

COMMUNITY WORKSHOP

Monday, March 21, 2022

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

2. PROJECT NAME: El Rio Market; PLANNING AND ZONING PERMIT NO. (PZ# 21-510-03) (ABC Special Use Permit); El Rio West Neighborhood

A request to sell beer, wine and distilled spirits (Type 21 ABC License) for off-site consumption at an approximately 2,115 square-foot convenience store/market, on a 0.84-acre site located at 2585 North Vineyard Avenue (APN: 132-0-043-190) within the General Commercial Planned Development (C-2-PD) zone. The proposed hours of alcohol sales are from 7:00 AM to 12:00 AM daily. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act Guidelines.

Applicant: Curtis Guntner, CCP Real Estate
City Contact: Randy Baez, Associate Planner

Phone: (805) 389-6803
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

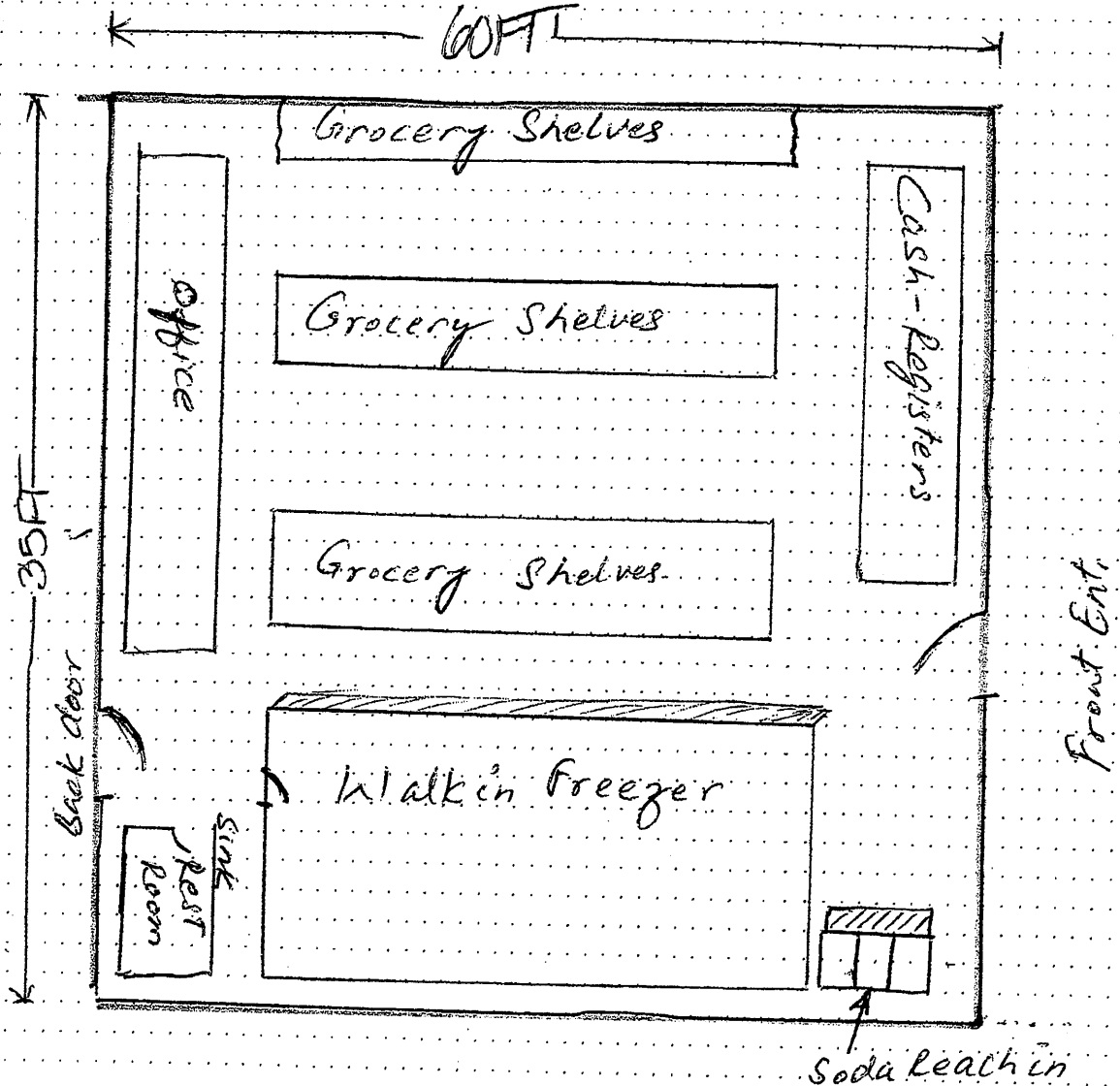
Department of Alcoholic Beverage Control
LICENSED PREMISES DIAGRAM (RETAIL)

State of California

1. APPLICANT NAME (Last, first, middle) Kaur, Satinderpal	2. LICENSE TYPE 20
3. PREMISES ADDRESS (Street number and name, city, zip code) 2585 E Vineyard Ave Oxnard CA 93036	4. NEAREST CROSS STREET Colton

The diagram below is a true and correct description of the entrances, exits, interior walls and exterior boundaries of the premises to be licensed, including dimensions and identification of each room (i.e., "storeroom", "office", etc.).

DIAGRAM



COMMUNITY WORKSHOP

Monday, March 21, 2022

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

3. PROJECT NAME: Port Temporary Vehicle Storage; PLANNING AND ZONING PERMIT NO. 18-500-02 (Special Use Permit); (South Winds and Cypress Neighborhoods)

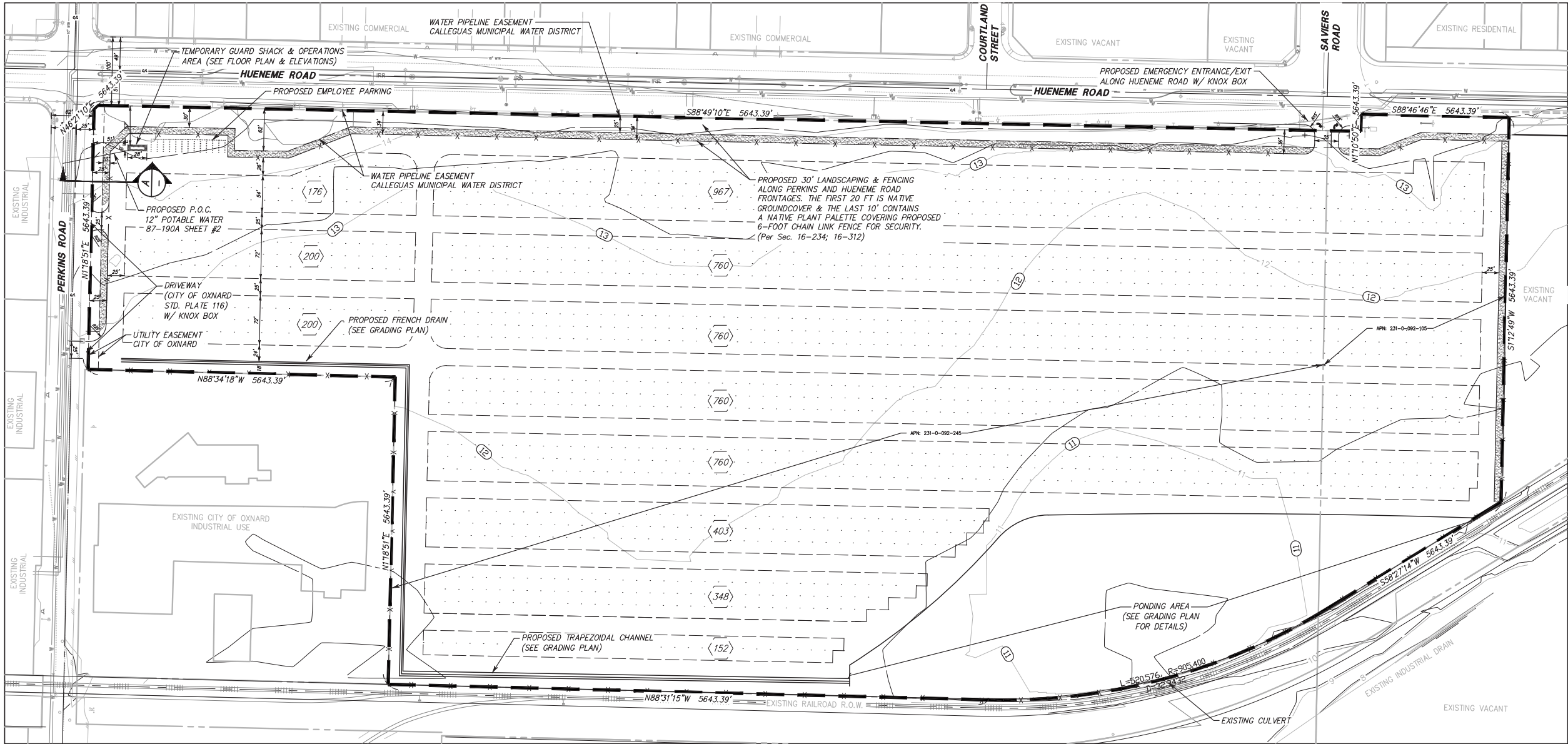
A request to construct a temporary vehicle storage facility with a 5-year limitation on a 33.7-acre site that is currently vacant and undeveloped located at the southwestern corner of the intersection of West Hueneme Road and Perkins Road (Assessor's Parcel Numbers: 231-0-092-245 and -105) within the Light Manufacturing, Planned Development (M-1-PD) zone. Proposed development includes a 240 square-foot guard house, portable restroom, perimeter site lighting with 6-foot fencing for security purposes, landscaping, drainage improvements, and grading for a vehicle parking area on one to two inches of gravel. Upon expiration of the permit, the office trailer, portable restroom, perimeter lighting and gravel surface would be removed; the 6-foot fencing, landscaping, and drainage improvements would remain on-site. Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the City has evaluated potential project-related environmental impacts through the preparation of an Environmental Impact Report.

Applicant: Christina Birdsey, Port of Hueneme
City Contact: Jay Dobrowalski, Senior Planner

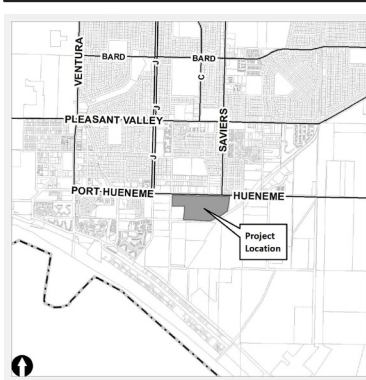
Phone: (805) 488-3677
Phone: (805) 385-3948

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

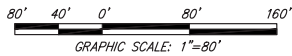


VICINITY MAP



LEGEND:

- EXISTING**
- PROPERTY BOUNDARY
 - (10) — CONTOUR LINE
 - ⊕ — FIRE HYDRANT
 - O/H E — OVERHEAD ELEC.
 - ⊙ — STREET LIGHT
 - STREET SIGN
 - FENCE
 - WATER
- PROPOSED**
- SUP BOUNDARY
 - (20) — PARKING SPACES
 - ⊙ — LIGHTS
 - FENCE



NOTE:
INFORMATION SHOWN HEREON, SUCH AS ASSESSOR'S PARCEL LINES & NUMBERS ARE PROVIDED BY THE COUNTY OF VENTURA GEOGRAPHIC INFORMATION SYSTEMS AND IS NOT BASED ON A FIELD SURVEY. ADDITIONAL EASEMENTS OF RECORD NOT SHOWN ON THIS MAP MAY EXIST AS A TITLE REPORT WAS NOT PROVIDED FOR THIS PROJECT. THIS DATA IS FOR CONCEPTUAL AND VISUAL PURPOSES ONLY AND IS NOT TO BE USED FOR MAPPING AND/OR FINAL DESIGN.

PRELIMINARY LAND USE DATA

A. PROJECT LOCATION & PROPERTY INFORMATION

APN: 231-0-092-105; 231-0-092-245
LOT SIZE: 29.66 AC 4.04 AC
GENERAL PLAN: ILT PRK
ZONING: M-1-PD M-1-PD

B. EXISTING SURROUNDING LAND USES

GENERAL PLAN ZONING DESIGNATION
NORTH: CG C1 & C2
SOUTH: ILT & RP CDI
EAST: ILT CDI
WEST: ICD M-1-PD & M-2-PD

C. EXISTING AREAS

	SQUARE FEET	ACRES	PERCENTAGE
1. BUILDING COVERAGE:	0	0	0.0%
2. PAVED AREA:	0	0	0.0%
3. LANDSCAPE AREA:	23,005	0.53	1.57%
4. TOTAL LAND AREA:	1,467,875	33.7	

D. PROPOSED SPECIAL USE PERMIT BOUNDARY

AREA: 33.7 ACRES

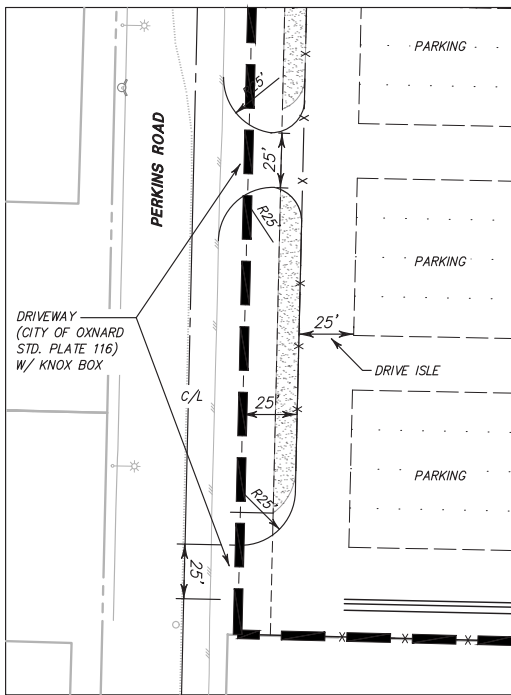
E. PROPOSED PARKING SPOTS

TOTAL PROPOSED PARKING SPOTS: 4,944 SPACES (180 SPACES/ACRE)
(5,486 SPACES X 90% PARKING EFFICIENCY)

- *ASSUMES:**
- EACH SPACE REQUIRES 8'X18'
 - ALL DRIVE AISLES ARE MINIMUM 25' WIDE
 - 199 SPACES PER ACRE
 - USING 8'X18' SPACES, PARKING AVAILABLE IS 5,486 SPACES. THERE IS A 80% PARKING SPACE EFFICIENCY CALCULATION (THIS ALLOWS 160 SPACES/ACRE)
 - USABLE PARKING AREAS IS 27.47 ACRES

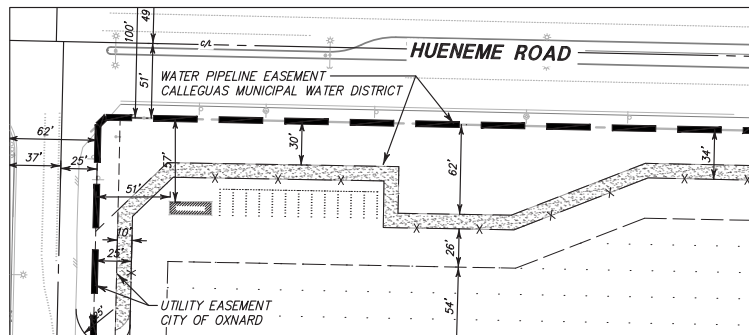
F. PROPOSED STRUCTURES

TEMPORARY GUARD SHACK TRAILER 240 S.F. 0.02% BUILDING COVERAGE



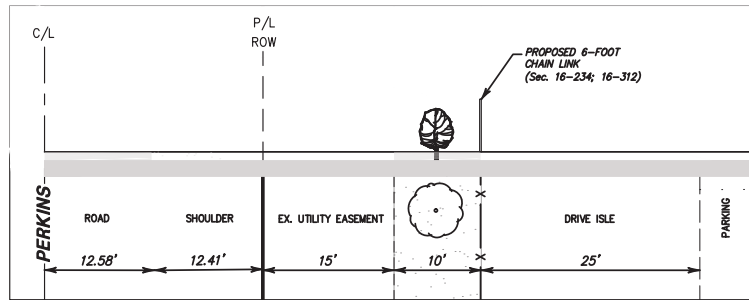
ENTRANCE/EXIT

1"=40'



UTILITY EASEMENT PROTECTION

1"=60'

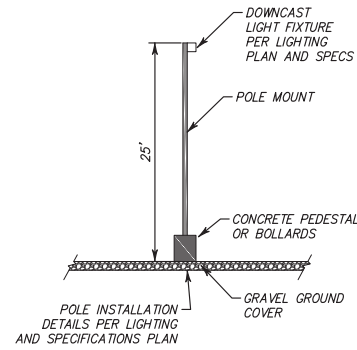


A - FENCE & LANDSCAPING SECTION

1"=10'

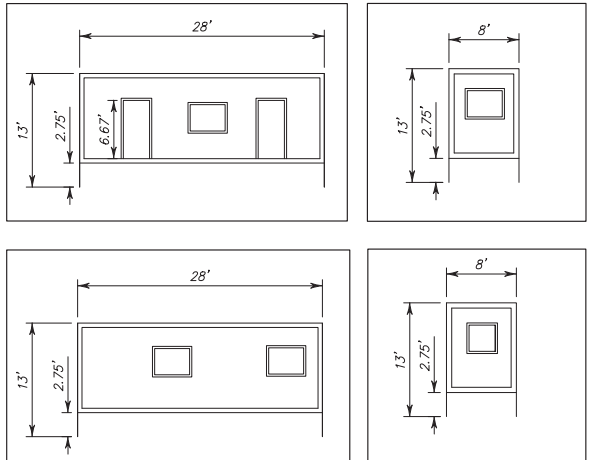
PROPOSED LIGHTING PLAN & FIXTURES:

- see Photometric Study and Specifications sheet



LIGHT DETAIL

1"=10'



TRAILER ELEVATIONS

1"=10'



SCALE: 1" = 80'

DATE: 8/30/2018

1672 DONLON STREET
VENTURA, CALIF. 93003
PHONE 805/654-6977
FAX 805/654-6979

J.N.: HUE25815

DWG. NAME: 5818 SUP.dwg

SPECIAL USE PERMIT
AUTO STORAGE AT PERKINS & HUENEME
PORT OF HUENEME

Hueneme Rd & Perkins Rd
City of Oxnard

COUNTY OF VENTURA

STATE OF CALIFORNIA

SHEET

1

OF 1