

COMMUNITY WORKSHOP

Monday, January 10, 2022

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

4. PROJECT NAME: Blooming Organics LLC dba Elevate Oxnard; PLANNING AND ZONING PERMIT NO. 21-516-13 (Special Use Permit- Cannabis Retail); El Rio and El Rio West

A request to permit the operation of a commercial cannabis retail facility within an existing 1,650 square-foot commercial suite (2731 North Vineyard Avenue) of an approximately 5,500 square-foot multi-tenant commercial building on a 1.58-acre site which also contains approximately 8,400 additional square feet of commercial development, an auto repair facility and six dwelling units collectively located at 2719-2785 North Vineyard Avenue (APN: 132-0-052-150) 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, installation of new secure doors/windows, and making parking lot 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: Mario Rios, Blooming Organics LLC dba Elevate Oxnard Agent Phone: (951) 357-3533
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

VINEYARD TENANT IMPROVEMENT



VIEW FROM PARKING



VIEW FROM VINEYARD

PROJECT DATA:

SCOPE OF WORK:

TENANT IMPROVEMENT OF EXISTING COMMERCIAL SPACE AND CHANGE OF USE TO COMMERCIAL CANNABIS RETAILER, (N) ACCESSIBLE UNISEX RESTROOM

ADDRESS: 2731 E. VINEYARD AVE., UNIT C
APN: 132 005 215
LOT AREA: 1.58 ACRES
PZ NO: 21-516-13
ZONING: LAND USE: CG
C-2PD
(E) OCCUPANCY: COMMERCIAL
(N) OCCUPANCY: MERCANTILE (RETAIL)
TENANT FLOOR AREA: 2100 SF (NO CHANGE)
CONSTRUCTION TYPE: TYPE III-B
BUILDING HEIGHT: 14'-6" (NO CHANGE)

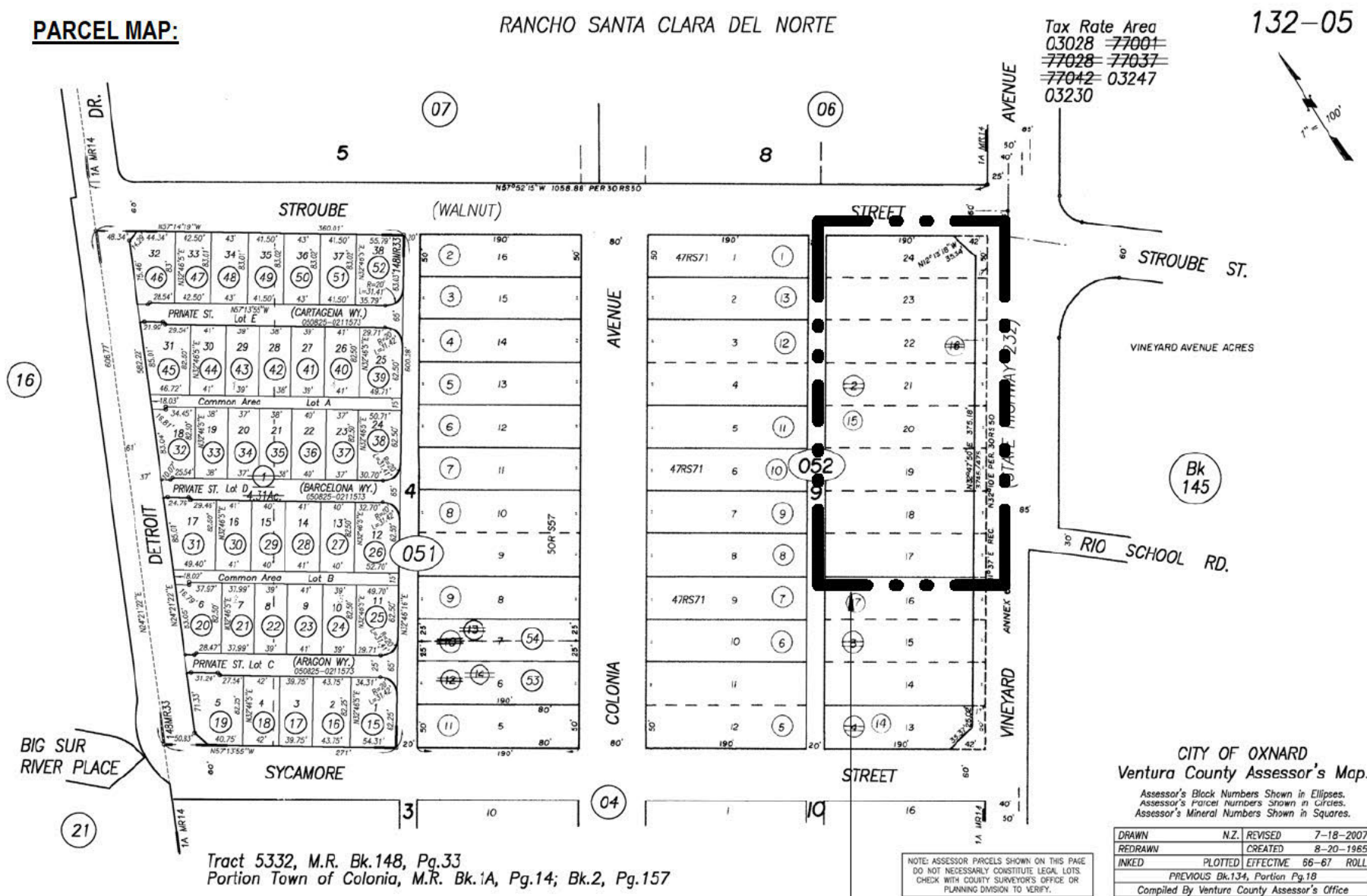
APPLICABLE CODES:
THE CITY OF OXNARD ADOPTS THE FOLLOWING CODES ORDINANCES, RULES & REGULATIONS (INCLUDING ERRATA AND SUPPLEMENTS TO THE FOLLOWING)

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA GREEN BUILDING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA RETAIL FOOD CODE
OXNARD MUNICIPAL CODE
CAL-GREEN MANDATORY MEASURES AS APPLIES TO COMMERCIAL REMODEL

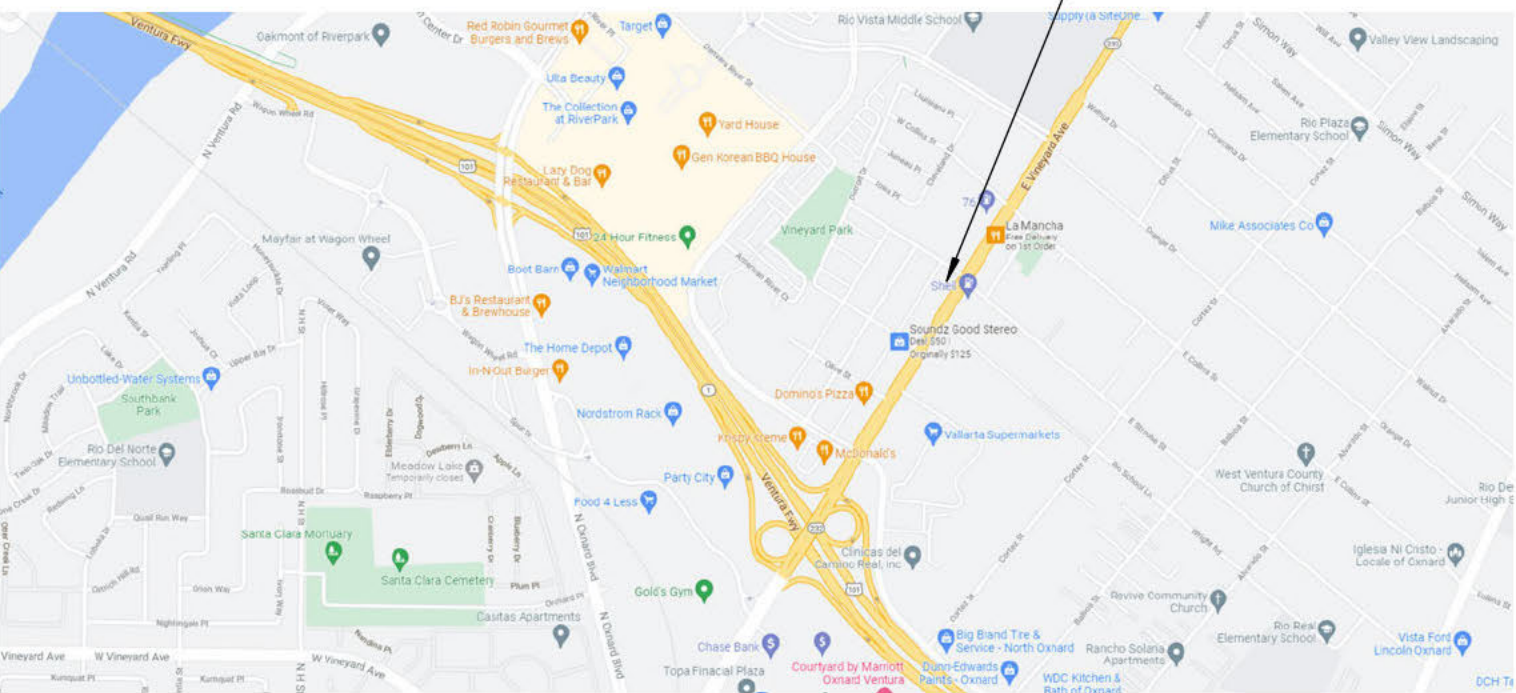
SHEET INDEX:

A0.00 COVER SHEET
A1.01 SITE PLAN
A1.02 PROPOSED SITE IMPROVEMENTS
A2.01 PREMISE/PROPERTY DIAGRAM AND ELEVATION

PARCEL MAP:



VICINITY MAP:



PROJECT: ELEVATE, OXNARD

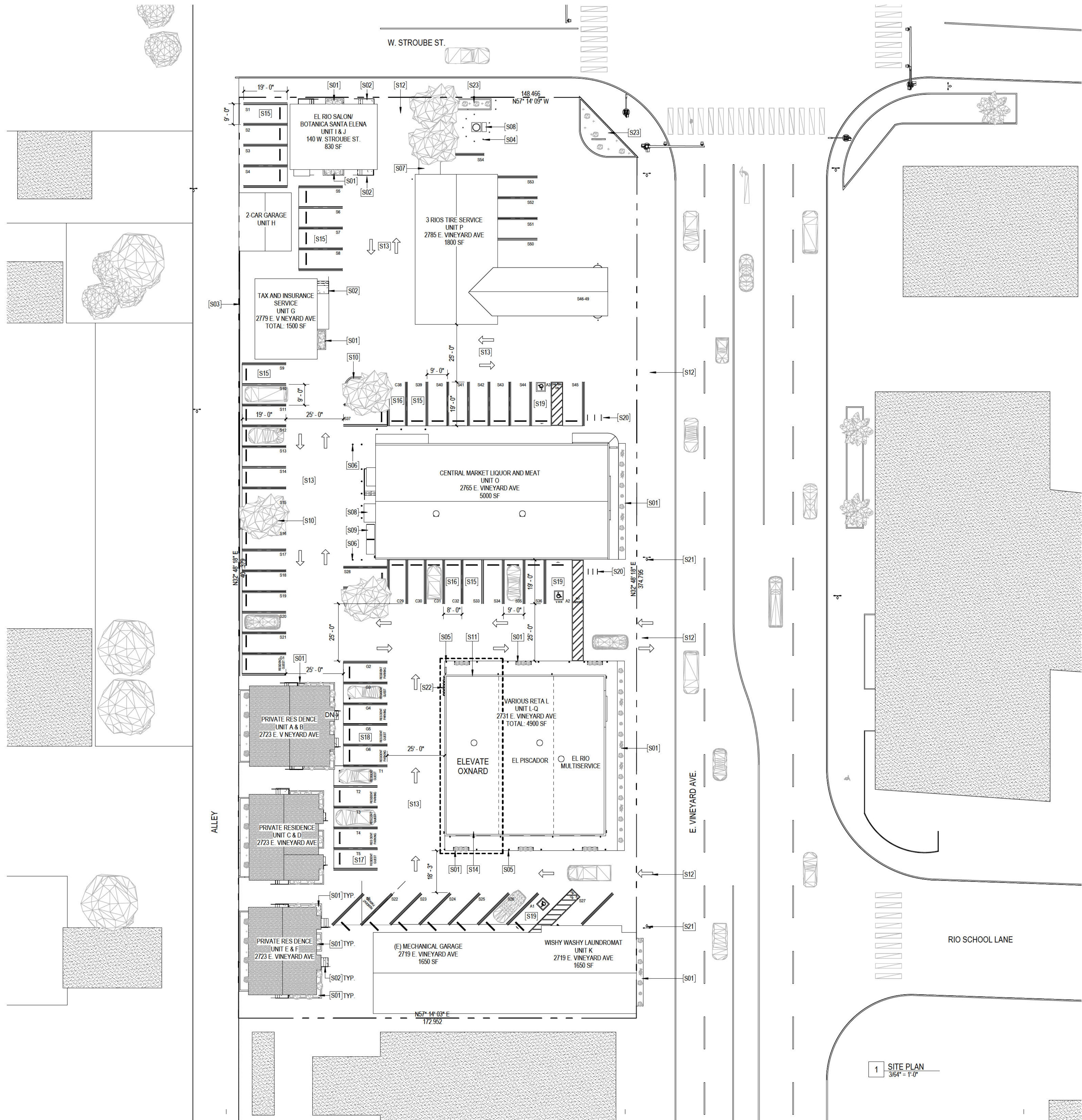
2731 E. VINEYARD AVE.
OXNARD, CA 93030

NO.	ISSUE/REVISION	DATE
1	CRC REVIEW	11/04/21
2	SUP SUBMITTAL	01/06/22

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SHEET TITLE:
COVER SHEET

PLANS AT SCALE NOTED WHEN PRINTED AT 24"X36"
PLANS HALF THE SCALE NOTED WHEN PRINTED AT 12"X36"
PROJECT NUMBER: 2008
DATE: 03/19/2020
DRAWN BY: Author



KEYNOTE LEGEND - SITE PLAN

S01 (N) PLANTER

S02 (N) DECORATIVE HANDRAIL

S03 WROUGHT IRON FENCE TO REPLACE (E) CHAINLINK FENCE

S04 (E) BOLLARD

S05 (N) LIGHTED BOLLARD

S06 (N) CONCRETE BOLLARD

S07 (E) TRASH ENCLOSURE

S08 (E) EQUIPMENT STORAGE

S09 PROPERTY DUMPSTER STORAGE

S10 (N) PARKING PLANTER ISLAND

S11 RETAIL ENTRY

S12 PROPERTY VEHICULAR ENTRY

S13 ASPHALT PARKING

S14 EMPLOYEE RETAIL ENTRY

S15 STANDARD PARKING SPACE, TYP.

S16 COMPACT PARKING SPACE, TYP.

S17 TENANT RESIDENTIAL PARKING SPACE, TYP.

S18 TENANT RESIDENTIAL GUEST PARKING SPACE, TYP.

S19 ACCESSIBLE PARKING SPACE, TYP.

S20 BICYCLE PARKING SPACE, TYP.

S21 (E) UTILITY POLE

S22 METERS

S23 (E) PLANTER

studio ren
ARCHITECTURE

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www.studiorren.com

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E: megan@highroadstudio.com

PARKING COUNT:

STANDARD PARKING	49
COMPACT PARKING	5
ACCESSIBLE PARKING	2
VAN ACCESSIBLE PARKING	1
TOTAL PARKING	57

TENANT PARKING	6
TENANT GUEST PARKING	6
TOTAL RESIDENTIAL PARKING	12

PROJECT:
ELEVATE, OXNARD

2731 E. VINEYARD AVE.
OXNARD, CA 93030

NO.	ISSUE/REVISION	DATE
	SUP SUBMITTAL	01/05/22

SHEET NOTES:

LEGEND

PROPERTY LINE

PROPERTY

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SHEET TITLE:
SITE PLAN

PLANS AT SCALE NOTED WHEN PRINTED AT 24"X36"
PLANS HALF THE SCALE NOTED WHEN PRINTED AT 12"X18"

PROJECT NUMBER: 2007

DATE: 12/28/2021

DRAWN BY: CW

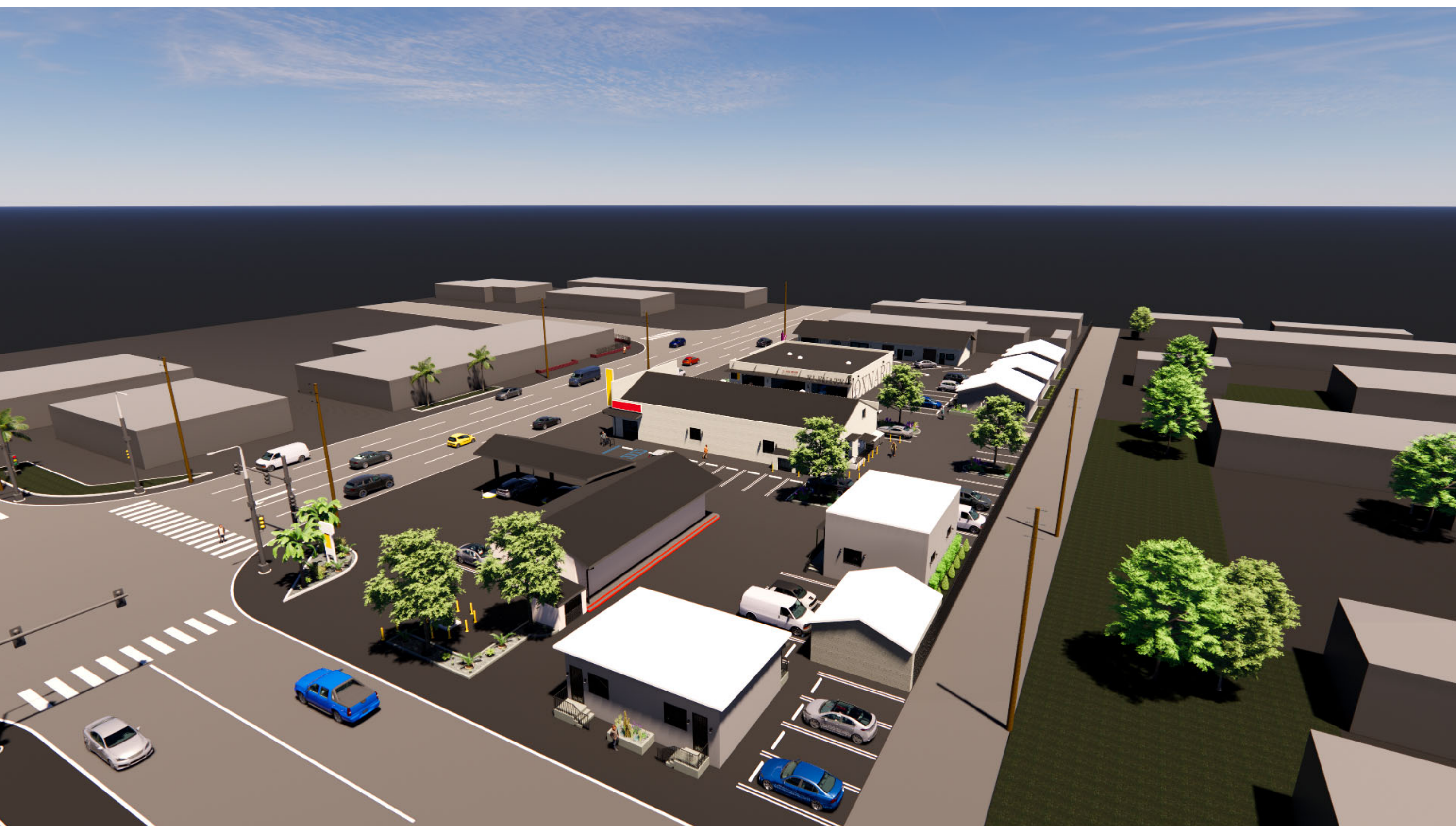
1 SITE PLAN
3/64" = 1'-0"



VIEW FROM VINEYARD AVE.



VIEW LOOKING NORTH EAST



VIEW FROM W. STROUBE ST.

PROJECT:
ELEVATE,
OXNARD
2731 E. VINEYARD AVE.
OXNARD, CA 93030

NO.	ISSUE/REVISION	DATE
	SUP SUBMITTAL	01/06/22

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SHEET TITLE:
PROPOSED SITE
IMPROVEMENTS

PLANS AT SCALE NOTED WHEN PRINTED AT 24"X36"
PLANS HALF THE SCALE NOTED WHEN PRINTED AT 12"X36"
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DATE: 03/19/2020
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