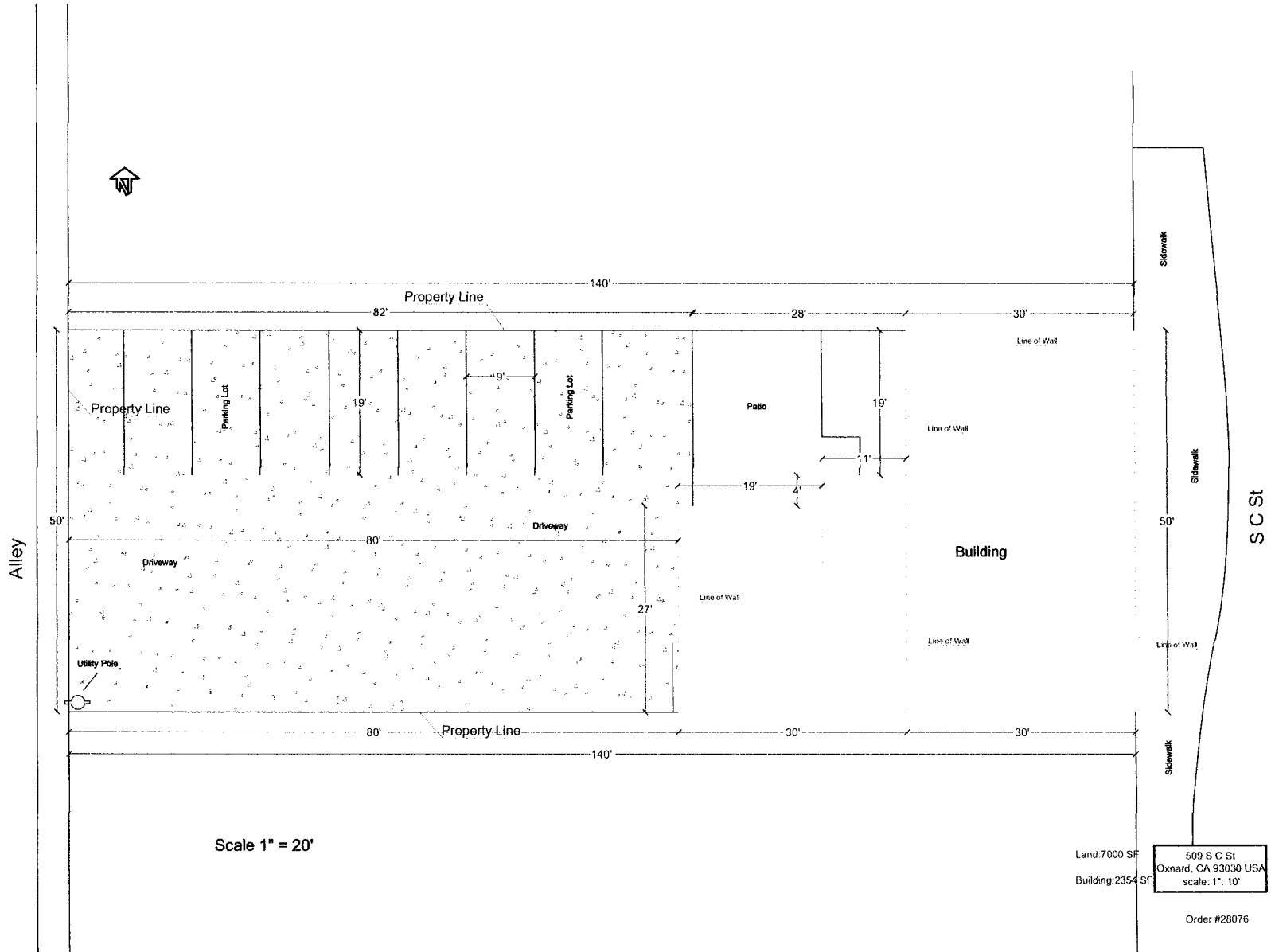
Phone: (805) 905-5457
Phone: (805) 385-3923

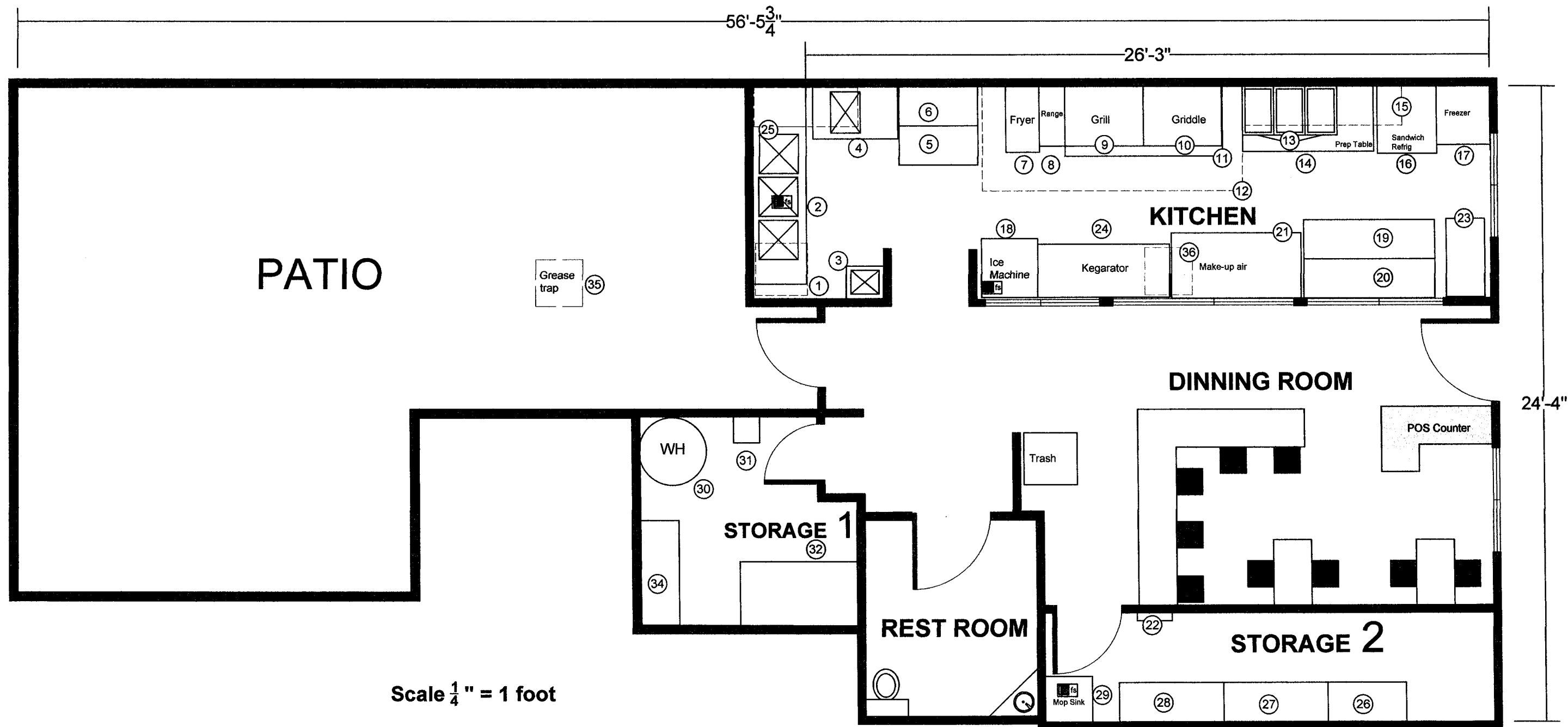
For additional project information, please direct your inquiry to the listed contacts, or call the Planning Division at (805) 385-7858

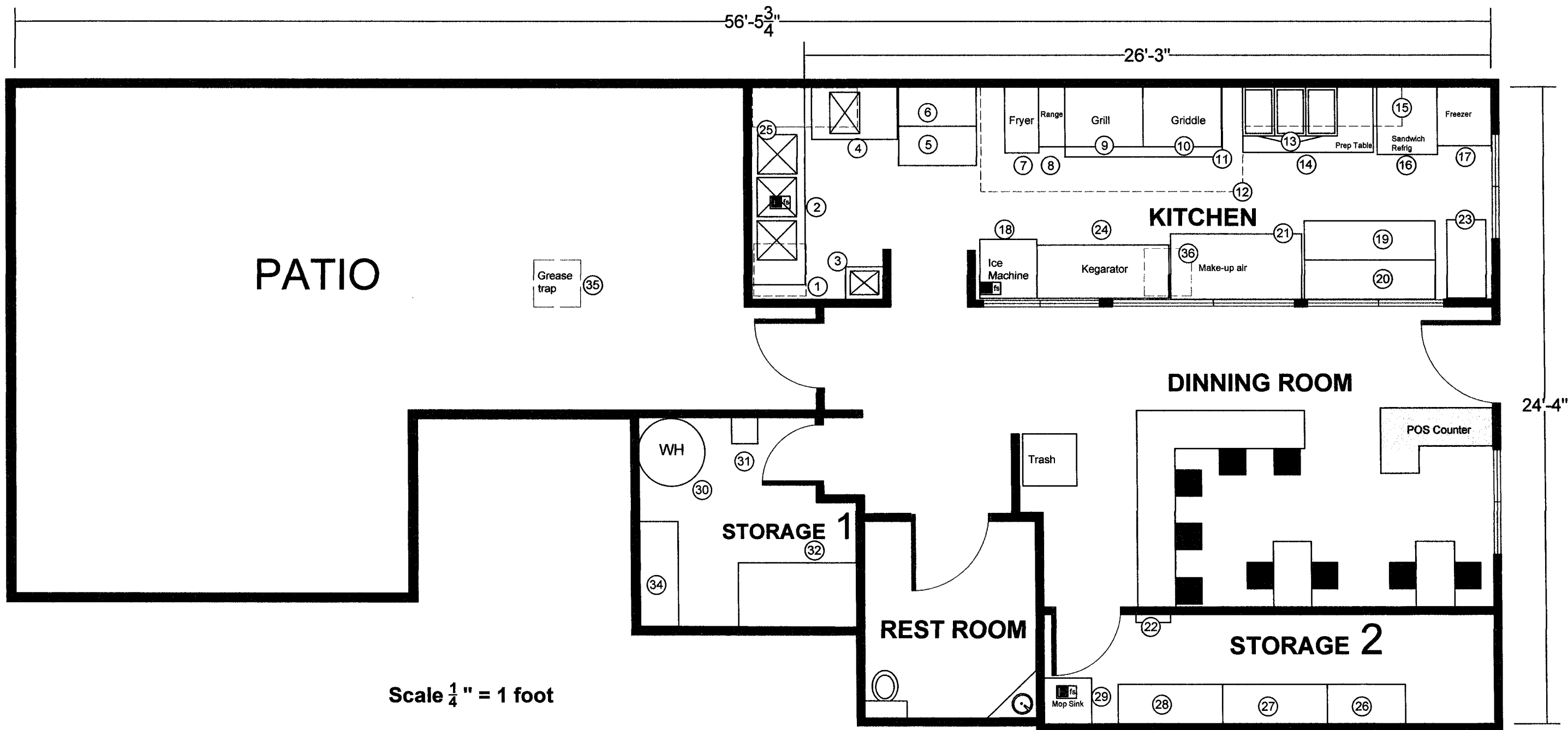
Para información en español, favor de llamar al (805) 385-7858

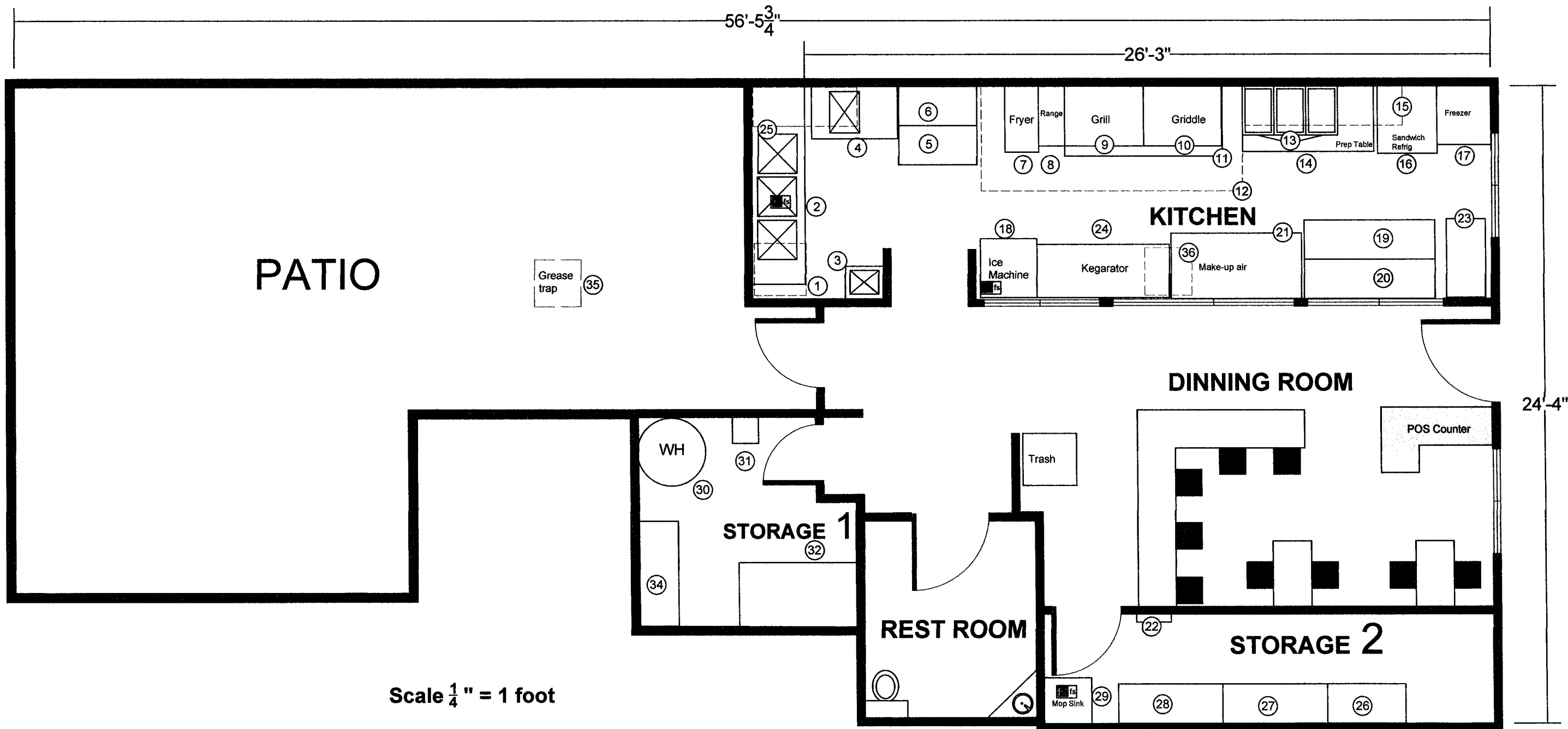














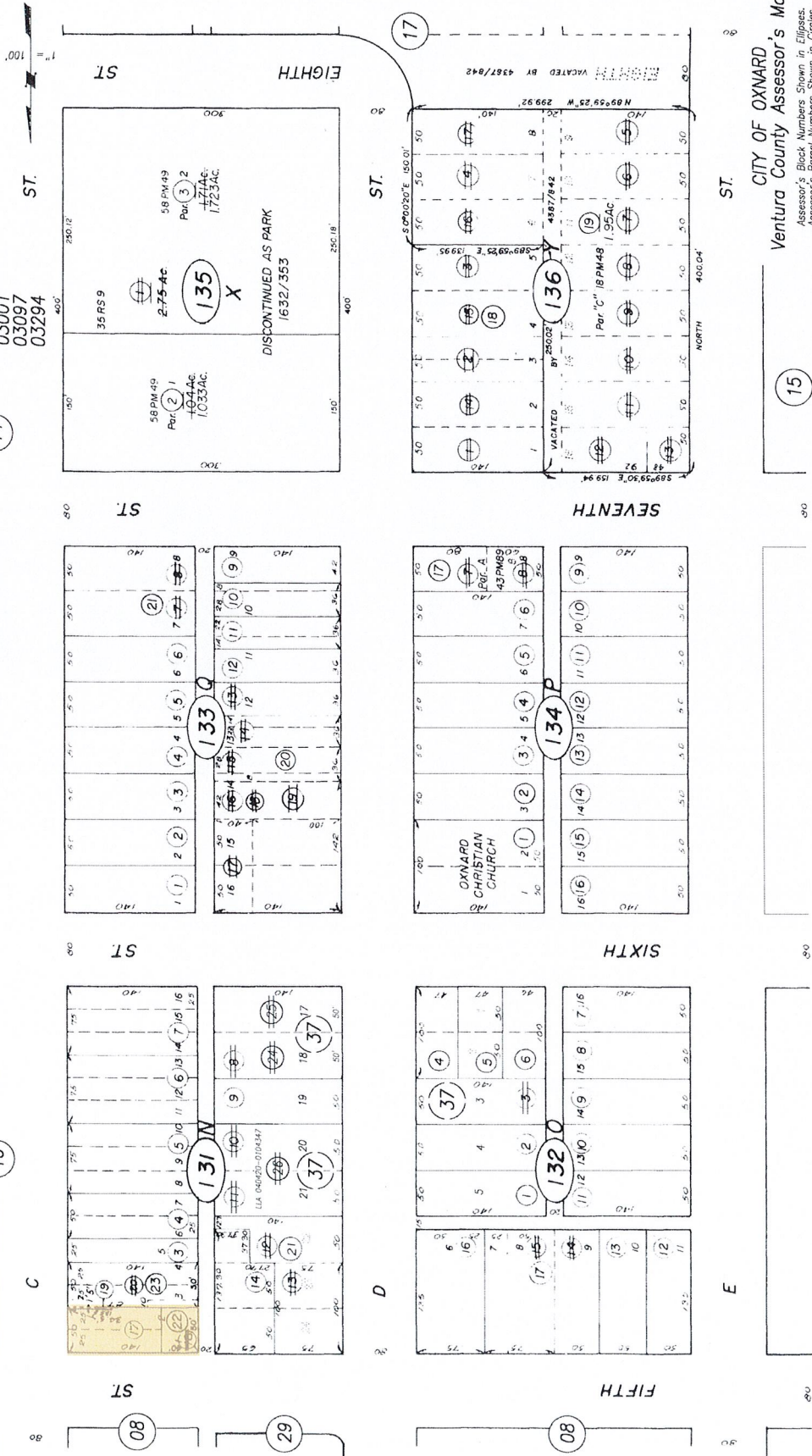










[illegible]

DRAWN	REVISED	3-28-2005
REDRAWN	CREATED	
INKED	PLOTTED	ROLL
Comailed By Ventura County Assessor's Office		

NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE
DO NOT NECESSARILY CONSTITUTE LEGAL LOTS.
CHECK WITH COUNTY SURVEYOR'S OFFICE OR
PLANNING DIVISION TO VERIFY.

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Monday, November 15, 2021

Item No. 3 is continued to December 20, 2021

3. PROJECT NAME: Seng Residence; PLANNING AND ZONING PERMIT NO. 18-500-09 (Special Use Permit); Cal Gisler & Kamal Park Neighborhoods

A request to demolish an existing detached garage and construct a two-story, 1,500 square foot residence with an attached two-car garage on a 16,700 square foot site located at 2310-2312 Saviers Road (APN: 204-0-134-190) within the General Commercial (C-2) zone. The project is exempt from environmental review pursuant to Section 15332 (Infill Development), Class 32 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Anthony Bendavidez, Project Designer
City Contact: Juan Martinez, Associate Planner

Phone: (805) 760-3959
Phone: (805) 385-7556

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

COMMUNITY WORKSHOP

Monday, November 15, 2021

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

- 4. PROJECT NAME: TD Enterprise, LLC dba Oxnard Holistics; PLANNING AND ZONING PERMIT NO. 21-516-24 (Special Use Permit- Cannabis Retail); Oxnard Shores and Oxnard Dunes**

A request to permit the operation of a commercial cannabis retail facility within an existing 1,740 square-foot commercial suite of a 17,615 square-foot multi-tenant commercial building on a 2.39-acre site located at 1015 Harbor Boulevard (APN: 191-0-075-015) within the Coastal Neighborhood Commercial (CNC) 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 proposed project is exempt from environmental review, pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act.

Applicant: Kristine Byers, TD Enterprises, 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

Scale: Not to scale



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 1015 Harbor Blvd. Oxnard, CA 93035. The scope of work will include: - Interior tenant improvement of existing suite within the Oxnard Shores Shopping Center; - Proposed demolition work includes removal of the following: interior partitions, finishes, lay-in ceilings, lighting and MEP infrastructure. - Proposed spaces include: Reception Lobby, Retail Sales Area, Receiving Area, Secure Manager's Office and Restroom. - Proposed interior work includes new partitions, lighting, MEP infrastructure, security system, fire sprinklers, millwork and finishes throughout. - Proposed exterior work includes new signage and security system.		
Project Team:	Client:	TD Enterprise LLC 6847 Avenida Andorra La Jolla, CA 92037 Contact: Tony Hall tonyh@torreyholistics.com 619.807.7044	
	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:	1015 Harbor Boulevard Oxnard, CA 93035		
Legal Description:	Tract: 127701, Lot: 115, Ref: 029Mr 061		
APN:	191-0-075-015		
Sheet Index:	T0.00 A1.00 A1.50 A2.00 A3.00	Development Summary & Vicinity Map Site Plan & Parking Calculations Egress Plan Floor Plan Partial Exterior Elevations	
Type of Construction:	Type 5-B		
Occupancy Classification:	Existing: B - Office Proposed: M - Commercial		
Zoning & Overlays:	Base Zone:	CNC - Coastal Neighborhood Commercial	
Gross Area:	Gross Site Area:	104,108 SF	
	Gross Building Area:	17,615 SF (Entire shopping center)	
	Gross Project Floor Area:	1,740 SF (This project's suite only)	
Existing & Proposed Use:	Existing Use:	One suite is vacant; the second suite is a nail salon	
	Proposed Use:	Cannabis Retail Storefront	
Year Constructed:	1979		
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		

Project:

Oxnard Holistics - Cannabis Retail Shop
Special Use Permit
1015 Harbor Boulevard
Oxnard, California 93035

Drawing Preparation and Revision Dates

01	07.26.2021	SUP Submittal
02	09.24.2021	SUP Resubmittal
03	10.24.2021	SUP Resubmittal

Drawing Name:

Development
Summary &
Vicinity Map

Drawing Number:

T0.00
(1 of 5)

Kristi Byers, Architect
Architecture
Design
Sustainability



Parking Calculation Chart:

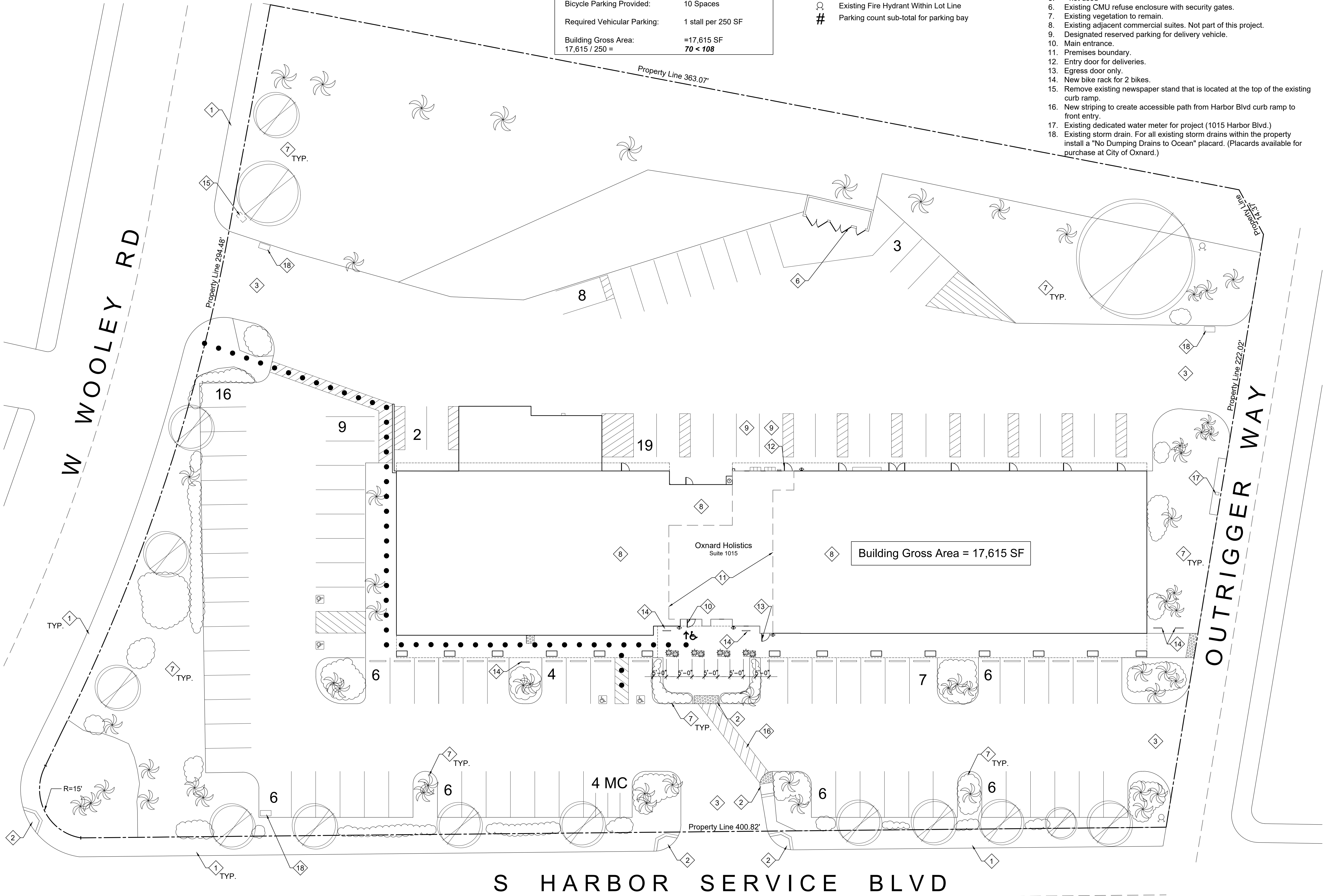
Standard Spaces (9'-9" x 19'-0")	34
Compact Spaces (size meets min. but varies)	66
Accessible Spaces	4
Motorcycle Spaces	4
Total Parking Spaces:	108
Bicycle Parking Provided:	10 Spaces
Required Vehicular Parking:	1 stall per 250 SF
Building Gross Area:	=17,615 SF
17,615 / 250 =	70 < 108

Legend:

- Property Line
- Accessible Path of Travel
- Accessible Entrance
- Exterior Security Lighting
- Existing Fire Hydrant Within Lot Line
- Parking count sub-total for parking bay

Site Plan Key Notes:

- Existing sidewalk to remain.
- Existing curb cut to remain.
- Existing driveway to remain.
- Concrete planter to serve as vehicular barrier. Final design to be approved by City of Oxnard Police Depart
- not used -
- Existing CMU refuse enclosure with security gates.
- Existing vegetation to remain.
- Existing adjacent commercial suites. Not part of this project.
- Designated reserved parking for delivery vehicle.
- Main entrance.
- Premises boundary.
- Entry door for deliveries.
- Egress door only.
- New bike rack for 2 bikes.
- Remove existing newspaper stand that is located at the top of the existing curb ramp.
- New striping to create accessible path from Harbor Blvd curb ramp to front entry.
- Existing dedicated water meter for project (1015 Harbor Blvd.)
- Existing storm drain. For all existing storm drains within the property install a "No Dumping Drains to Ocean" placard. (Placards available for purchase at City of Oxnard.)



10. Site Plan

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

Kristi Byers, Architect

Architecture Design Sustainability



Project:

Oxnard Holistics - Cannabis Retail Shop

Special Use Permit

1015 Harbor Boulevard
Oxnard, California 93035

Drawing Preparation and Revision Dates

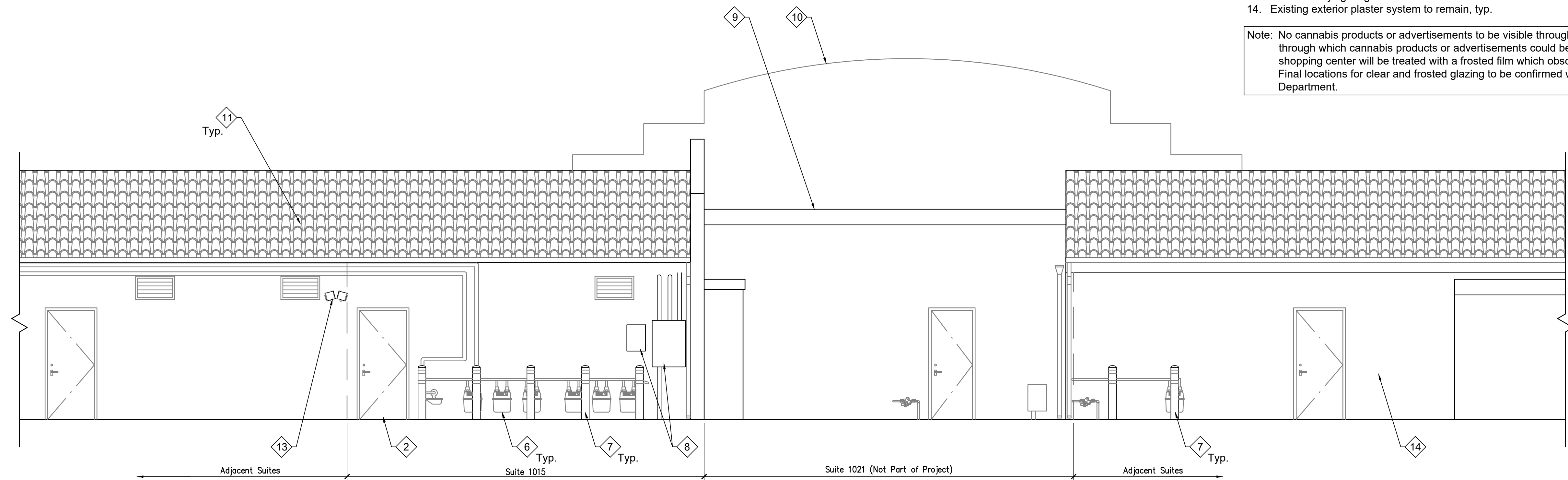
01	07.26.2021	SUP Submittal
02	09.24.2021	SUP Resubmittal
03	10.24.2021	SUP Resubmittal

Drawing Name:

Site Plan & Parking Calculations

Drawing Number:

A1.00
(2 of 5)



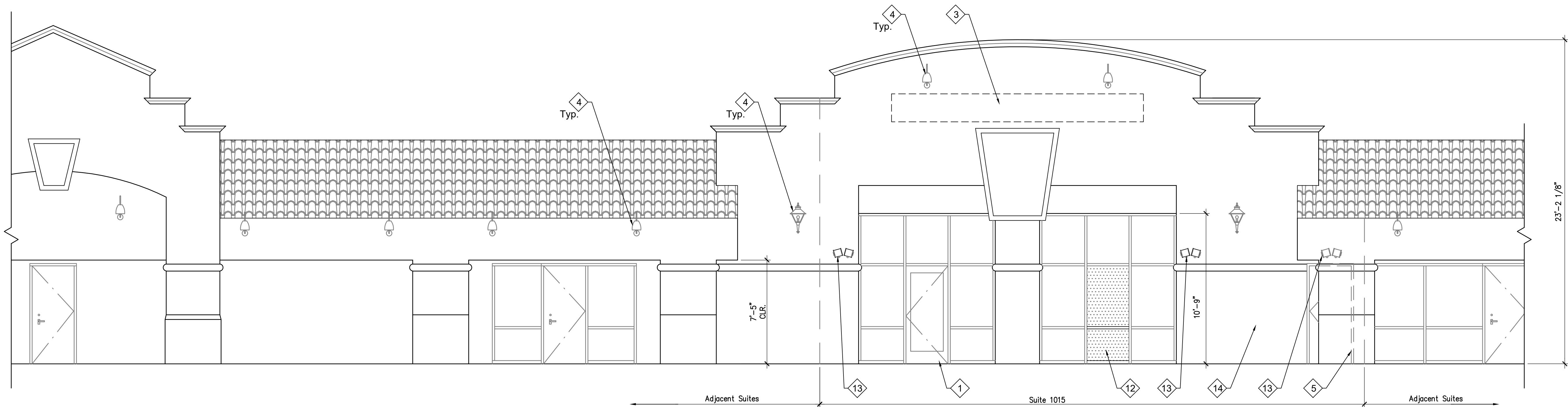
Partial Exterior Elevation Key Notes:

1. Existing door to become main entry to cannabis retail shop.
2. Existing dedicated secured product delivery door (restricted to delivery personnel and employees only.)
3. New cannabis retail shop signage over main entry.
4. Existing building lighting to remain.
5. Dashed line represents egress door beyond.
6. Existing natural gas meter bank to remain.
7. Existing bollards for gas meter equipment protection.
8. Existing telephone panels.
9. Existing parapet with flat roof beyond.
10. Existing parapet at front of building, beyond.
11. Existing roofing to remain.
12. Existing exterior storefront door to be removed and replaced with new storefront glazing system to match existing.
13. New security lighting.
14. Existing exterior plaster system to remain, typ.

Note: No cannabis products or advertisements to be visible through glazing. Any glazing through which cannabis products or advertisements could be seen by passers-by in the shopping center will be treated with a frosted film which obscures the view to the interior. Final locations for clear and frosted glazing to be confirmed with the Oxnard Police Department.

11. Partial West Exterior Elevation

Scale: 1/4" = 1'-0"



10. Partial West Exterior Elevation

Scale: 1/4" = 1'-0"

Kristi Byers, Architect
Architecture
Design
Sustainability



Project:

Oxnard Holistics - Cannabis Retail Shop

Special Use Permit

1015 Harbor Boulevard
Oxnard, California 93035

Drawing Preparation and Revision Dates

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02	09.24.2021	SUP Resubmittal
03	10.24.2021	SUP Resubmittal

Drawing Name:

Partial
Exterior Elevations

Drawing Number:

A3.00
(5 of 5)