CITY OF OXNARD CALIFORNIA

COMMUNITY WORKSHOP

Monday, December 20, 2021

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

2. PROJECT NAME:Banfield Pet Hospital; PLANNING AND ZONING PERMIT NO.21-520-04 (Special Use Permit); East Village, West Village, Rio Lindo

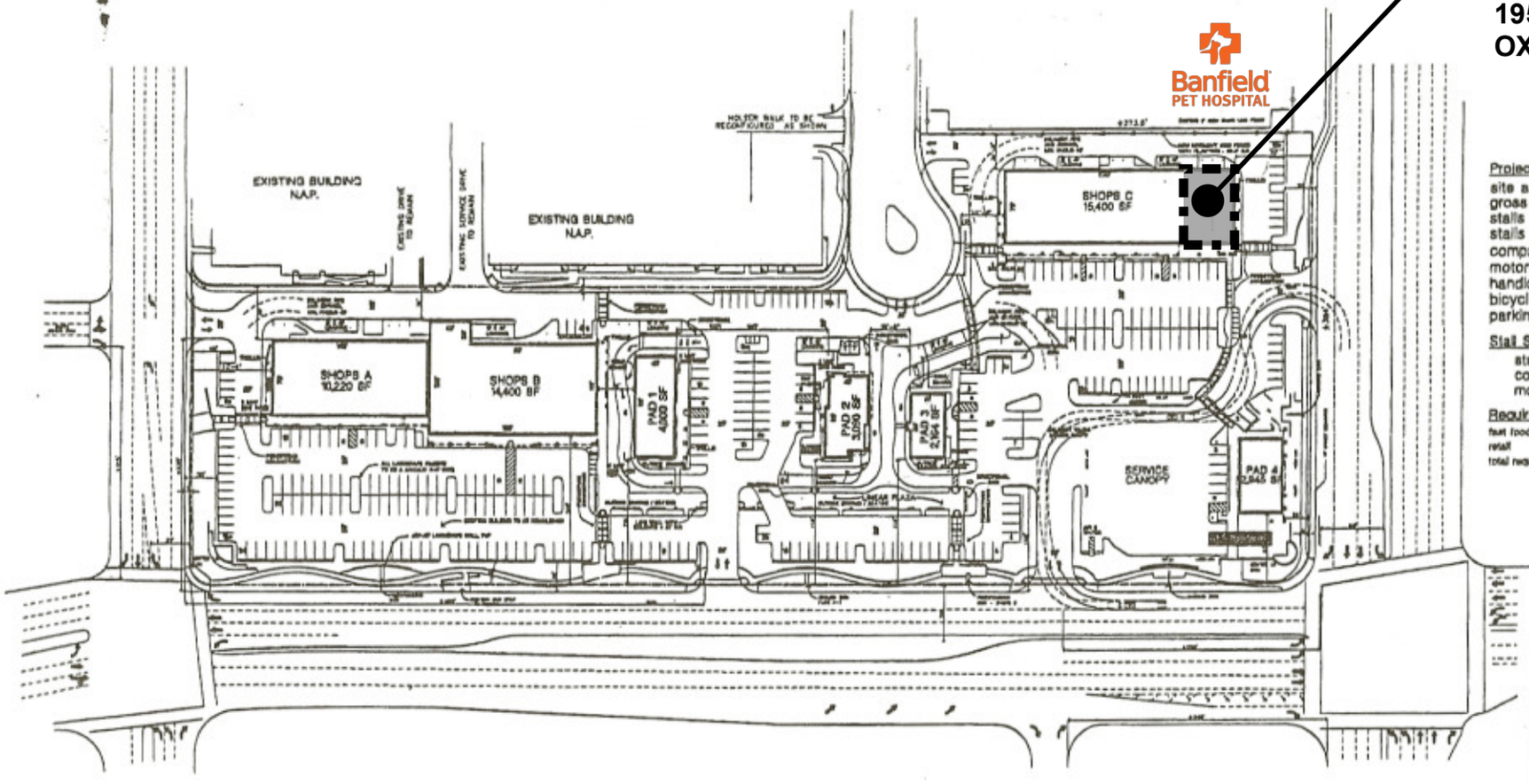
A request to allow the operation of a small animal veterinarian hospital without outside kennels, onsite grooming, boarding or overnight facilities within an existing 3,500 square-foot tenant space of an approximately 15,400 square-foot multi-tenant commercial building on an 7.87 acre site located at 1950 North Rose Avenue (APN: 213-0-100-065) within the General Commercial (C-2) zone. Proposed development includes interior tenant improvements: partitioning of walls, plumbing, and electrical updates. Animal veterinary hospital operations will be conducted between the hours of 7:00 AM to 7:00 PM daily. The proposed project is exempt from environmental review, pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act.

Applicant: Michelle Neidiger, Banfield Pet Hospital Agent Phone: (503) 734-9099
City Contact: Jose Coyotl, Associate Planner 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

PROPOSED BANFIELD
T.I. PROJECT
AT ROSE CROSSING
1950 N ROSE AVE
OXNARD CA 92832



Banfield PET HOSPITAL

Project Summary

site area	± 342,917 sf (± 7.87 ac)
gross building area	52,219 sf
stalls required	357 stalls
stalls provided	359 stalls
compact stalls	84 stalls (23.4%)
motorcycle stalls	13 stalls
handicap stalls	13 stalls
bicycle stalls	25 stalls
parking ratio	6.9/1000

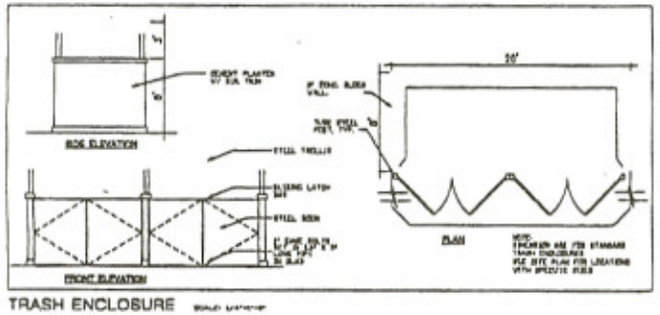
Stall Sizes

standard stalls	9'x19'
compact stalls	8'x16'
motorcycle stalls	4 1/2'x7'

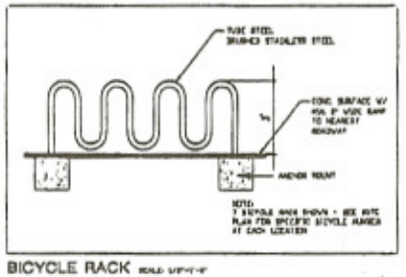
Required Parking

fast food	8,254 sf ÷ 1/50 sf =	165 stalls
retail	42,969 sf ÷ 1/250 sf =	172 stalls
total required stalls		357 stalls

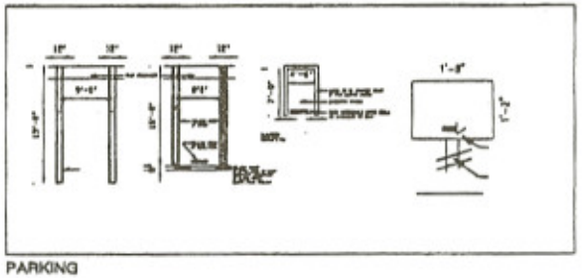
VICINITY MAP



TRASH ENCLOSURE



BICYCLE RACK



PARKING

Rose Crossing

Oxnard, California

Northeast Corner of Rose Ave. & Gonzales Rd.

McGaelic Group
Parkstone Companies
190 Hampshire Road Suite T
Westlake Village, CA 91360
Tel: 805-373-5205

M G A

Project Address :
2100 N. Rose Ave.

Site Plan

GENERAL DESIGN NOTES

GENERAL

A. INSTALL ROLLER SHADES ON ALL EXTERIOR WINDOWS UNO.

B. INSTALL OPAQUE FILM ON EXTERIOR WINDOWS WHERE NOTED.

C. SHARED TENANT WALLS TO HAVE SOUND DAMPENING FROM FINISH FLOOR TO ROOF DECK WITH 1" AIR GAP.

VESTIBULE

A. "OPEN" BONE SIGN LOCATED OVER DOOR. CONNECT TO ELECTRICAL OUTLET IN CEILING.

B. INSTALL OPAQUE FILM FROM FLOOR TO FIRST MULLION OR 3'-0" AFF ON ALL GLASS EXCEPT EXTERIOR STOREFRONT.

LOBBY

A. BANFIELD LOGO LAYOUT 'B' (83 ½"W x 23 ¼"H) MOUNTED DIRECTLY TO WALL.

B. BENCHES ARE 48" LONG UNO.

C. FUTURE FLATSCREEN TV.

FELINES ROOM

A. WALL MOUNTED 24" FLATSCREEN TV, BOTTOM MOUNTED 43" AFF.

B. STANDARD AFI FELINE CONDO COMPONENT SHOWN.

ISOLATION

A. SLOPED CAP ABOVE KENNEL SURROUND.

B. EXPOSED WALLS TO HAVE FRP FINISH WAINSCOT.

X-RAY

A. DOOR TO BE 3'-0" x 7'-0" x 1 ¾" METAL DOOR WITH 12" x 30" x ½" VISION PANEL.

B. ALL WALLS TO BE ½"LEAD LINED to 84" AFF WITH ⅝" GYP. BD. TO 6" AFC, BY U.S.G. RAYBAR OR EQUAL WITH LEAD TAB GYP BOARD SCREWS ONE SIDE.

BREAK ROOM

A. TWENTY-FOUR (24) METAL LOCKERS TOTAL INDICATED - EIGHT (8) HORIZONTAL, THREE (3) VERTICAL.

B. COUNTERTOP TO BE 34" AFF AND TO BE OPEN BELOW - NO BASE CABINETS.

WALL FINISHES

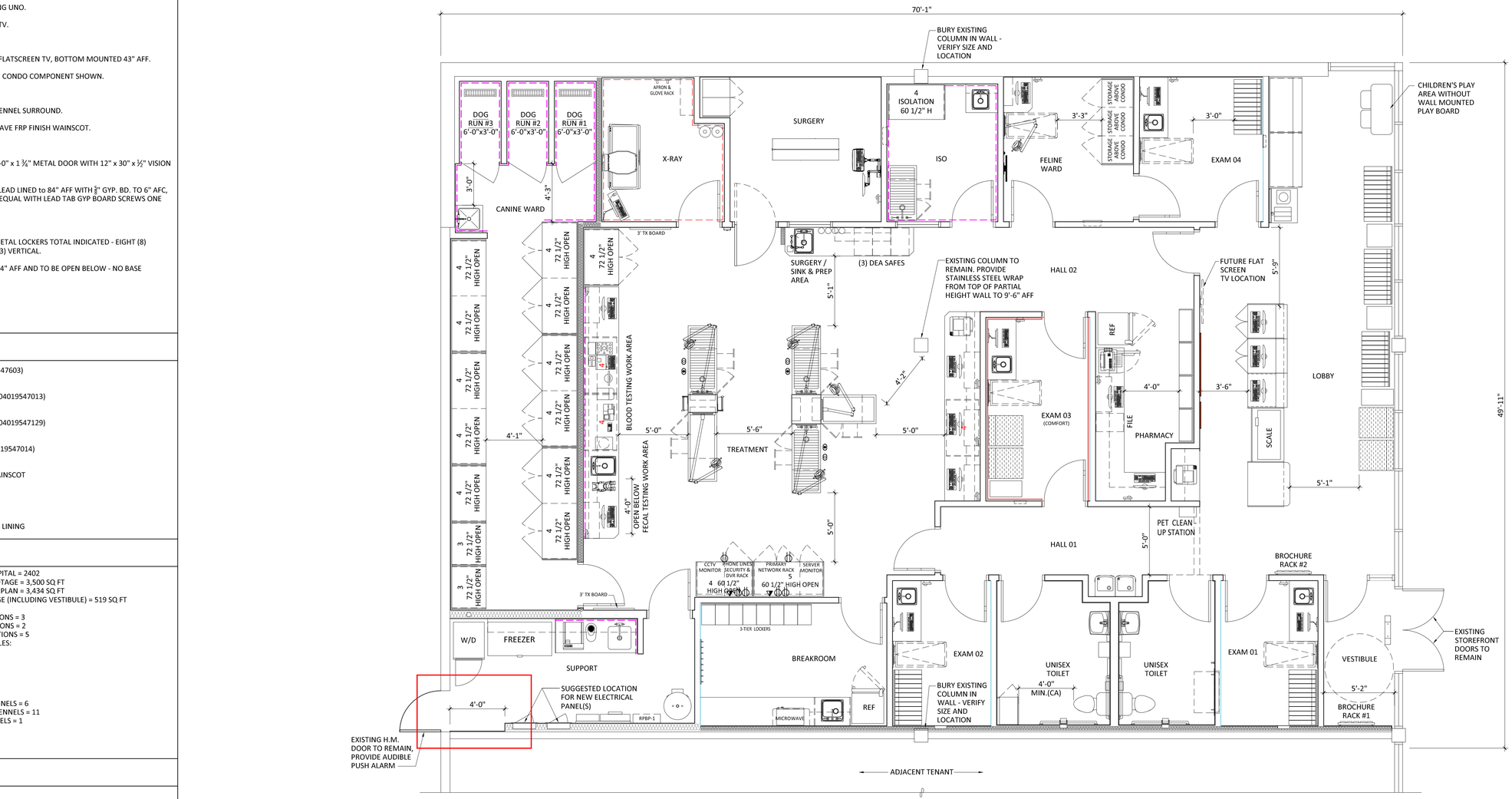
- DOWNY (404019547603)
- COOL GRAY 1C (404019547013)
- COOL GRAY 9C (404019547129)
- LIGHT BLUE (404019547014)
- WOOD PANEL WAINSCOT
- FRP
- X-RAY WALL LEAD LINING

FAST FACTS

RELO/PROTECT OF HOSPITAL = 2402
LUCERNEX SQUARE FOOTAGE = 3,500 SQ FT
SQUARE FOOTAGE THIS PLAN = 3,434 SQ FT
LOBBY SQUARE FOOTAGE (INCLUDING VESTIBULE) = 519 SQ FT
EXAM ROOMS = 4
RECEPTION WORKSTATIONS = 3
PHARMACY WORKSTATIONS = 2
TREATMENT WORKSTATIONS = 5
TREATMENT EXAM TABLES:
- 60" WET = 3
- 48" WET = 0
- 36" WET = 0
- 60" DRY = 1
- 48" DRY = 1
- 36" DRY = 0

TREATMENT LARGE KENNELS = 6
CANINE WARD LARGE KENNELS = 11
ISOLATION LARGE KENNELS = 1
DOG RUNS = 3
FELINE CONDOS = 3

NORTH LOCATION



005350 - OXNARD, CA
N ROSE AVE &
E GONZALES RD
OXNARD, CA 93036

Banfield PET HOSPITAL

ELLA BEHNOUD
DESIGN MANAGER

NATALIE VAN WAGONER
CONSTRUCTION MANAGER

BRANDON PHILLIPS
SENIOR MANAGER HOSPITAL OPENINGS

ANDREW CHAMBERS
SPECIALIST PHYSICAL SECURITY

LORIN GATES
SENIOR DIRECTOR REAL ESTATE

DRAWING:
SPACE PLAN

DRAWN BY: E.R.,S|EA
DATE: 09/22/21
SHEET NO:

SPACE PLAN

APPROVED SPACE PLAN | SCALE 1/4"=1'-0" | 01

EXISTING SUITE 1950 LOOKING WEST PARKING LOT

EXISTING SUITE 1950 LOOKING NORTH & WEST STOREFRONT AND ENTRY ELEVATION

EXISTING SHOPPING CENTER LOOKING EAST FRONT ELEVATION & PARKING

EXISTING SHOPPING CENTER AREA MAP

NORTH LOCATION

N

SCALE

02

005350 - OXNARD, CA
N ROSE AVE &
E GONZALES RD
OXNARD, CA 93036

Banfield PET HOSPITAL

ELLA BEHNOUD
DESIGN MANAGER

NATALIE VAN WAGONER
CONSTRUCTION MANAGER

BRANDON PHILLIPS
SENIOR MANAGER HOSPITAL OPENINGS

ANDREW CHAMBERS
SPECIALIST PHYSICAL SECURITY

LORIN GATES
SENIOR DIRECTOR REAL ESTATE

PROJECT ADDRESS:
ROSE CROSSING
1950 N. ROSE AVE
OXNARD CA, 92832

DRAWING:

SPACE PLAN

5350 OXNARD, CA

DRAWN BY: E.R.,S|EA

DATE: 09/22/21

SHEET NO:

MAP & PHOTOS

CITY OF OXNARD CALIFORNIA

COMMUNITY WORKSHOP

Monday, December 20, 2021

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

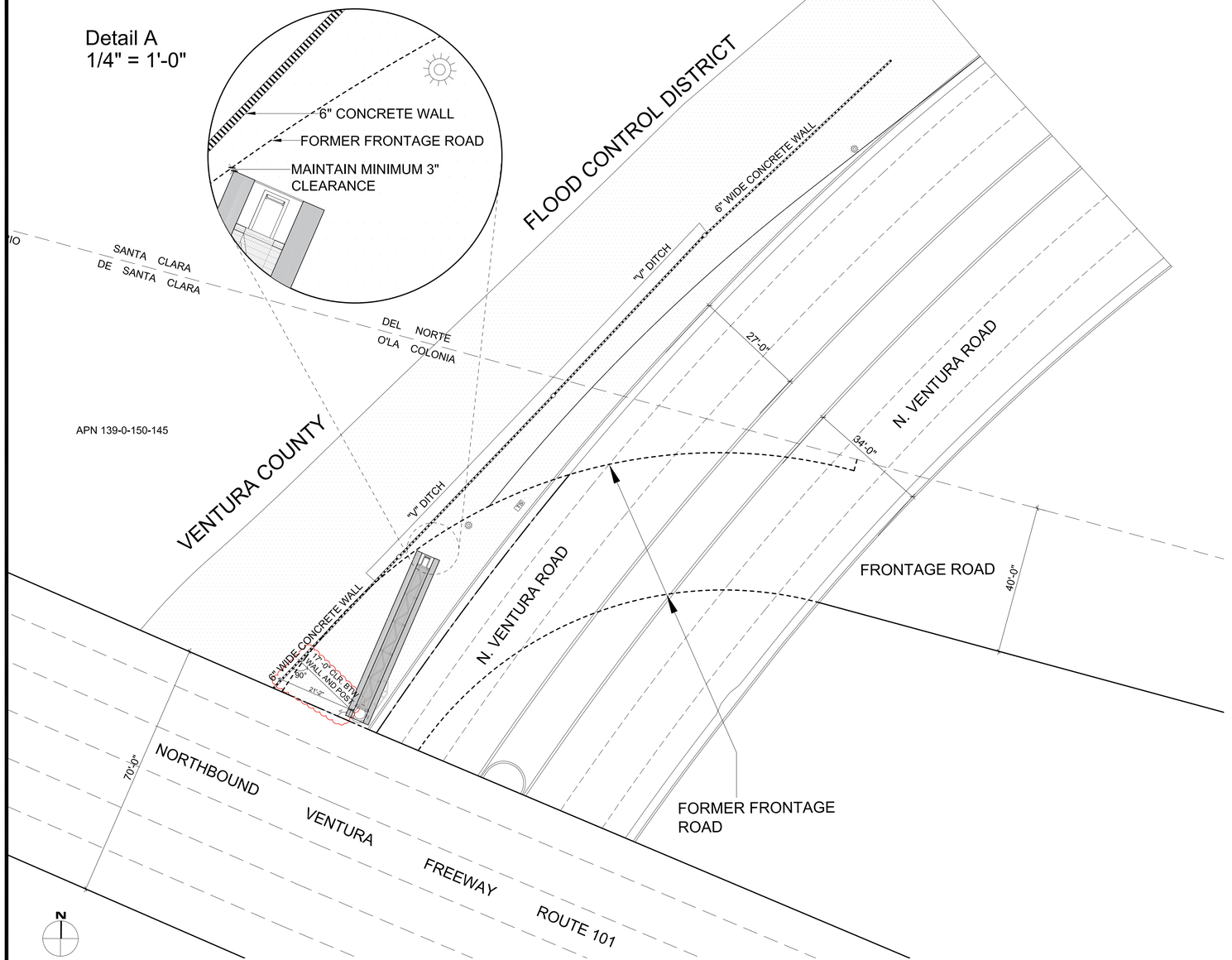
3. PROJECT NAME: Ventura Road Electronic Billboard Project; PLANNING AND ZONING PERMIT NOS. 20-500-06 (Special Use Permit), 20-670-05 (Development Agreement) and 21-660-03 (Street Vacation); RiverPark

A request to construct a double-sided digital freeway-oriented electronic billboard between Ventura Road to the East and the Santa Clara River to the West, approximately one foot north of Hwy 101 within the RiverPark Specific Plan area. Proposed development includes an 80-foot tall electronic billboard with a sign face of 14.5 feet in height and 48.5 feet in length for a total sign area of approximately 700 square feet (per side). The project will also include the vacation of approximately 1,244.5 square feet of City right-of-way. It is anticipated that the project will be reviewed under an Initial Study - Mitigated Negative Declaration which will be prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines.

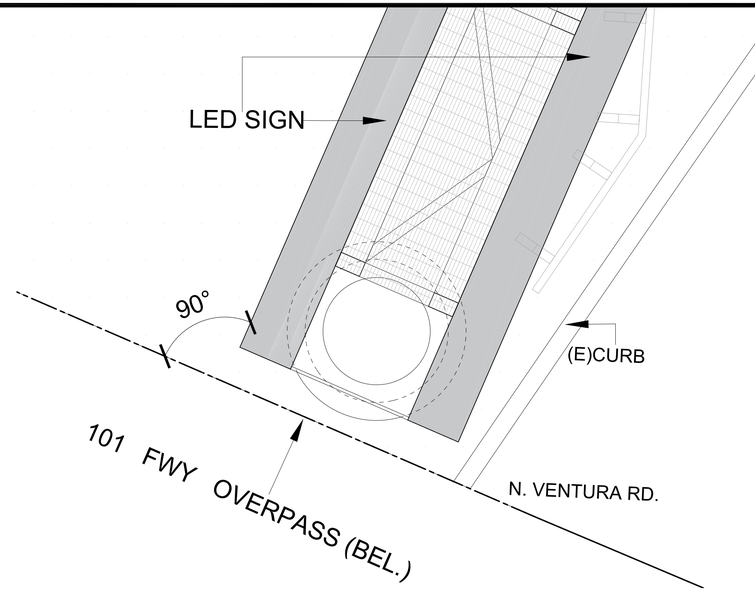
Applicant: Lars Skugstad, Foster Interstate Media, Inc. Phone: 510-832-7070 x 1103
City Contact: Joe Pearson II, Senior Planner Phone: (805) 385-8272

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

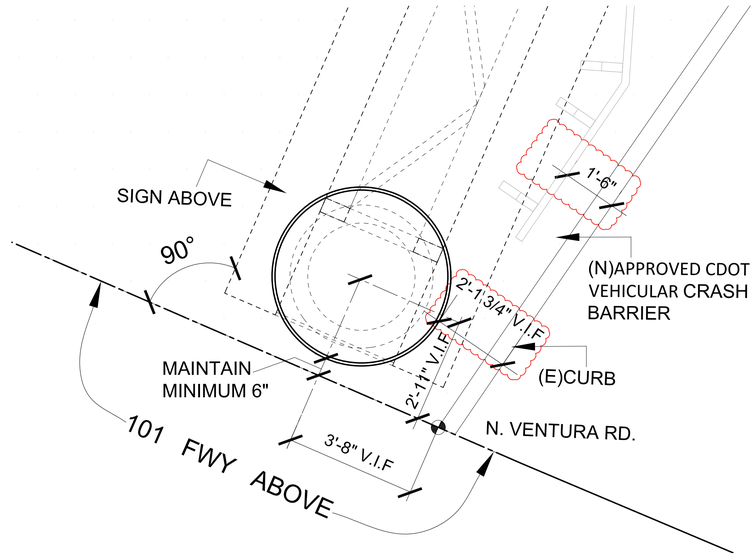
Para información en español, favor de llamar al (805) 385-7858



3 Bird's Eye Site Plan 1/16" = 1'-0"



2 Layout Plan @ LED Panels 1/2" = 1'-0"



1 Site Plan @Grade 1/2" = 1'-0"

LEGEND

- GROUND
- LIGHT POLE
- TRAFFIC SIGNAL BOX

SHEET NOTES

1. ALL WORK SHALL CONFORM WITH APPLICABLE BUILDING CODES, COMPLETE WITH ALL STATE AND CITY AMENDMENTS AND ORDINANCES WHEREIN THE SPECIFIED DO NOT EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES. THE LAWS OR ORDINANCES SHALL GOVERN. CONTRACTOR TO NOTIFY ARCHITECT OF ALL CONFLICTS.
2. DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND COORDINATION WITH SUB-CONTRACTORS TO ENSURE THEIR WORK IS IN COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS.
4. THE WORK, INFORMATION, DESIGNS, CONCEPTS AND IDEAS SHOWN ON THESE DRAWINGS ARE SITE AND PROJECT SPECIFIC, AND ARE INTENDED TO BE USED FOR THIS ONE PROJECT ONLY. NO WARRANTY IS EXPRESSED OR IMPLIED FOR ANY USE OR PURPOSE BEYOND THAT FOR WHICH THESE DRAWINGS WERE CREATED AND INTENDED.
5. CONTRACTOR SHALL SECURE AND PAY FOR ALL BUILDING PERMITS PRIOR TO BEGINNING CONSTRUCTION.
6. CONTRACTOR SHALL PROVIDE A SCHEDULE SHOWING TIME LINES TO COMPLETE ALL WORK AND INCLUDING A DATE FOR FINAL COMPLETION.
7. UPON COMPLETION OF THE WORK CONTRACTOR SHALL PROVIDE TO OWNER A SET OF REPRODUCIBLE "AS-BUILT" DRAWINGS.
8. CONTRACTOR SHALL ENSURE ADEQUATE FIRE AND SAFETY PRECAUTIONS ARE MAINTAINED ON SITE AT ALL TIMES. ALL FIRES AND ACCIDENTS SHALL BE IMMEDIATELY REPORTED TO OWNER, BUILDING MANAGEMENT, AND ARCHITECT AND SHALL BE DISCUSSED AT PROJECT MEETING.
9. UPON SUBSTANTIAL COMPLETION OF WORK, CONTRACTOR ALONG WITH ARCHITECT AND OWNER SHALL PREPARE A PUNCH LIST TO INCLUDE ALL INCOMPLETE AND/OR CORRECTIVE WORK AND SCHEDULE TO COMPLETE SAID WORK.
10. CONTRACTOR TO PROVIDE ENGINEERING DRAWINGS, CALCULATIONS, TITLE 24 ENERGY DOCUMENTATION AND CONSTRUCTION OF NEW AND RETROFIT OF EXISTING POWER, SIGNAL, LIGHTING, ALARM, AND LIFE SAFETY SYSTEMS.
11. CONTRACTOR TO SUBMIT ENGINEERING DRAWINGS TO THE CITY OF OXNARD BUILDING AUTHORITIES AND OBTAIN ALL REQUIRED BUILDING PERMITS.
12. CONTRACTOR TO SUBMIT ENGINEERING DRAWINGS, CALCULATIONS, TITLE 24 ENERGY DOCUMENTATION, AND CUT SHEETS OF ALL EQUIPMENT, LIGHTING, SWITCHES, COVER PLACES, ETC. TO ARCHITECT FOR REVIEW BY ARCHITECT AND OWNER.
13. CONTRACTOR SHALL COORDINATE ALL WORK REQUIREMENTS OF DESIGN-BUILD SUBCONTRACTORS.
14. CONSTRUCTION HOURS AND WORK IN THE CITY PUBLIC RIGHT-OF-WAY ARE LIMITED. SEE LOCAL JURISDICTION REQUIREMENTS.

    ANY HIDDEN CONDITIONS THAT REQUIRE WORK TO BE PERFORMED BEYOND THE SCOPE OF THE BUILDING PERMIT ISSUED FOR THESE PLANS MAY REQUIRE FURTHER CITY APPROVALS INCLUDING REVIEW BY THE PLANNING COMMISSION. THE BUILDING OWNER, PROJECT DESIGNER, AND/OR CONTRACTOR MUST SUBMIT A REVISION TO THE CITY FOR ANY WORK NOT GRAPHICALLY ILLUSTRATED ON THE JOB COPY OF THE PLANS PRIOR TO PERFORMING THE WORK. AT THE TIME OF BUILDING PERMIT APPLICATION, WHEN APPLICABLE, PLANS AND ENGINEERING WILL BE SUBMITTED FOR SHORING AS REQUIRED BY 2016 CBC, CHAPTER 31 REGARDING THE PROTECTION OF ADJACENT PROPERTY AND AS REQUIRED BY OSHA. THE FOLLOWING WILL BE ADDRESSED:
15. WALLS OF EXCAVATIONS SHALL BE PROPERLY SHORED PRIOR TO CONSTRUCTION ACTIVITY. WHERE TEMPORARY SHORING IS NEEDED A COMPETENT CONTRACTOR SHALL BE CONSULTED FOR RECOMMENDATIONS AND DESIGN OF THE SHORING SCHEME FOR THE EXCAVATION. THE RECOMMENDED DESIGN AND TYPE OF SHORING SHALL BE APPROVED BY THE ENGINEER OF RECORD OR SOILS ENGINEER PRIOR TO USAGE.
16. ALL APPROPRIATE GUIDELINES OF OSHA SHALL BE INCORPORATED INTO THE SHORING DESIGN AND IMPLEMENTED BY THE CONTRACTOR. WHERE SPACE PERMITS, TEMPORARY CONSTRUCTION SLOPES MAY BE UTILIZED IN LIEU OF SHORING. MAXIMUM ALLOWABLE VERTICAL CUT FOR THE SUBJECT PROJECT WILL BE FIVE (5) FEET, BEYOND THAT HORIZONTAL BENCHES OF 5 FEET WIDE WILL BE REQUIRED, TEMPORARY SHORES SHALL NOT EXCEED 1 TO 1 (HORIZONTAL TO VERTICAL). IN SOME AREAS DUE TO HIGH MOISTURE CONTENT / WATER TABLE, FLATTER SLOPES MAY BE REQUIRED IF SO RECOMMENDED BY THE SOILS ENGINEER IN THE FIELD.
17. IF SHORING IS REQUIRED, THE PLANS WILL SPECIFY THE LICENSED DESIGN PROFESSIONAL THAT HAS SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, FORMWORK, ETC. AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION OF THE SIGN.
18. SHORING PLANS SHALL BE WET-STAMPED AND SIGNED BY THE ENGINEER-OF-RECORD AND SUBMITTED TO THE CITY FOR REVIEW PRIOR TO CONSTRUCTION. IF APPLICABLE, INCLUDE SURCHARGE LOADS FROM ADJACENT STRUCTURES THAT ARE WITHIN THE ZONE OF INFLUENCE (45 DEGREE WEDGE UP THE SLOPE FROM THE BASE OF THE EXCAVATION) AND / OR DRIVEWAY SURCHARGE LOADS.
19. AN OSHA PERMIT WILL BE OBTAINED IF NEEDED PER CAL / OSHA REQUIREMENTS. SEE THE CAL / OSHA HANDBOOK AT: HTTP://WWW.CA-OSHA.COM/PDFPUBS/OSHA USERGUIDE.PDF * CONSTRUCTION SAFETY ORDERS : CHAPTER 4, SUBCHAPTER 4, ARTICLE 6 , SECTION 1541.1.
20. A GRADING PERMIT WILL BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS IF REQUIRED.
21. PLANS SUBMITTED FOR BUILDING CODE PLAN CHECK WILL INCLUDE A COMPLETE UNDERGROUND PLUMBING PLAN INCLUDING DETAILS FOR THE LOCATION OF ALL REQUIRED OIL INTERCEPTORS AND CITY-REQUIRED BACKWATER PREVENTION DEVICES.

ib+a architecture
177 Post Street,
Suite 920
San Francisco,
CA 94108
tel: (415) 512-9660
fax: (415) 512-9663
www.ibadesign.com

PROJECT NAME

OXNARD SIGNAGE PROJECT
APN 139-0-150-145

Oxnard,
California

CLIENT

OUTFRONT FOSTER INTERSTATE

FOR SITE PERMIT ONLY

REV	DATE	ISSUE

LICENSED ARCHITECT IAN J. BIRCHALL C-25033 REN. 11-30-2021 STATE OF CALIFORNIA

SHEET DESCRIPTION

SITE PLAN

DATE	8/6/2020
SCALE	1/16" = 1'-0"
DRAWN BY	
CHECKED BY	
JOB NO.	1814

A-1.0

SHEET NO.

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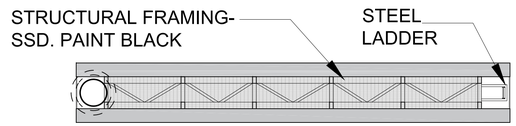
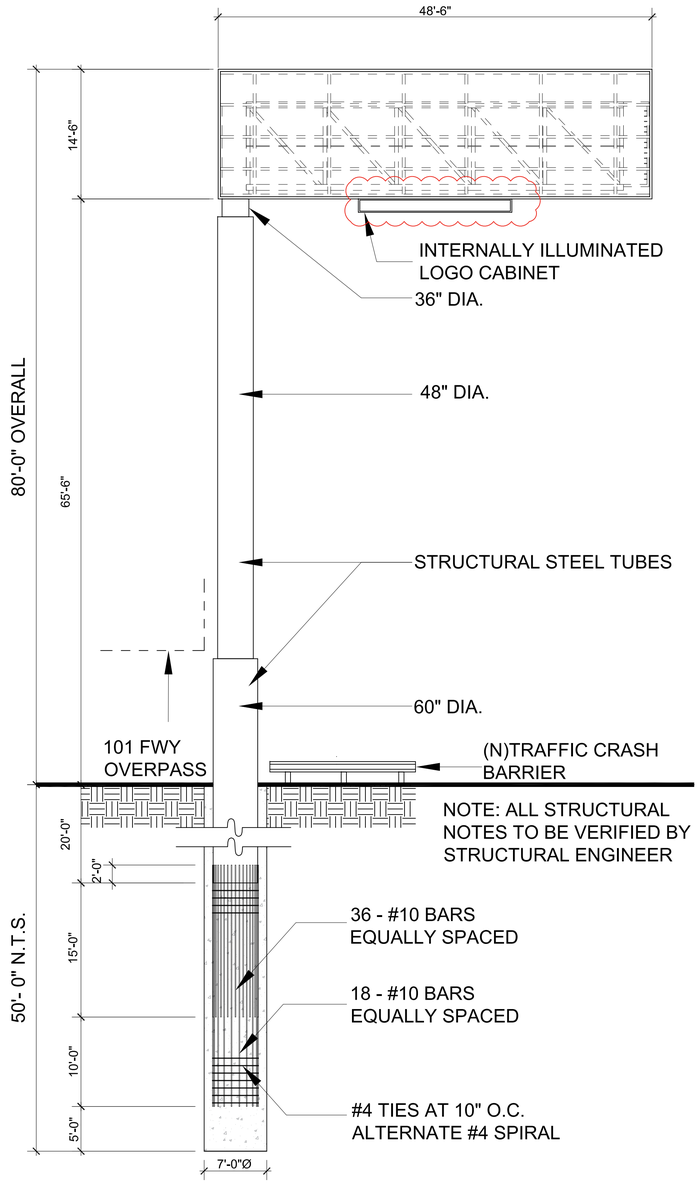


2 Plan View

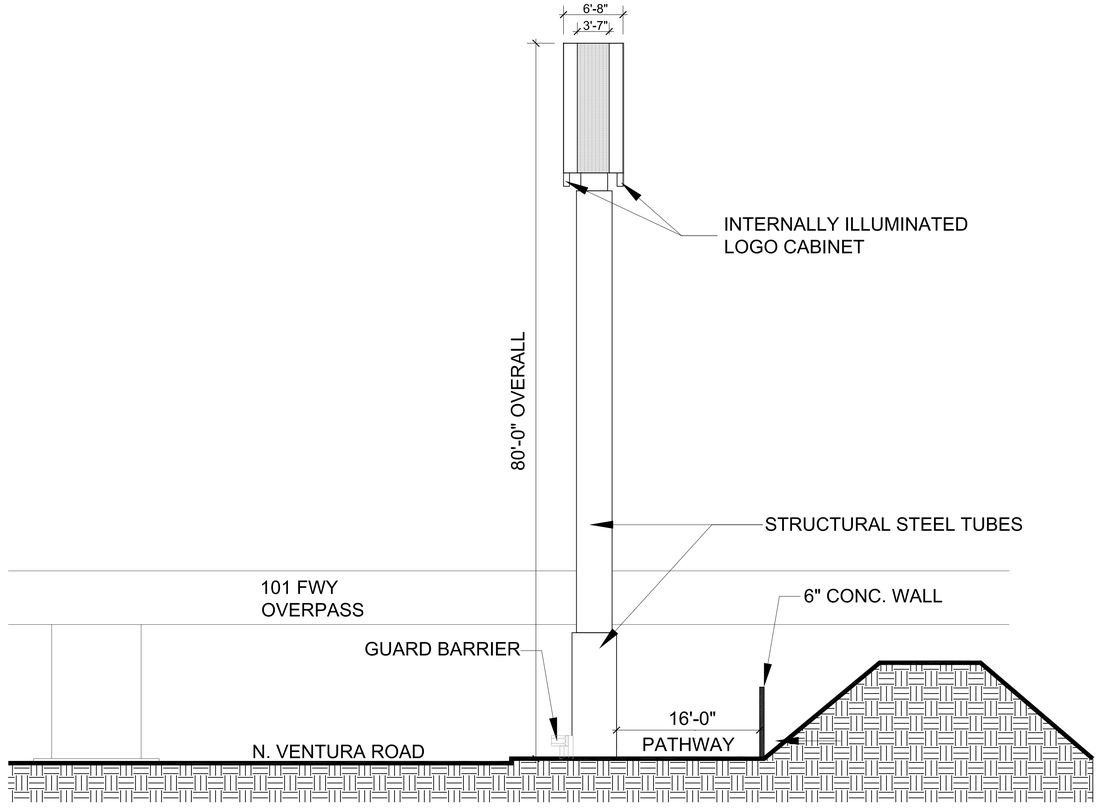
SCALE - 1/8" : 1'0"



1 Overall Elevation

SCALE - 1/8" : 1'0"

(See A-3.0 For Color Scheme)



3 CROSS SECTION VIEW

SCALE - 1/8" : 1'0"

(See A-3.0 For Color Scheme)

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177 Post Street,
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San Francisco,
CA 94108

tel: (415) 512-9660
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PROJECT NAME

OXNARD SIGNAGE PROJECT

APN 139-0-150-145

Oxnard,
California

CLIENT

OUTFRONT FOSTER INTERSTATE

FOR SITE PERMIT ONLY

REV	DATE	ISSUE

LICENSED ARCHITECT IAN J. BIRCHALL C-29852 REN. 11-30-21 STATE OF CALIFORNIA

SHEET DESCRIPTION

SIGN ELEVATIONS AND PLAN

DATE	8/6/2020
SCALE	
DRAWN BY	
CHECKED BY	
JOB NO.	1814

A-2.0

SHEET NO.

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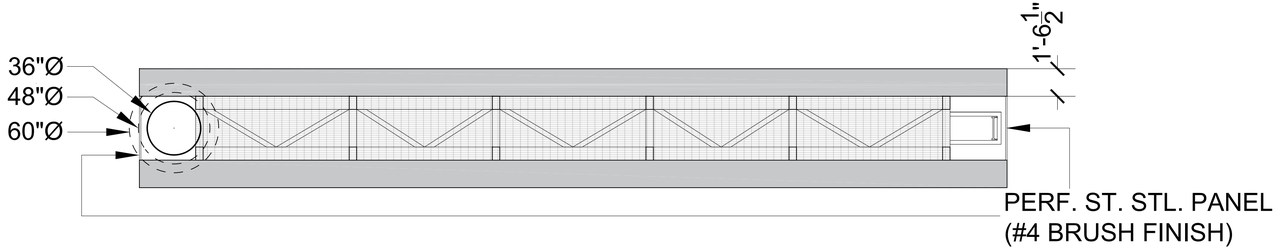
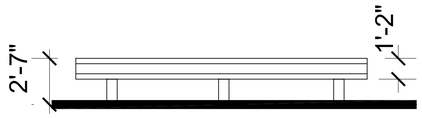
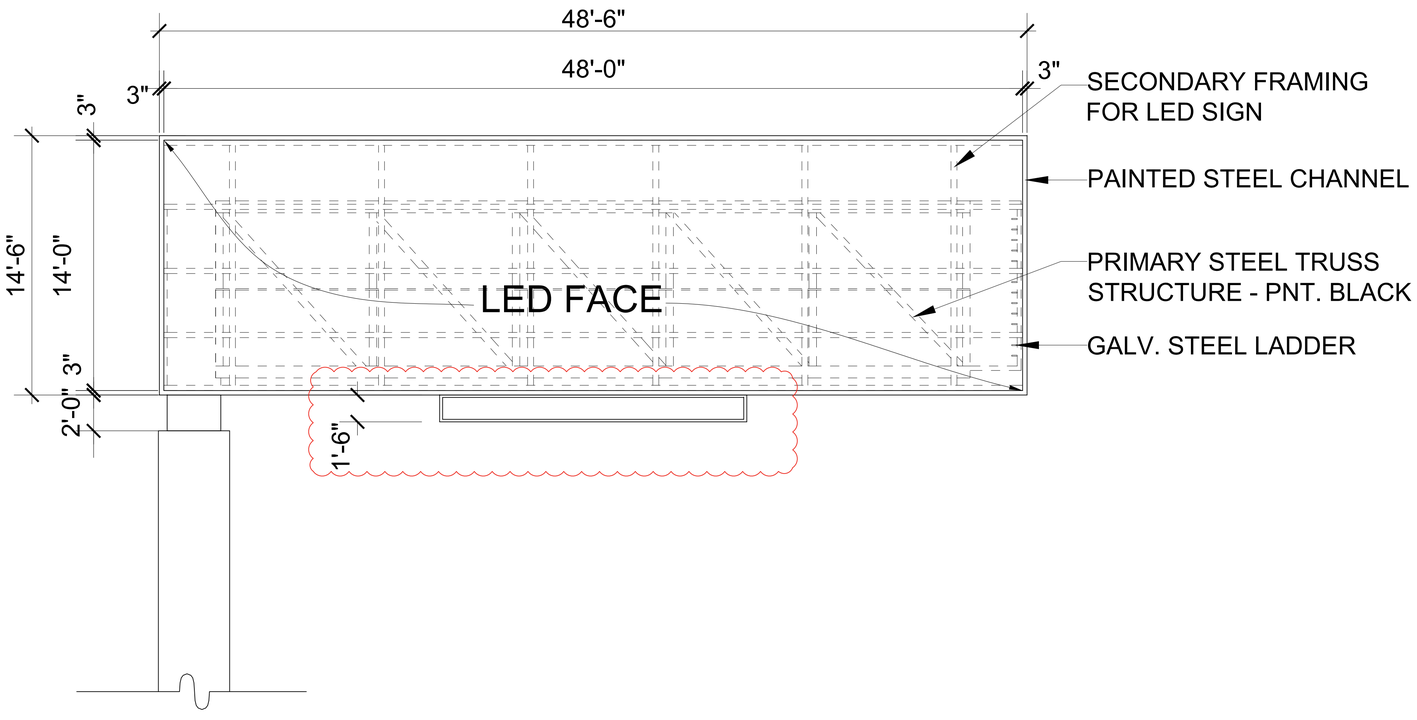
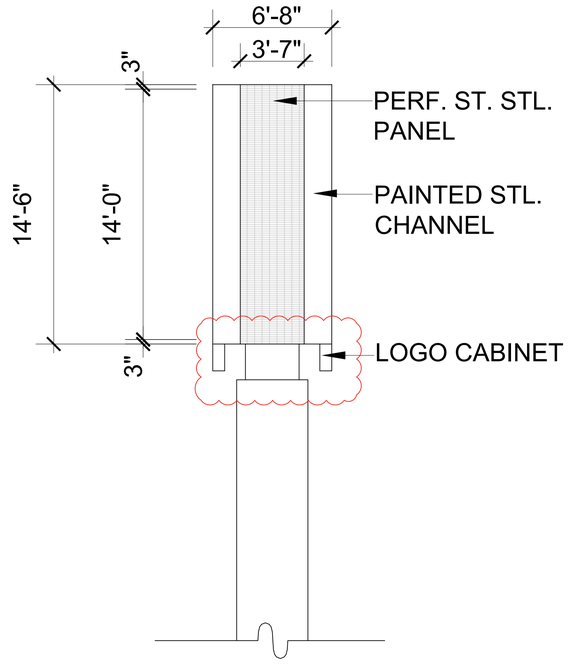




2 GUARD BARRIER FRONT VIEW SCALE - 1/4" : 1'0"



1 Face Elevation SCALE - 1/4" : 1'0"



3 End Elevation SCALE - 1/4" : 1'0"

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PROJECT NAME
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APN 139-0-150-145
Oxnard, California

CLIENT
OUTFRONT FOSTER INTERSTATE

FOR SITE PERMIT ONLY

REV DATE ISSUE

LICENSED ARCHITECT IAN J. BIRCHALL C-26457 REN: 11-30-21 STATE OF CALIFORNIA

SHEET DESCRIPTION
SIGN ELEVATIONS AND PLAN

DATE 8/6/2020
SCALE
DRAWN BY
CHECKED BY
JOB NO. 1814

A-2.1
SHEET NO.

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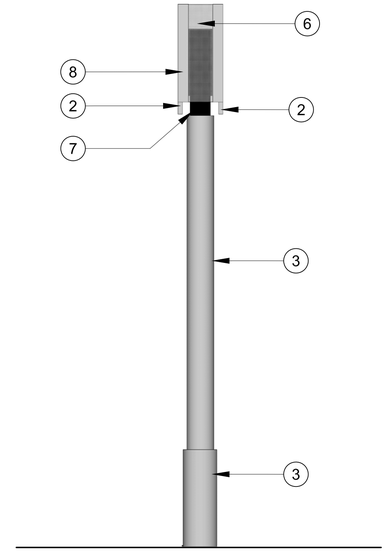
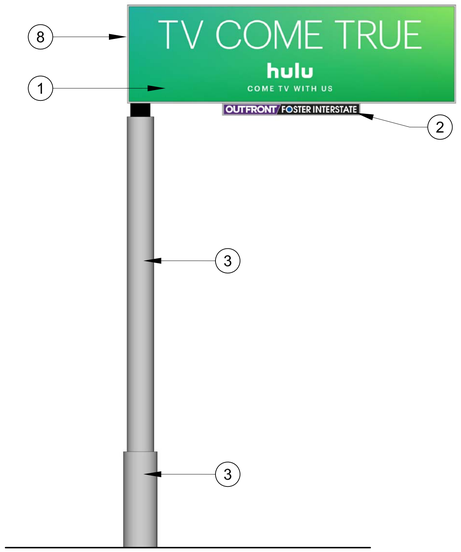
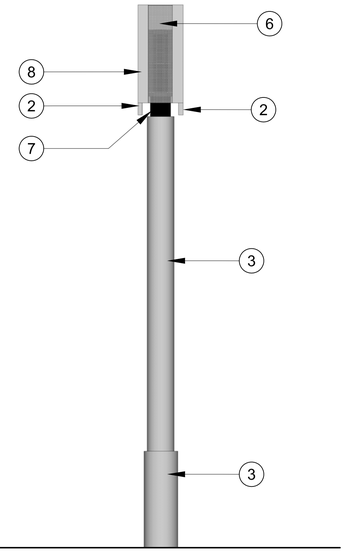


5 Elevation C SCALE - 3/32" : 1'0"



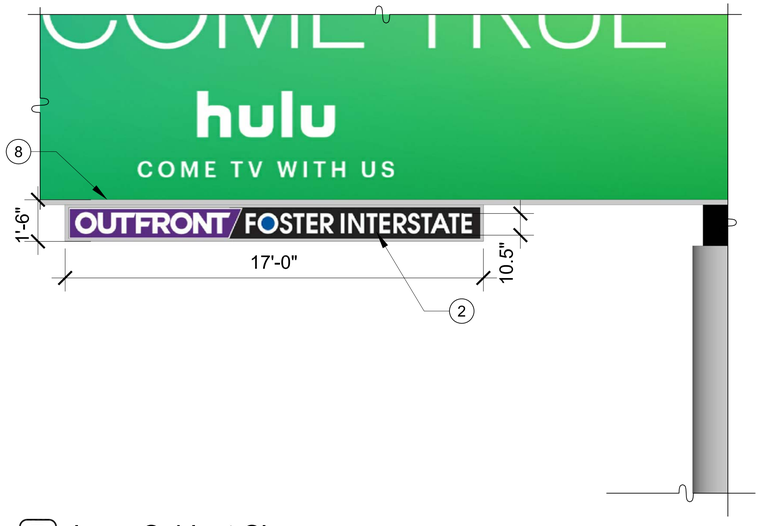
4 Elevation B SCALE - 3/32" : 1'0"



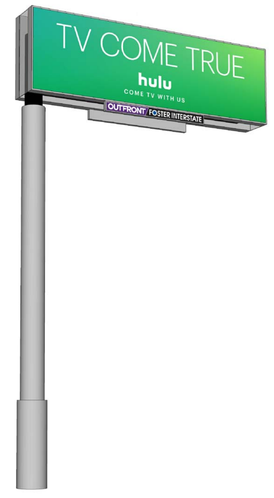
3 Elevation A SCALE - 3/32" : 1'0"

2 Perspective View 2 NTS

6 Plan View SCALE - 1/8" : 1'0"



7 Logo Cabinet Close-up



1 Perspective View 1 NTS

LEGEND

1. LED SIGN FACE
2. INTERNALLY ILLUMINATED ANODIZED ALUMINUM LOGO CABINET
3. STEEL TUBE PAINTED GRAY (MATTHEW PAINT TO MATCH PANTONE PMS877C - SATIN)
4. STEEL TRUSS PAINTED BLACK (MATTHEW PAINT - MP59647 BLACK IS BACK - SATIN)
5. ALUMINUM GRATING PLATFORM (NATURAL ANODIZED)
6. PERFORATED STAINLESS-STEEL CLOSER PANEL- #4 BRUSH
7. STEEL TUBE PAINTED BLACK (MATTHEW PAINT - MP59647 BLACK IS BACK - SATIN)
8. PAINTED STEEL CHANNEL (MATTHEW PAINT TO MATCH PANTONE PMS877C - SATIN)

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fax: (415) 512-9663
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PROJECT NAME

OXNARD SIGNAGE PROJECT

APN 139-0-150-145

Oxnard,
California

CLIENT

OUTFRONT FOSTER INTERSTATE

FOR SITE PERMIT ONLY

REV DATE ISSUE

LICENSED ARCHITECT IAN J. BIRCHALL C-26457 REN: 11-30-21 STATE OF CALIFORNIA

SHEET DESCRIPTION

COLORED ELEVATIONS

DATE	8/6/2020
SCALE	
DRAWN BY	
CHECKED BY	
JOB NO.	1814

A-3.0

SHEET NO.

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2 View From Northbound On U.S.101

1 View From Southbound On U.S.101

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APN 139-0-150-145

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REV	DATE	ISSUE

LICENSED ARCHITECT
IAN J. BIRCHALL
C-29453
REN: 11-30-21
STATE OF CALIFORNIA

SHEET DESCRIPTION

RENDERINGS

DATE	8/6/2020
SCALE	
DRAWN BY	
CHECKED BY	
JOB NO.	1814

A-4.0

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CITY OF OXNARD CALIFORNIA

COMMUNITY WORKSHOP

Monday, December 20, 2021

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

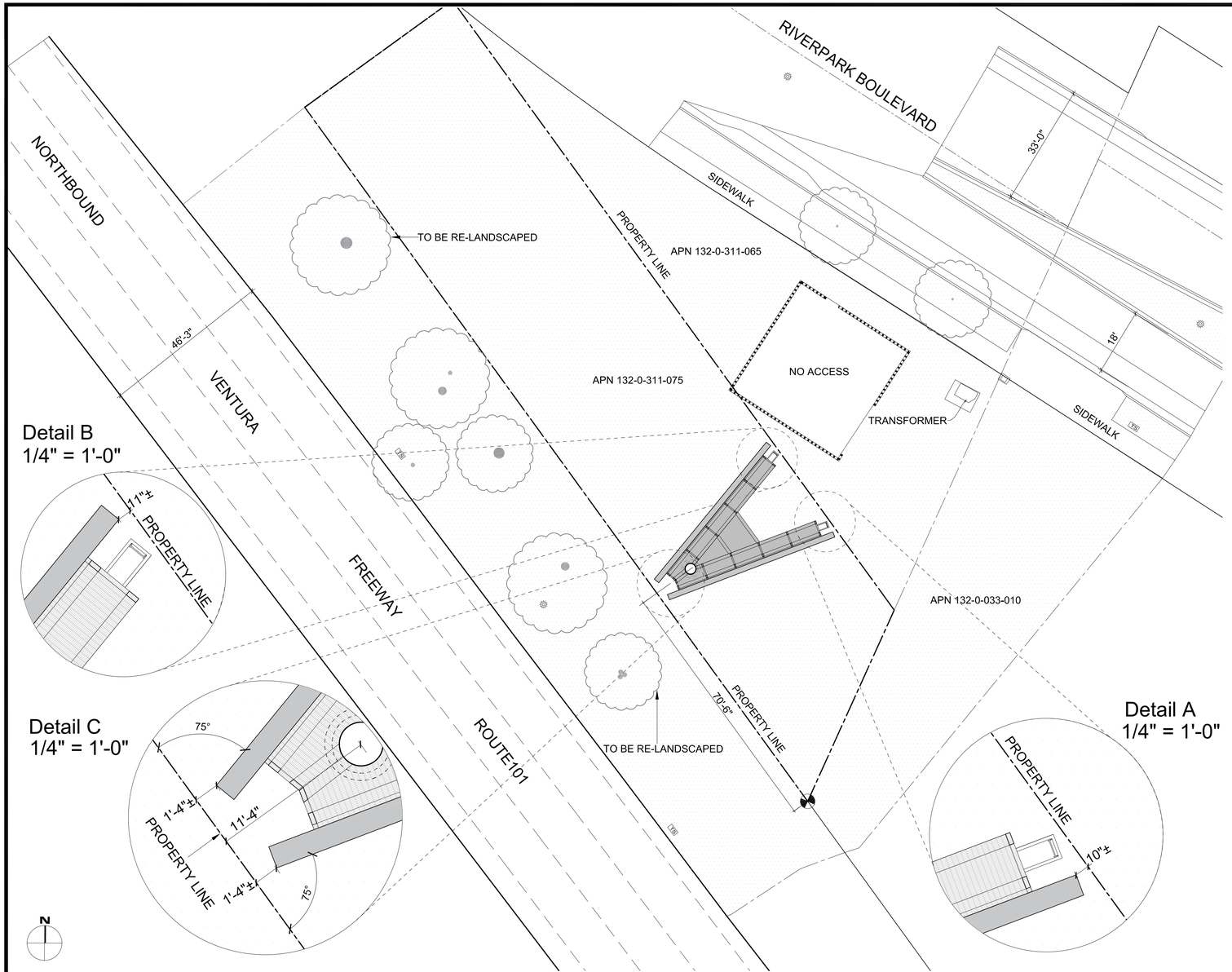
4. PROJECT NAME: Riverpark Boulevard Electronic Billboard Project; PLANNING AND ZONING PERMIT NOS. 20-500-07 (Special Use Permit), 20-670-06 (Development Agreement) and 20-630-02 (Specific Plan Amendment); RiverPark

A request to construct a double-sided digital freeway-oriented electronic billboard north of Highway 101, south of Riverpark Boulevard, and west of North Vineyard Road, approximately 430 feet west of the intersection of Riverpark Boulevard and Colonia Avenue within the RiverPark Specific Plan area (APN: 132-0-311-075). Proposed development includes an 80-foot tall electronic billboard with a sign face of 14.5 feet in height and 48.5 feet in length for a total sign area of approximately 700 square feet (per side). The Specific Plan Amendment will allow Freeway Oriented Electronic Billboards pursuant to the Oxnard City Code and create a new allowed use (electronic billboard). It is anticipated that the project will be reviewed under an Initial Study - Mitigated Negative Declaration which will be prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines.

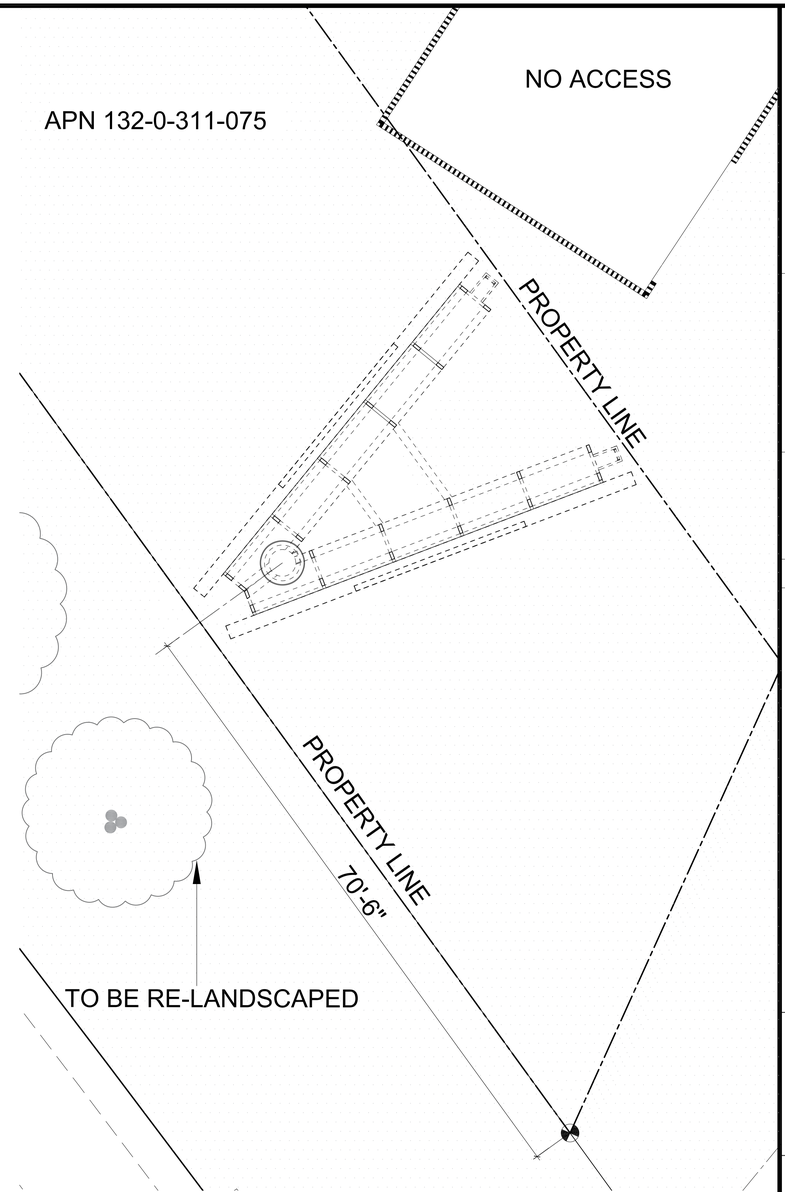
Applicant: Lars Skugstad, Foster Interstate Media, Inc. Phone: 510-832-7070 x 1103
City Contact: Joe Pearson II, Senior Planner Phone: (805) 385-8272

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



2 Bird's Eye Site Plan — 1/16" = 1'-0"



1 Site Plan @Grade — 1/8" = 1'-0"

LEGEND

- GROUND
- LIGHT POLE
- TS — TRAFFIC SIGNAL BOX
- TREE LINE

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APN 132-0-311-075
Oxnard,
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CLIENT

OUTFRONT FOSTER INTERSTATE

FOR SITE PERMIT ONLY

REV DATE ISSUE

LICENSED ARCHITECT IAN J. BIRCHALL C-29057 11-30-21 STATE OF CALIFORNIA

SHEET DESCRIPTION

SITE PLAN

DATE	8/6/2020
SCALE	1/16" = 1'-0"
DRAWN BY	
CHECKED BY	
JOB NO.	1814

A-1.0

SHEET NO.

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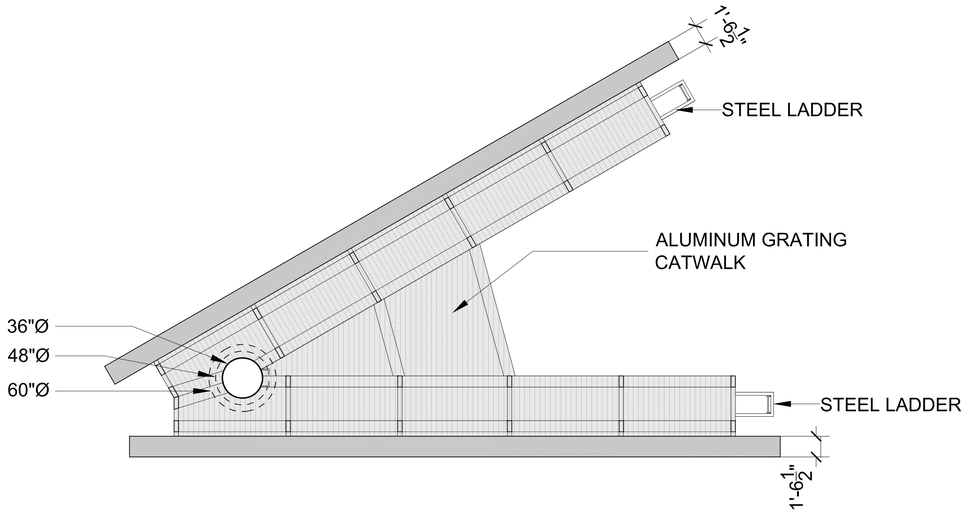
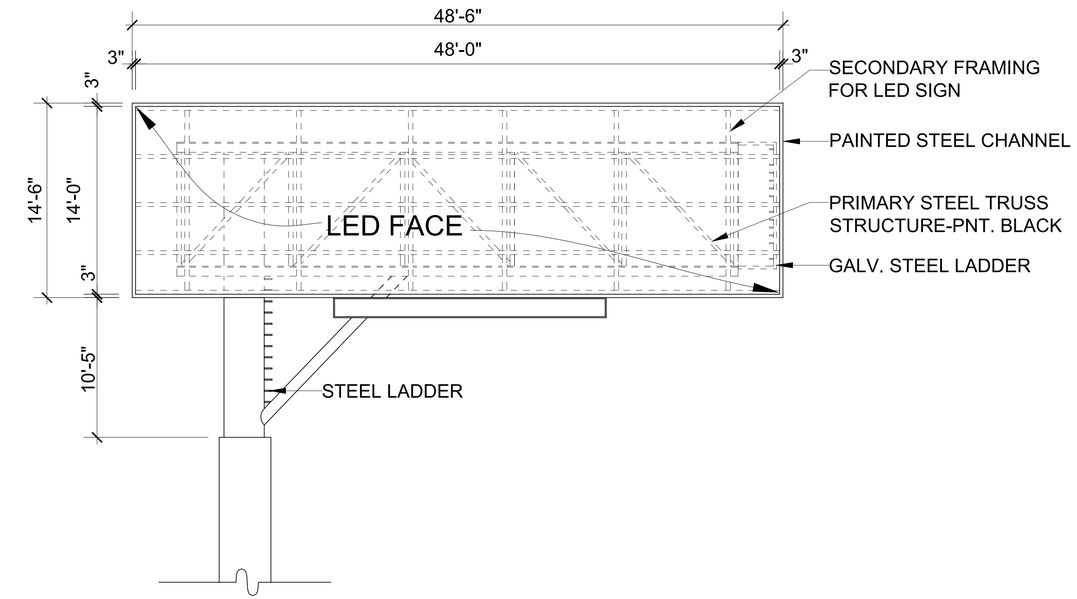
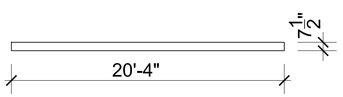
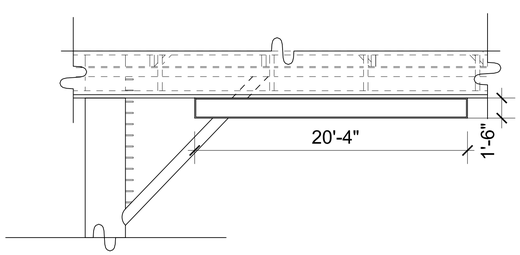




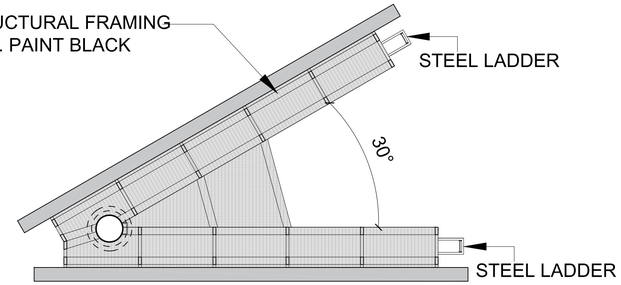
5 Face Elevation SCALE - 3/16" : 1'0"



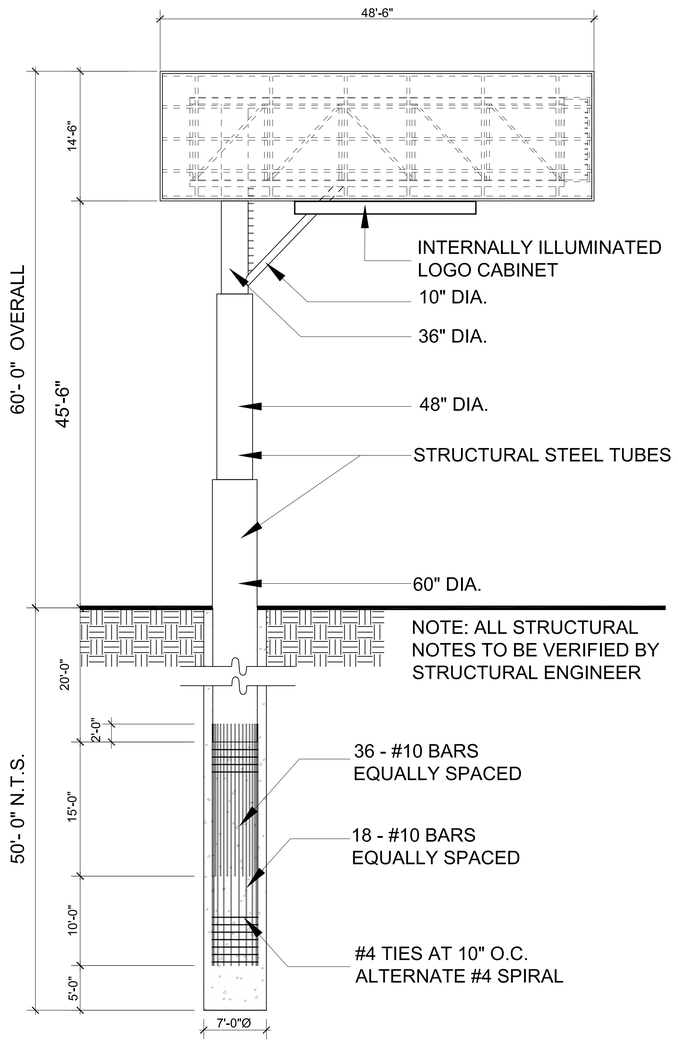
4 Logo Cabinet Plan SCALE - 3/16" : 1'0"



3 Logo Cabinet Elevation SCALE - 3/16" : 1'0"



2 Plan View SCALE - 1/8" : 1'0"



1 Overall Elevation SCALE - 1/8" : 1'0"
(See A-3.0 For Color Scheme)

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REV DATE ISSUE

LICENSED ARCHITECT IAN J. BIRCHALL C-25837 REN. 11-30-21 STATE OF CALIFORNIA

SHEET DESCRIPTION
SIGN ELEVATIONS AND PLAN

DATE 8/6/2020
SCALE
DRAWN BY
CHECKED BY
JOB NO. 1814

A-2.0
SHEET NO.

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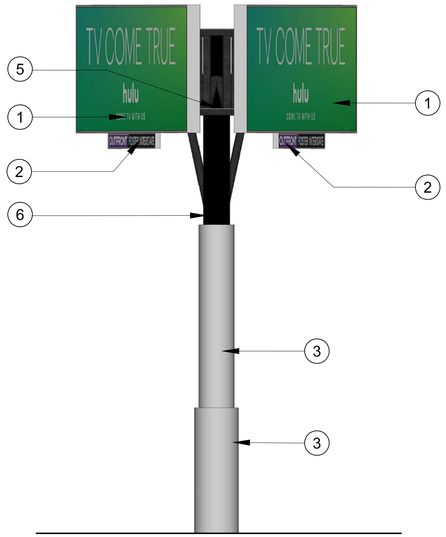
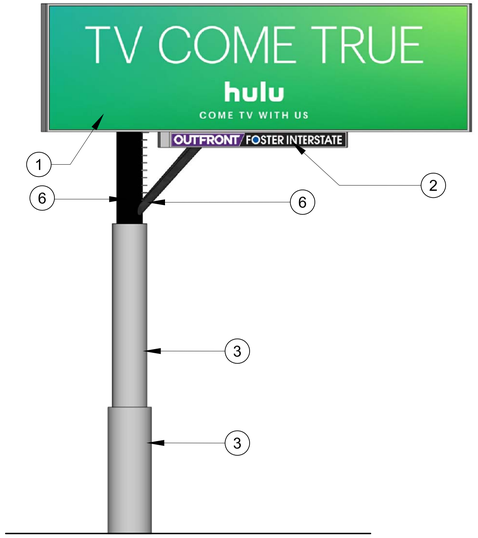
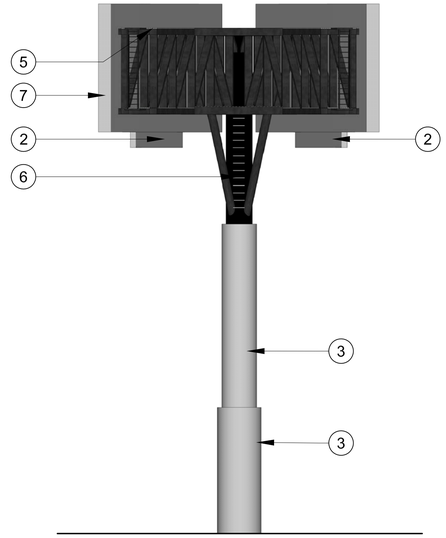


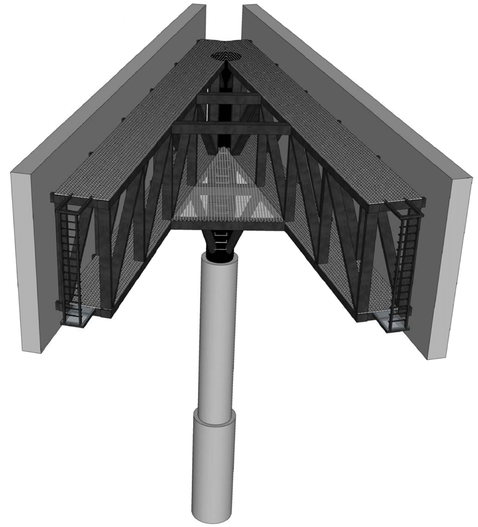
5 Elevation A SCALE - 1/8" : 1'0"



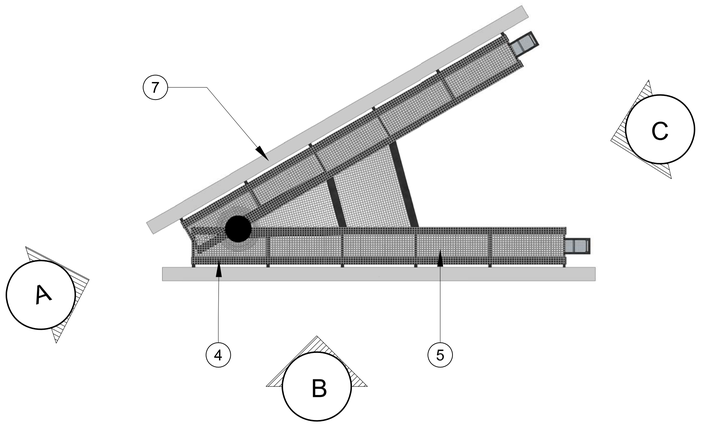
4 Elevation B SCALE - 1/8" : 1'0"



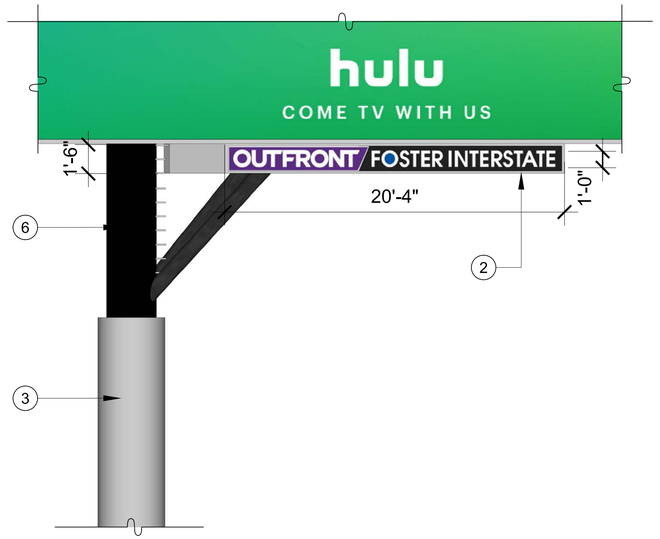
3 Elevation C SCALE - 1/8" : 1'0"



2 Perspective View 2 NTS



6 Plan View SCALE - 1/8" : 1'0"



7 Logo Cabinet Close-up

1 Perspective View 1 NTS

LEGEND

1. LED SIGN FACE
2. INTERNALLY ILLUMINATED ANODIZED ALUMINUM LOGO CABINET
3. STEEL TUBE PAINTED GRAY (MATTHEW PAINT TO MATCH PANTONE PMS877C - SATIN)
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5. CONTRACTOR SHALL SECURE AND PAY FOR ALL BUILDING PERMITS PRIOR TO BEGINNING CONSTRUCTION.
6. CONTRACTOR SHALL PROVIDE A SCHEDULE SHOWING TIME LINES TO COMPLETE ALL WORK AND INCLUDING A DATE FOR FINAL COMPLETION.
7. UPON COMPLETION OF THE WORK CONTRACTOR SHALL PROVIDE TO OWNER A SET OF REPRODUCIBLE "AS-BUILT" DRAWINGS.
8. CONTRACTOR SHALL ENSURE ADEQUATE FIRE AND SAFETY PRECAUTIONS ARE MAINTAINED ON SITE AT ALL TIMES. ALL FIRES AND ACCIDENTS SHALL BE IMMEDIATELY REPORTED TO OWNER, BUILDING MANAGEMENT, AND ARCHITECT AND SHALL BE DISCUSSED AT PROJECT MEETING.
9. UPON SUBSTANTIAL COMPLETION OF WORK, CONTRACTOR ALONG WITH ARCHITECT AND OWNER SHALL PREPARE A PUNCH LIST TO INCLUDE ALL INCOMPLETE AND/OR CORRECTIVE WORK AND SCHEDULE TO COMPLETE SAID WORK.
10. CONTRACTOR TO PROVIDE ENGINEERING DRAWINGS, CALCULATIONS, TITLE 24 ENERGY DOCUMENTATION AND CONSTRUCTION OF NEW AND RETROFIT OF EXISTING POWER, SIGNAL, LIGHTING, ALARM, AND LIFE SAFETY SYSTEMS.
11. CONTRACTOR TO SUBMIT ENGINEERING DRAWINGS TO THE CITY OF OXNARD BUILDING AUTHORITIES AND OBTAIN ALL REQUIRED BUILDING PERMITS.
12. CONTRACTOR TO SUBMIT ENGINEERING DRAWINGS, CALCULATIONS, TITLE 24 ENERGY DOCUMENTATION, AND CUT SHEETS OF ALL EQUIPMENT, LIGHTING, SWITCHES, COVER PLACES, ETC. TO ARCHITECT FOR REVIEW BY ARCHITECT AND OWNER.
13. CONTRACTOR SHALL COORDINATE ALL WORK REQUIREMENTS OF DESIGN-BUILD SUBCONTRACTORS.
14. CONSTRUCTION HOURS AND WORK IN THE CITY PUBLIC RIGHT-OF-WAY ARE LIMITED. SEE LOCAL JURISDICTION REQUIREMENTS.

    ANY HIDDEN CONDITIONS THAT REQUIRE WORK TO BE PERFORMED BEYOND THE SCOPE OF THE BUILDING PERMIT ISSUED FOR THESE PLANS MAY REQUIRE FURTHER CITY APPROVALS INCLUDING REVIEW BY THE PLANNING COMMISSION. THE BUILDING OWNER, PROJECT DESIGNER, AND/OR CONTRACTOR MUST SUBMIT A REVISION TO THE CITY FOR ANY WORK NOT GRAPHICALLY ILLUSTRATED ON THE JOB COPY OF THE PLANS PRIOR TO PERFORMING THE WORK. AT THE TIME OF BUILDING PERMIT APPLICATION, WHEN APPLICABLE, PLANS AND ENGINEERING WILL BE SUBMITTED FOR SHORING AS REQUIRED BY 2016 CBC, CHAPTER 31 REGARDING THE PROTECTION OF ADJACENT PROPERTY AND AS REQUIRED BY OSHA. THE FOLLOWING WILL BE ADDRESSED:
15. WALLS OF EXCAVATIONS SHALL BE PROPERLY SHORED PRIOR TO CONSTRUCTION ACTIVITY. WHERE TEMPORARY SHORING IS NEEDED A COMPETENT CONTRACTOR SHALL BE CONSULTED FOR RECOMMENDATIONS AND DESIGN OF THE SHORING SCHEME FOR THE EXCAVATION, THE RECOMMENDED DESIGN AND TYPE OF SHORING SHALL BE APPROVED BY THE ENGINEER OF RECORD OR SOILS ENGINEER PRIOR TO USAGE.
16. ALL APPROPRIATE GUIDELINES OF OSHA SHALL BE INCORPORATED INTO THE SHORING DESIGN AND IMPLEMENTED BY THE CONTRACTOR. WHERE SPACE PERMITS, TEMPORARY CONSTRUCTION SLOPES MAY BE UTILIZED IN LIEU OF SHORING. MAXIMUM ALLOWABLE VERTICAL CUT FOR THE SUBJECT PROJECT WILL BE FIVE (5) FEET. BEYOND THAT HORIZONTAL BENCHES OF 5 FEET WIDE WILL BE REQUIRED. TEMPORARY SHORES SHALL NOT EXCEED 1 TO 1 (HORIZONTAL TO VERTICAL). IN SOME AREAS DUE TO HIGH MOISTURE CONTENT / WATER TABLE, FLATTER SLOPES MAY BE REQUIRED IF SO RECOMMENDED BY THE SOILS ENGINEER IN THE FIELD.
17. IF SHORING IS REQUIRED, THE PLANS WILL SPECIFY THE LICENSED DESIGN PROFESSIONAL THAT HAS SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, FORMWORK, ETC. AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION OF THE SIGN.
18. SHORING PLANS SHALL BE WET-STAMPED AND SIGNED BY THE ENGINEER-OF-RECORD AND SUBMITTED TO THE CITY FOR REVIEW PRIOR TO CONSTRUCTION. IF APPLICABLE, INCLUDE SURCHARGE LOADS FROM ADJACENT STRUCTURES THAT ARE WITHIN THE ZONE OF INFLUENCE (45 DEGREE WEDGE UP THE SLOPE FROM THE BASE OF THE EXCAVATION) AND / OR DRIVEWAY SURCHARGE LOADS.
19. AN OSHA PERMIT WILL BE OBTAINED IF NEEDED PER CAL / OSHA REQUIREMENTS. SEE THE CAL / OSHA HANDBOOK AT: HTTP://WWW.CA-OSHA.COM/PDFPUBS/OSHA USERGUIDE.PDF " CONSTRUCTION SAFETY ORDERS ; CHAPTER 4, SUBCHAPTER 4, ARTICLE 6 , SECTION 1541.1.
20. A GRADING PERMIT WILL BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS IF REQUIRED.
21. PLANS SUBMITTED FOR BUILDING CODE PLAN CHECK WILL INCLUDE A COMPLETE UNDERGROUND PLUMBING PLAN INCLUDING DETAILS FOR THE LOCATION OF ALL REQUIRED OIL INTERCEPTORS AND CITY-REQUIRED BACKWATER PREVENTION DEVICES.

ib+a architecture

177 Post Street,
Suite 920
San Francisco,
CA 94108

tel: (415) 512-9660
fax: (415) 512-9663
www.ibadesign.com

PROJECT NAME

OXNARD SIGNAGE PROJECT

APN 132-0-311-075

Oxnard, California

CLIENT

OUTFRONT FOSTER INTERSTATE

FOR SITE PERMIT ONLY

REV DATE ISSUE

LICENSED ARCHITECT IAN J. BIRCHALL C-29457 REN. 11-30-21 STATE OF CALIFORNIA

SHEET DESCRIPTION

COLORED ELEVATIONS

DATE	8/6/2020
SCALE	
DRAWN BY	
CHECKED BY	
JOB NO.	1814

A-3.0

SHEET NO.

All drawings and written material appearing herein constitute the original and unpublished work of the designer and the same may not be duplicated, used, or disclosed without the written consent of the designer.

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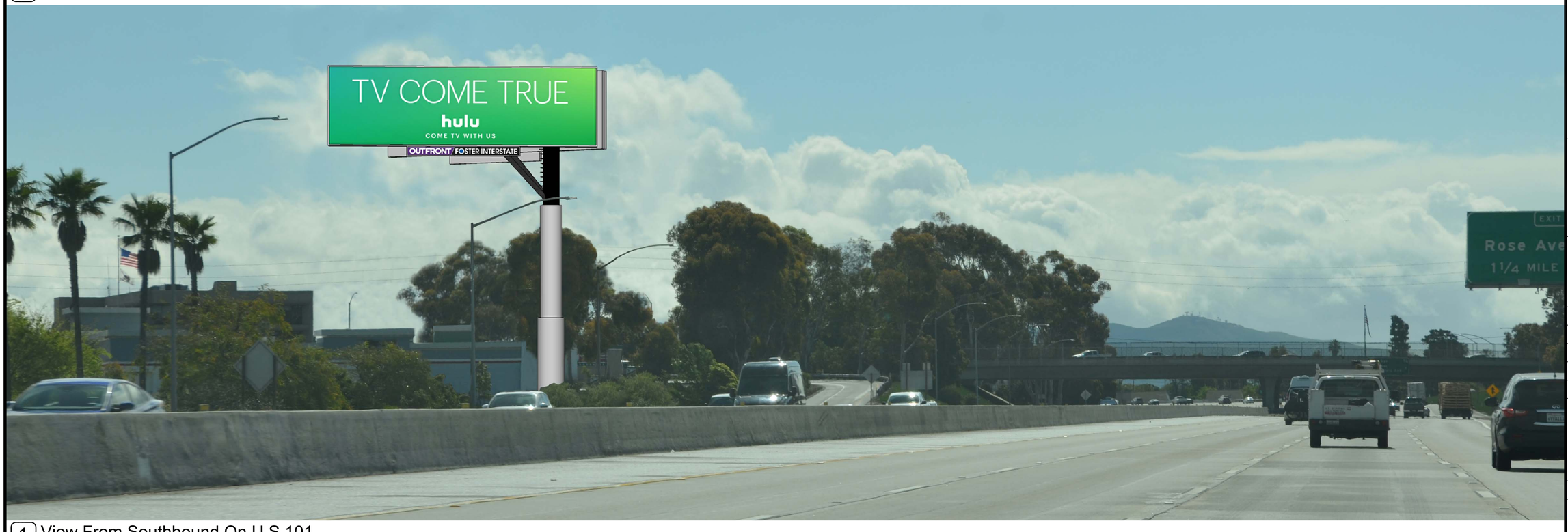
2 View From Northbound On U.S.101



1 View From Southbound On U.S.101

ib+a architecture

177 Post Street,
Suite 920
San Francisco,
CA 94108

tel: (415) 512-9660
fax: (415) 512-9663
www.ibadesign.com

PROJECT NAME

OXNARD SIGNAGE PROJECT

APN 132-0-311-075

Oxnard,
California

CLIENT

OUTFRONT FOSTER INTERSTATE

FOR SITE PERMIT ONLY

REV DATE ISSUE

LICENSED ARCHITECT IAN J. BIRCHALL C-29452 REN: 11-30-21 STATE OF CALIFORNIA

SHEET DESCRIPTION

RENDERINGS

DATE	8/6/2020
SCALE	
DRAWN BY	
CHECKED BY	
JOB NO.	1814

A-4.0

SHEET NO.

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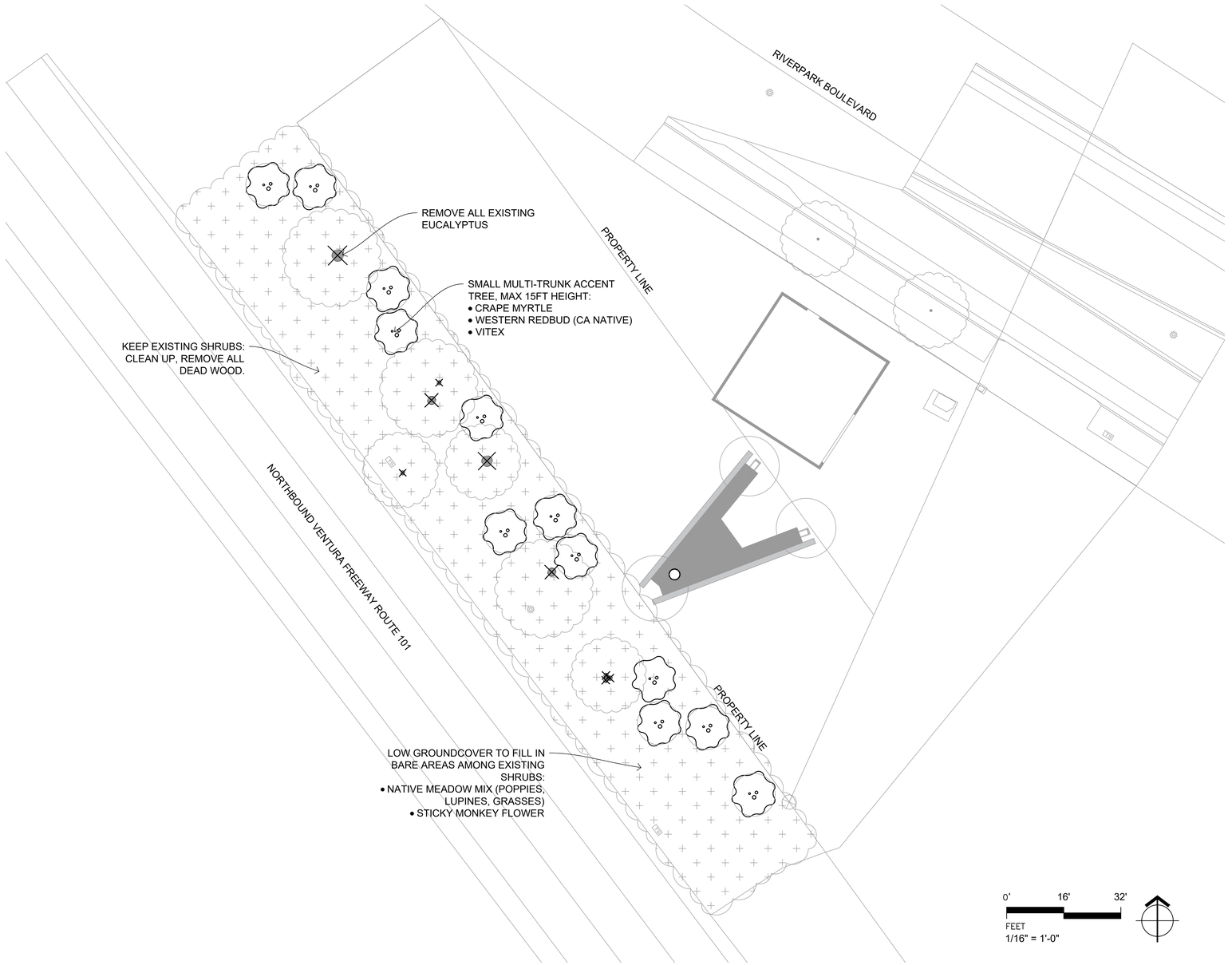
CRAPE MYRTLE: MANY SMALL VARIETIES ARE AVAILABLE

WESTERN REDBUD: CALIFORNIA NATIVE

VITEX: FRAGRANT LAVENDAR FLOWERS ATTRACT BUTTERFLIES



LANDSCAPE DESIGN INTENT

THE LANDSCAPE DESIGN IS SIMPLE, NATURALISTIC, WATER CONSERVING AND LOW MAINTENANCE. IT IS IN CONTEXT WITH THE ADJACENT HIGHWAY, THE NEIGHBORING URBAN AREA AND WITH THE LOCAL ENVIRONMENT.

SMALL FLOWERING TREES DRIFT ALONG THE INSIDE EDGE, ADDING COLOR AND SOFTENING THE STRUCTURE.

THE UNDERSTORY RETAINS THE EXISTING LOW EVERGREEN SHRUBS AND FILLS IN THE BARE AREAS WITH A NATIVE MEADOW WHICH IS COMPOSED OF TOUGH LOW GROUNDCOVERS. ADDITIONAL WOODY SHRUBS ARE AVOIDED DUE TO THE POTENTIAL FIRE HAZARD OF THEIR FLAMMABLE INTERIORS.

THE DESIGN COMPLIES WITH THE WATER EFFICIENT LANDSCAPE ORDINANCE. IT INCORPORATES SUSTAINABLE PRINCIPLES AND BEST MANAGEMENT PRACTICES. SPECIES ARE CAREFULLY SELECTED AND COMBINED BASED ON SIMILAR WATER NEEDS AND HORTICULTURAL REQUIREMENTS. PLANTING AND IRRIGATION ARE COORDINATED SO THAT WATER USE IS MINIMIZED AND ENVIRONMENTAL BENEFITS ARE MAXIMIZED.

THIS LANDSCAPE PLAN IS CONCEPTUAL. FURTHER DESIGN IS REQUIRED TO DEVELOP IT TO CONSTRUCTION READY PLANS.

STICKY MONKEY FLOWER: NATIVE

NATIVE MEADOW

P D G
PANORAMIC DESIGN GROUP
LANDSCAPE ARCHITECTURE
panoramicdesigngroup@gmail.com

CLIENT:

CITY OF OXNARD

PROJECT:

OXNARD SIGNAGE PROJECT
OXNARD, CA

SUBMITTAL:

03-11-2021 DESIGN REVIEW

PRELIMINARY PLAN
NOT FOR BIDDING OR CONSTRUCTION

THIS PLAN IS DIAGRAMMATIC IN NATURE. IT IS MEANT AS A GENERAL GUIDE TO CONSTRUCTION ONLY. IT IS NOT FULLY DETAILED, NOR EXHAUSTIVELY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO VERIFY, SELECT, AND RESOLVE ALL WATER FEATURES, STRUCTURES, AND PLANTING MATERIALS. THE CONTRACTOR AND OWNER ARE SOLELY RESPONSIBLE FOR THE QUALITY CONTROL, CONSTRUCTION STANDARDS, AND FOR MAINTAINING COMPLIANCES WITH LOCAL AND COUNTY CODES ON THIS PROJECT.

CALL BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
800-227-2600

NOTIFY UNDERGROUND SERVICE ALERT AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING

SHEET TITLE:

LANDSCAPE CONCEPT

SHEET #:

L1.0

PLOT DATE: 210311

CITY OF OXNARD CALIFORNIA

COMMUNITY WORKSHOP

Monday, December 20, 2021

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

5. PROJECT NAME: Haven #8, LLC dba HavenOxnard Holistics; PLANNING AND ZONING PERMIT NO. 21-516-21 (Special Use Permit- Cannabis Retail); Wilson

A request to permit the operation of a commercial cannabis retail facility within an existing 3,750 square-foot commercial building on an 0.16-acre site located at 220 South South A Street (APN: 202-0-095-100) within the Downtown Core (DT-C) 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: Joe Vazquez, Haven #8, LLC. Agent — Phone: (949) 691-9700
City Contact: Jose Coyotl, Associate Planner — 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 Information

JOB ADDRESS:	220 SOUTH "A" STREET, OXNARD, CA 93030
TENANT/BUSINESS:	HAVEN #8, LLC
A.P.N.:	202-0-095-100
ZONING:	DT-C DOWNTOWN CORE
OCCUPANCY:	M (Marijuana Retail Dispensary Facility)
TYPE OF CONSTRUCTION:	TYPE III NON-SPRINKLERED
BUILDING HEIGHT:	15'-9"
SITE AREA:	7,000 S.F.
GROSS FLOOR AREA:	3,370 S.F. (NOT INCLUDED IN TOTAL AREA - ATRIUM AREA 277 S.F.)

Parking Analysis

VEHICLE PARKING

PARKING REQUIRED:	1 PARKING SPACE PER 250 SQUARE FEET
	3,370 S.F. / 250 S.F. = 14 PARKING SPACES
PARKING PROVIDED:	ON-SITE PARKING: 4 STANDARD SPACES + 1 ACCESSIBLE SPACE = 5 SPACES
	OFF-SITE PARKING (PARKING LOT ON THE CORNER OF S "A" ST. & 3RD ST.): 10 STANDARD SPACES
	TOTAL: 14 SPACES

BICYCLE PARKING

PARKING REQUIRED:	5 SPACES
PARKING PROVIDED:	6 SPACES

MOTORCYCLE PARKING

NONE REQUIRED (SPACES ARE REQUIRED AFTER MORE THAN 25 SPACES LOCATED IN ONE LOT)

Request/Scope of Work

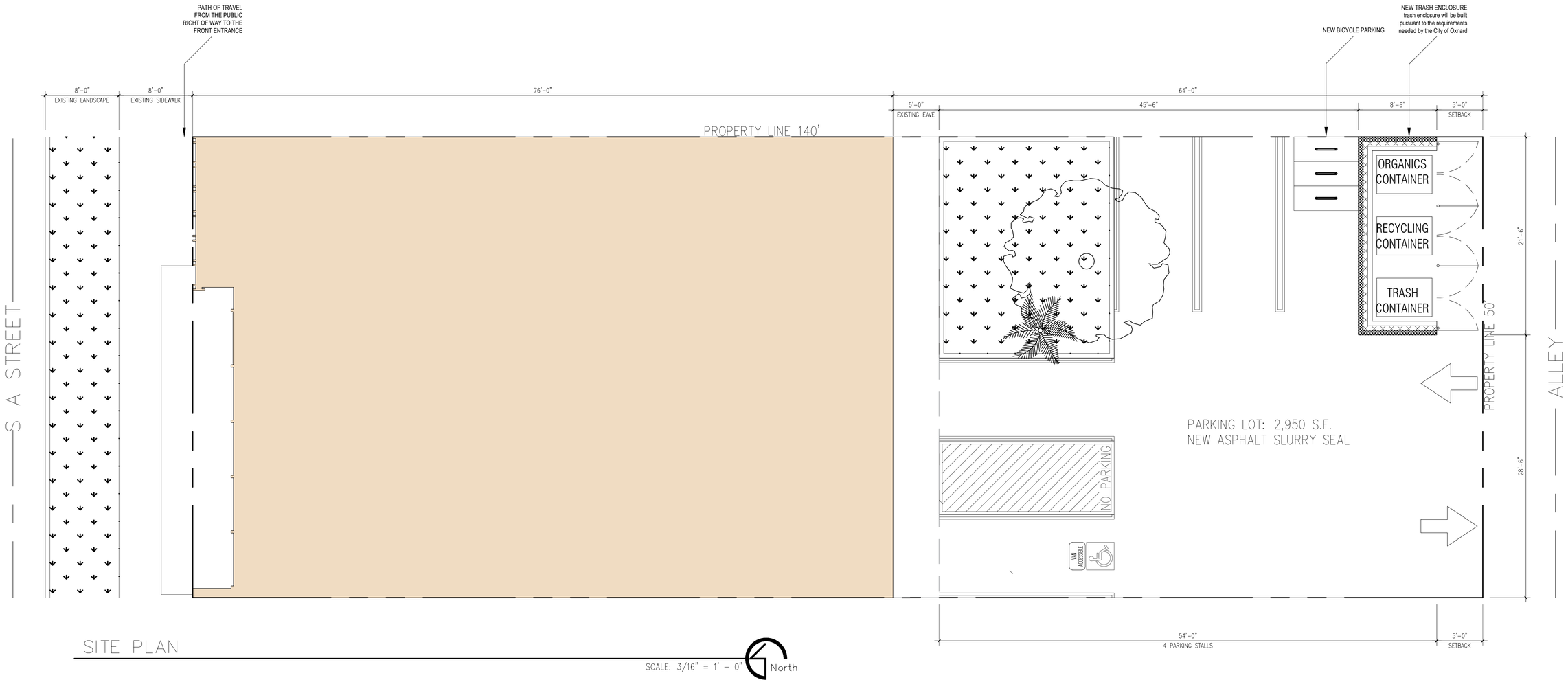
1. Tenant improvement proposal for the purpose of allowing commercial cannabis retail business within an existing commercial building site.
2. Per separate permit: provide sprinklers for the building
3. Provide new asphalt slurry seal throughout parking lot.
4. Per separate permit: NFPA 72 Fire Alarm required

Landscape Analysis

LANDSCAPE REQUIRED:	MINIMUM OF 10% OF GROSS AREA OF THE PARKING LOT
	10% OF 2,950 S.F. = 295 S.F.
LANDSCAPE PROVIDED:	414 S.F.

General Notes

1. Project will comply with lighting standards listed in OCC Section 16-320



SITE PLAN

SCALE: 3/16" = 1' - 0"

North

JOHN G. CATALDO A.I.A. C.S.I.

ARCHITECTURE . ENGINEERING

835 MISSION STREET, SOUTH PASADENA, CA 91030
OFFICE : 626-799-4400 FAX : 626-799-7010

PROJECT NAME & SITE ADDRESS:

TENANT IMPROVEMENT
220 S A STREET
OXNARD, CA 93030

DEVELOPER :

HAVEN

Drawing Content :

SITE PLAN

REGISTERED ARCHITECT JOHN G. CATALDO RENEW 11-30-23 Lic. No. C-10457

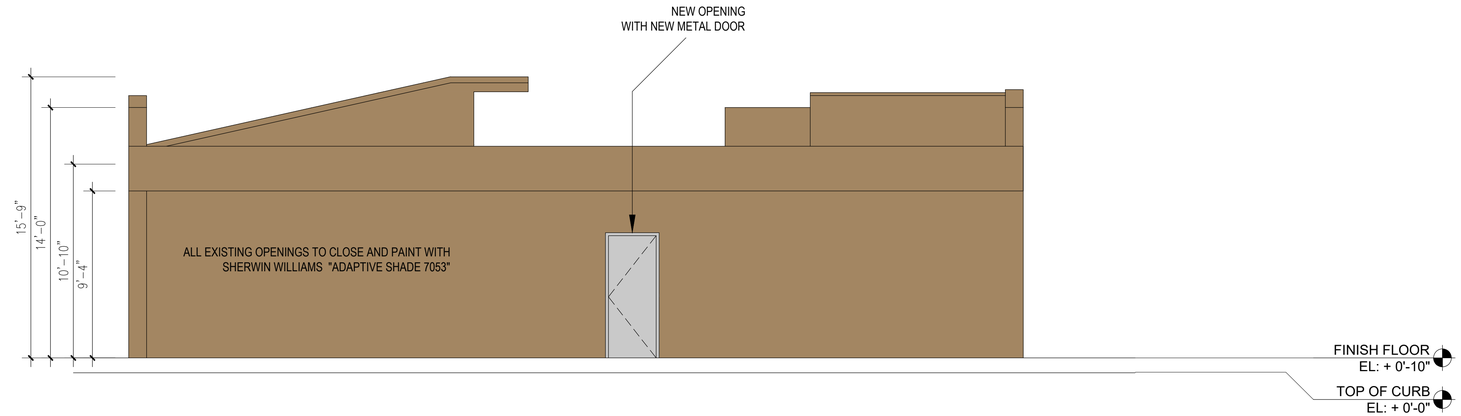
Revisions : Date :

Designer :	J.C.
Manager :	N.L.
Date :	NOVEMBER, 2021
Job No :	2021-062
Scale :	AS NOTED

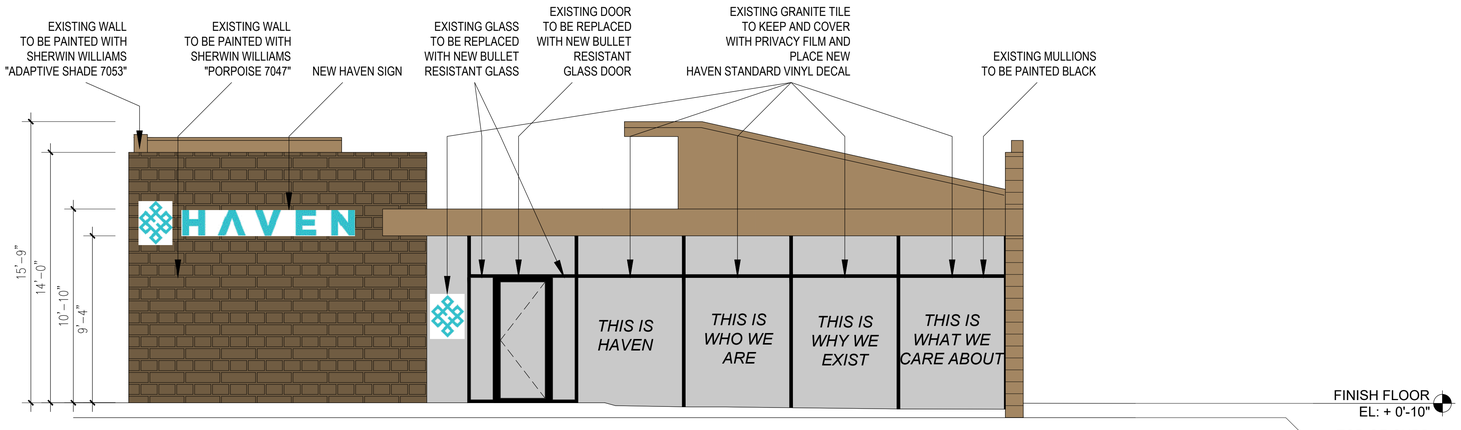
Drawing No :

A-1.00

SHEET : OF :



2 A3.00 EAST/BACK ELEVATION
SCALE: 1/4" = 1'-0"



1 A3.00 WEST/FRONT ELEVATION
SCALE: 1/4" = 1'-0"

JOHN G. CATALDO A.I.A. C.S.I.
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SHEET : OF :