



PLANNING COMMISSION STAFF REPORT

TO: Planning Commission

FROM: Kenneth Rozell, Chief Assistant City Attorney

DATE: April 7, 2022

SUBJECT: Adoption of a resolution reauthorizing remote teleconference meetings of the Planning Commission of the City of Oxnard

RECOMMENDATION

That the Planning Commission adopt Resolution 2022-XX reauthorizing remote teleconference meetings of the Planning Commission in accordance with Assembly Bill 361.

BACKGROUND

On March 4, 2020, Governor Newsom issued Executive Order N-29-20, which in part, suspended the Ralph M. Brown Act (the "Brown Act") requirements for the conduct of meetings via teleconference during the COVID-19 pandemic. The Governor issued Executive Order N-08-21 on June 11, 2021, extending the Brown Act modifications in Executive Order N-29-20 through September 30, 2021.

On September 16, 2021, the Governor signed Assembly Bill 361 ("AB 361"), which amends the Brown Act to allow meetings of legislative bodies to be conducted via teleconference under certain conditions during proclaimed emergencies.

On September 20, 2021, the Governor issued Executive Order N-15-21 suspending the provisions of AB 361 through September 30, 2021, and clarifying that legislative bodies may continue to meet under Executive Order N-29-20 through September 30, 2021.

AB 361 allows legislative bodies to hold meetings utilizing teleconferencing without complying with the standard teleconferencing requirements if the Governor has proclaimed a State of Emergency and any of the following circumstances occur:

- State or local officials have imposed or recommended measures to promote social distancing; or

- A meeting is being held for the purposes of determining, by majority vote, whether as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees; or
- The legislative body has determined that as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees.

The City's COVID-19 Comprehensive Policy and Protocol imposes measures to promote social distancing. Further, the Governor's proclaimed state of emergency remains in effect.

If a meeting is held via teleconference under AB 361, the following requirements apply:

- Notice of the meeting must still be given in compliance with the Brown Act, and the notice must include the means by which the public may access the meeting and provide public comment.
- The public must be provided access to the meeting via a call-in option or internet-based service option and allowed to "address the legislative body directly." The agency does not have to provide an in-person option for the public to attend the meeting.
- The meeting must be conducted "in a manner that protects the statutory and constitutional rights of the parties and the public appearing before the legislative body."
- If there is a disruption to the meeting broadcast or in the ability to take call-in or internet-based public comment, no further action can be taken on agenda items until the issue is resolved.
- The body cannot require comments to be submitted before the start of the meeting. The public must be allowed to make "real-time" public comments.
- If the agency provides a timed public comment period, the public comment period must be left open until the time expires. If no timed public comment period is provided, a reasonable amount of time per agenda item must be provided.
- Findings must be made every 30 days to continue to conduct teleconference meetings under AB 361. The body must find it has reconsidered the circumstances of the state of emergency and either 1) the emergency continues to impact the ability to meet safely in person, or 2) State or local officials continue to impose or recommend measures to promote social distancing.

On October 7, 2021, November 4, 2021, December 2, 2021, December 16, 2021, January 13, 2022, February 3, 2022, and March 17, 2022, the Planning Commission adopted Resolutions 2021-36, 2021-38, 2021-48, 2021-49, 2022-01, 2022-12, and 2022-19, respectively, authorizing remote teleconference meetings of the Planning Commission in accordance with Assembly Bill 361.

The proposed resolution:

- Reauthorizes staff and the Planning Commission to conduct open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.
- Provides that, in the event of a disruption in the meeting broadcast or which prevents public comment, the Planning Commission shall not take further action on agenda items

until the disruption is resolved, provided that, for a broadcast disruption, action may continue to be taken if the meeting is still being broadcast over any of the media options specified in the posted agenda for the meeting.

If adopted, the resolution will take effect immediately upon its adoption and will be effective until the earlier of (i) April 16, 2022, or (ii) such time as the Planning Commission adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the Planning Commission may continue to teleconference without compliance with Government Code section 54953(b)(3).

ATTACHMENTS

1. AB 361 RESOLUTION

PLANNING COMMISSION OF THE CITY OF OXNARD
RESOLUTION NO. 2022-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD
REAUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE PLANNING
COMMISSION IN ACCORDANCE WITH ASSEMBLY BILL 361

WHEREAS, on March 4, 2020, the Governor of the State of California (the “Governor”) proclaimed a statewide state of emergency due to COVID-19; and

WHEREAS, on March 12, 2020, the Ventura County Health Officer (the “Health Officer”) declared a Local Health Emergency due to COVID-19; and

WHEREAS, on March 13, 2020, the Director of Emergency Services of the City of Oxnard (the “Director”) proclaimed the existence of a local emergency due to COVID-19; and

WHEREAS, on March 17, 2020, the City Council ratified the Director’s local emergency proclamation; and

WHEREAS, all meetings of the City of Oxnard’s legislative bodies are open and public, as required by the Brown Act (Cal. Gov. Code sections 54950 et seq.), so that any member of the public may attend, participate, and watch the City’s legislative bodies conduct their business; and

WHEREAS, beginning in March 2020, the Governor issued a series of Executive Orders, N-25-20, N-29-20, and N-35-20, that waived certain Brown Act requirements to allow legislative bodies to continue meeting while slowing the spread of COVID-19; and

WHEREAS, N-29-20 allowed the City’s legislative bodies to meet via teleconference without complying with certain Brown Act requirements; and

WHEREAS, on June 11, 2021, the Governor issued Executive Order N-08-21, extending the Brown Act provisions of N-29-20 through September 30, 2021; and

WHEREAS, on September 16, 2021, the Governor signed Assembly Bill 361 (“AB 361”) into law, allowing the City’s legislative bodies to continue to meet via teleconference during proclaimed states of emergency under modified Brown Act requirements; and

WHEREAS, AB 361, at Government Code section 54953(e), provides for teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions; and

WHEREAS, AB 361 allows legislative bodies to continue to meet via teleconference when a state of emergency is declared by the Governor pursuant to Government Code section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code section 8558; and

WHEREAS, AB 361 further requires that state or local officials have imposed or recommended measures to promote social distancing, or, the legislative body meeting in person would present imminent risks to the health and safety of attendees; and

WHEREAS, the Governor's proclaimed state of emergency, the Ventura County Health Officer's declared local health emergency, and the Director's and City Council's proclaimed local emergency remain in effect; and

WHEREAS, the City's COVID-19 *Comprehensive Policy and Protocol* imposes measures to promote social distancing; and

WHEREAS, meetings of the City's legislative bodies are broadcast on Spectrum Channel 10, Frontier Channel 10, and Youtube.com/Oxnardnews ("Broadcast Options"); and

WHEREAS, on September 17, 2021, the Health Officer informed the public that Ventura County's case rate is 19.3, which is still considered widespread community transmission by the Centers for Disease Control and Prevention and the California Department of Public Health; and

WHEREAS, on September 21, 2021, the Health Officer issued a letter recommending that social distancing measures continue to be practiced throughout Ventura County communities to minimize the spread of COVID-19.

WHEREAS, on October 7, 2021, November 4, 2021, December 2, 2021, December 16, 2021, January 13, 2022, February 3, 2022, and March 17, 2022, the Planning Commission adopted Resolutions 2021-36, 2021-38, 2021-48, 2021-49, 2022-01, 2022-12, and 2022-19, respectively, authorizing remote teleconference meetings of the Planning Commission in accordance with Assembly Bill 361.

NOW, THEREFORE, the Planning Commission of the City of Oxnard resolves as follows:

SECTION 1. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

SECTION 2. In-person meetings of the Planning Commission would present imminent risks to the health or safety of attendees.

SECTION 3. The staff and members of the Planning Commission are hereby reauthorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution including, conducting open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.

SECTION 4. In the event of a disruption which prevents the Planning Commission from broadcasting a meeting using a call-in option or internet-based service option, or in the event of a disruption within the City's control which prevents members of the public from offering public comment using the call-in option or internet-based service option, the Planning Commission shall take no further action on items appearing on a meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. However, if any of the Broadcast Options are disrupted, but any of the other Broadcast Options is still available to the public, the Planning Commission may take further action on items appearing on a meeting agenda without waiting for the disrupted Broadcast Option(s) to be restored.

SECTION 5. This Resolution shall take effect immediately upon its adoption and shall be effective until the earlier of (i) March 5, 2022, or (ii) such time the Planning Commission adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the Planning Commission may continue to teleconference without compliance with Government Code section 54953(b)(3).

SECTION 6. If any section, subsection, clause or phrase in this Resolution is for any reason held invalid, the validity of the remainder of this Resolution shall not be affected thereby. The Planning Commission would have passed this Resolution and each section, subsection, sentence, clause, or phrases thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses or phrases thereof be held invalid.

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PASSED AND ADOPTED THIS 7th day of April 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

RECUSED:

ATTEST:

Daniel Chavez Jr., Chair

Scott Kolwitz, Secretary

APPROVED AS TO FORM:

Kenneth Rozell, Chief Assistant City Attorney

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Jose Coyotl, Associate Planner

DATE: April 7, 2022

SUBJECT: **Project Name: Banfield Pet Hospital Special Use Permit;** Planning and Zoning Permit No. 21-520-04 (Special Use Permit); Located at 1950 North Rose Avenue (APN 213-0-100-065)

- 1) **Recommendation:** That the Planning Commission (“**Commission**”)
 - a) Finds the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, pursuant to Section 15301 (Existing Facilities), and
 - b) Approve Resolution 2022-XX approving Planning and Zoning Permit No. 21-520-04 (Special Use Permit), subject to certain findings and conditions.
- 2) **Project Description and Applicant:** A request to allow the operation of a small animal veterinarian hospital without outdoor kennels, outdoor or indoor overnight boarding, or overnight facilities except for medical observation only if trained medical staff are present during all times animals are onsite within an existing 3,500 square-foot tenant space of an approximately 15,400 square-foot multi-tenant commercial building on an 2.20 acre site located at 1950 North Rose Avenue (APN: 213-0-100-065) located within a larger commercial shopping center consisting of approximately 52,000 square feet on 7.87 acres 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 (Attachment A). The proposed project is exempt from environmental review, pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act. For purposes of this Staff Report, the foregoing project description shall be referred to as the “**Project.**” Filed by designated agent Michelle Neidiger, on behalf of Banfield Pet Hospital, 2525 East Burnside Street, Portland, Oregon 97214. (herein the “**Applicant**”).
- 3) **Existing & Surrounding Land Uses:** The multi-tenant commercial building is located within the existing Rose Crossing shopping center on the northeast corner of Rose Avenue and Gonzales Road. Surrounding zoning and general plan designations, and land uses are identified below and illustrated in Attachment B:

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Sites	General Commercial (C-2)	Commercial General (CG)	Multi-tenant shopping center
North	C-2	CG	Fast food restaurant
South	Business Research Park (BRP)	Public Semi-Public (PSP)	St. John's Regional Hospital
East	BRP	BRP)	County of Ventura Behavioral Health Services Building
West	C-2	CG	Gasoline fueling station with a convenience store

- 4) **Background Information:** On September 21, 2000, the Planning Commission approved Special Use Permit No. 99-500-128 and Tentative Tract Map No. 99-5-155 to authorize construction of an approximately 52,219 square-foot, commercial shopping center, and associated site improvements on the subject property.
- 5) **Environmental Determination:** In accordance with Section 15301, Class 1 (Existing Facilities) of the State California Environmental Quality Act (CEQA) Guidelines, projects involving “negligible or no expansion of use beyond that existing at the time of the lead agency’s determination” may be found to be exempt from the requirements of CEQA. The Project involves a request to operate a small animal veterinarian hospital within an existing multi-tenant commercial building, the project request will not increase the square footage of the existing building. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, staff has determined that there is no substantial evidence that the Project will have a significant effect on the environment and recommends that the Planning Commission find the Project is Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities) (Attachment C).
- 6) **Analysis:**
- a) **General Discussion:** The Applicant is seeking approval of an Special Use Permit to operate a small animal veterinary hospital for serving common household pets that would operate between the hours of 7:00 a.m. and 7:00 p.m. seven days a week.

The small animal veterinarian hospital will solely operate within the approximately 3,500 square foot tenants space. The animal hospital will feature a lobby, two restrooms, 4 examination rooms, x-ray room, surgery room, and treatment room. The project will not feature the following uses: outdoor kennels, outdoor or indoor overnight boarding, or overnight facilities except for medical observation only if trained medical staff are present during all times animals are onsite.

- b) **General Plan Consistency:** The City's 2030 General Plan land use designation of the subject site is Commercial General (CG) which allows retail centers and free-standing commercial uses along arterials. The zoning designation is General Commercial (C-2) which allows retail commercial uses and related neighborhood services uses. The small animal veterinarian use falls under the related uses classification which permits certain uses with the approval of a Special Use Permit granted by the Planning Commission. Approval of this Special Use Permit has been determined to be consistent with the General Plan and the property's land use designation.

Consistency with the 2030 General Plan is defined by the relationship between 2030 General Plan policies and the proposed project. The three consistency classification levels are:

- I. Direct Applicability to a Proposed Project or Program (full text of the policy and an explanation).
- II. Related or Indirect Applicability to the Proposed Project or Program (policy title and an explanation for each or groups of related or indirectly related policies).
- III. No or Distant Applicability to the Proposed Project or Program (all policies not listed as Level I and II are assumed to be consistent).

2030 General Plan		Level I	Level II	Rationale
Policy CD-4.1	<i>Mitigate Land Use Conflicts</i> Mitigate conflicts between commercial and other land uses, especially residential and recreational uses.	X		The Project proposes to locate within an established commercial shopping center which allows for the operation of a small veterinary hospital. The proposed site would operate with other businesses that engage in similar rediensital serving businesses therefore the Project would be compatible. Furthermore, the Project was reviewed for neighborhood compatibility, site development upgrades, and overall community benefits.
Policy CD-4.2	<i>Commercial Revitalization and Redevelopment</i> Encourage upgrading, beautification, revitalization, and appropriate reuse of existing commercial areas and shopping centers and, especially within redevelopment project areas, continue to develop and implement programs that link commercial areas with their adjoining neighborhoods and increase overall jobs, cales and property valuation.	X		
Policy CD- 17.1	<i>Retain Local Talent</i> Provide opportunities for a variety of local jobs and actively support efforts to retain residents		X	The Project will provide an opportunity for careers in the veterinary field.

	who have completed higher education.			
Policy CD-16.5	<i>Industrial and Commercial Development Standards</i> Require high quality development standards that increase the efficient use of existing industrial and commercial development areas so as to preserve agricultural land and minimize adverse environmental impacts.	X		The Project is conditioned to be consistent with the requirements of the General Commercial Planned Development zone which includes architectural and landscape standards suitable for commercial development.

Therefore, approval of this use is in conformance and consistent with the policies and standards of the 2030 General Plan.

- c) **Conformance with Zoning Development Standards:** The proposed development is located in the General Commercial (C-2) zoning district. In accordance with the City Code, the proposed small animal veterinarian facility may be permitted with an approved Special Use Permit. Applicable development standards of the C-2 zone and the have been compared with the proposed project, as follows:

GENERAL COMMERCIAL (C-2) OXNARD MUNICIPAL CODE SECTIONS 16-135 THROUGH 16-144			
DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED/PROVIDED	COMPLIES ?
Maximum Building Height §16-137	2 stories or 35 feet.	- Existing: 1 Story No change proposed.	YES
Front yard setback §16-139	- 10 feet	- 300 Feet No change proposed.	YES
Side yard setback §16-140 (C-2)	- 5 feet.	- 70 Feet No change proposed.	YES
Rear yard setback §16-141 (C-2)	Commercial: - 15 feet if greater than 16 feet in height	- 40 Feet. No change proposed.	YES
Parking Standards §16-622	<u>General Commercial Uses</u> 1 space for every 250 square feet of gross floor		YES

	area <u>Fast-food Restaurant</u> 1 per 50 sf sq. ft. of gross floor area 1950 North Rose Avenue (15,400 square-foot multi-tenant commercial building) 62 Total Parking Spaces For the Rose Shopping Center (Approximately 52,000 square-foot multi-tenant commercial shopping center) 247 Standard 84 Compact stalls 13 ADA Accessible (4 van) <u>13 Motorcycle stalls</u> 357 Total Parking Spaces 25 Bicycle Spaces	1950 North Ventura Avenue 93 Standard 4 ADA Accessible (4 van) <u>2 Motorcycle stalls</u> 99 Total Parking Spaces For the Rose Shopping Center 93 Standard 4 ADA Accessible (4 van) <u>2 Motorcycle stalls</u> 359 Total Parking Spaces No change proposed.	
Trash enclosures & transformers	Double wide parallel refuse containers	Existing trash enclosures along the rear of the building. No change proposed.	YES
Rooftop equipment	May not protrude above height of parapet.	Screened from view by parapet	YES
Lighting 16-320	Comply with Section 16-320 of the City Code.	On-site lighting meets the code.	YES

Therefore, approval of this use is in conformance and consistent with the standards of the OCC.

- d) **Site and Building Design:** The 3,500 square foot small ventrian hospital will be located within an existing 15,400 square foot multi-tenant commercial suite. The commercial building is serviced by existing infrastructure which includes: waste enclosure, off street parking, and a loading area. As part of the project no exterior modifications are proposed.

The building's primary customer entrance is approximately 50 feet from Gonzales Road and the lobby is designed to accommodate the volume of customers and pets being

served. All small veterinarian hospital uses will be conducted in doors within the 3,500 square foot tenant facility. The Project is prohibited from providing outdoor kennels, outdoor or indoor overnight boarding, or overnight facilities except for medical observation only if trained medical staff are present during all times animals are onsite.

- e) **Circulation and Parking:** The site is developed with existing building, parking, and equipment that it complies with the existing code requirements. The site is designed with vehicle ingress and egress from Rose Avenue and Gonzales Road. The Project is not proposing site improvements. No improvements are needed to the access points to accommodate the proposed small animal veterinarian hospital.
- 7) **Development Advisory Committee:** This project does not propose new construction or site improvement that warranted review by the Development Advisory Committee (DAC). However, the Planning Division consulted and circulated plans with various City Departments to seek input on the tenant improvement of the building.
- 8) **Community Workshop and Public Input:** On December 9, 2021, the applicant mailed 1,054 notices of the Community Workshop meeting to all property owners within the East Village Neighborhood. A notice of this meeting was posted on the project site with a brief description and contact information. The Community Workshop was conducted on December 20, 2021. There were 18 members that participated at the Community Workshop for this item. Staff did not receive any comments for the small animal veterinarian hospital facility.
- 9) **Appeal Procedure:** In accordance with Section 16-545 of the City Code, the Planning Commission's action may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period.

Attachments:

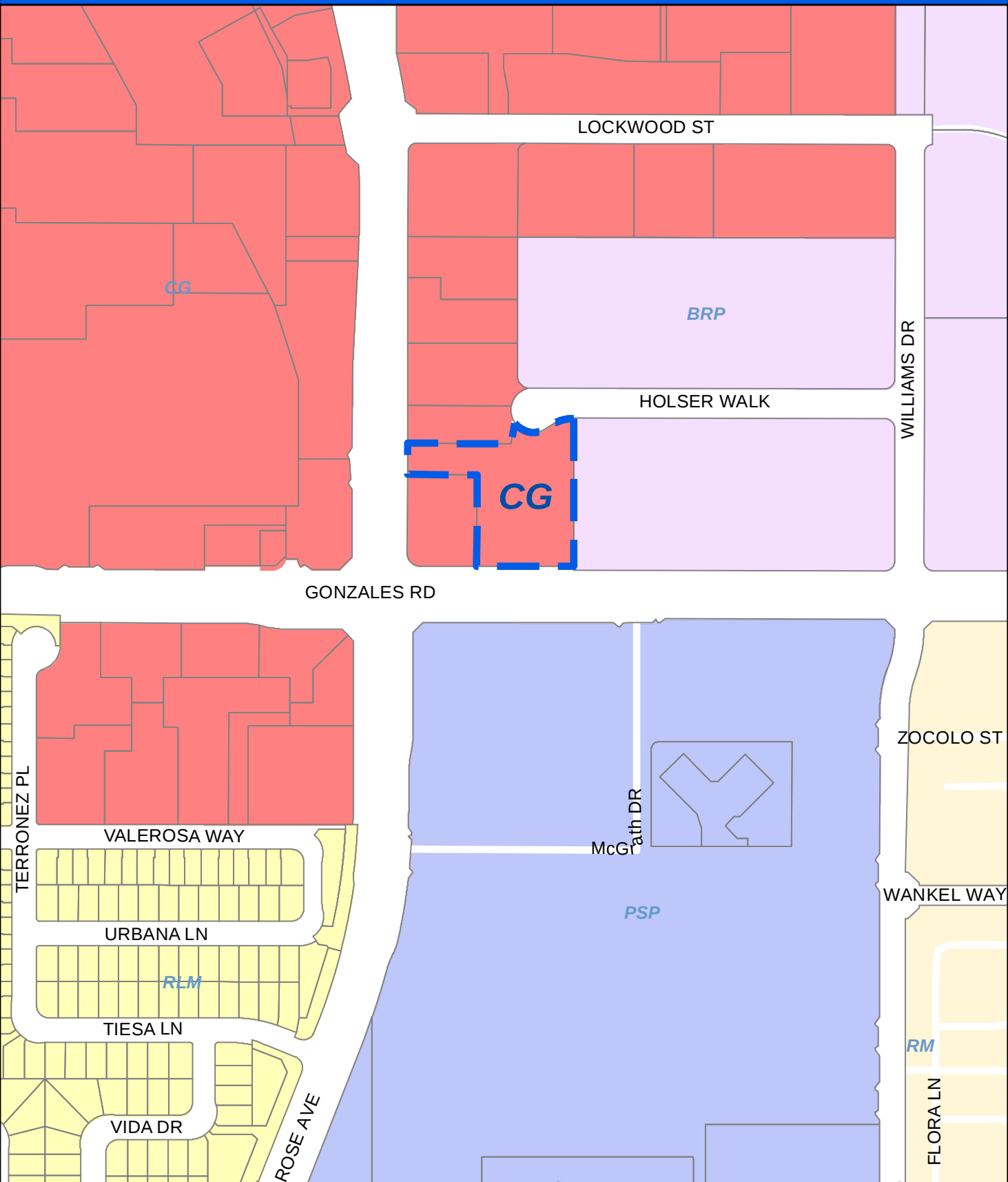
- A. Maps (Vicinity, General Plan, Zoning, Aerial)
- B. Reduced Project Plans
- C. Notice of Exemption
- D. Draft Resolution
- E. Staff Presentation

A. Maps (Vicinity, General Plan, Zoning, Aerial)

Vicinity Map

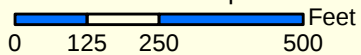


2030 General Plan Land Use Map



Oxnard Planning
March 21, 2022

PZ 21-520-04
Location: 1950 N Rose Ave
APN: 2130100065
Banfiel Pet Hospital

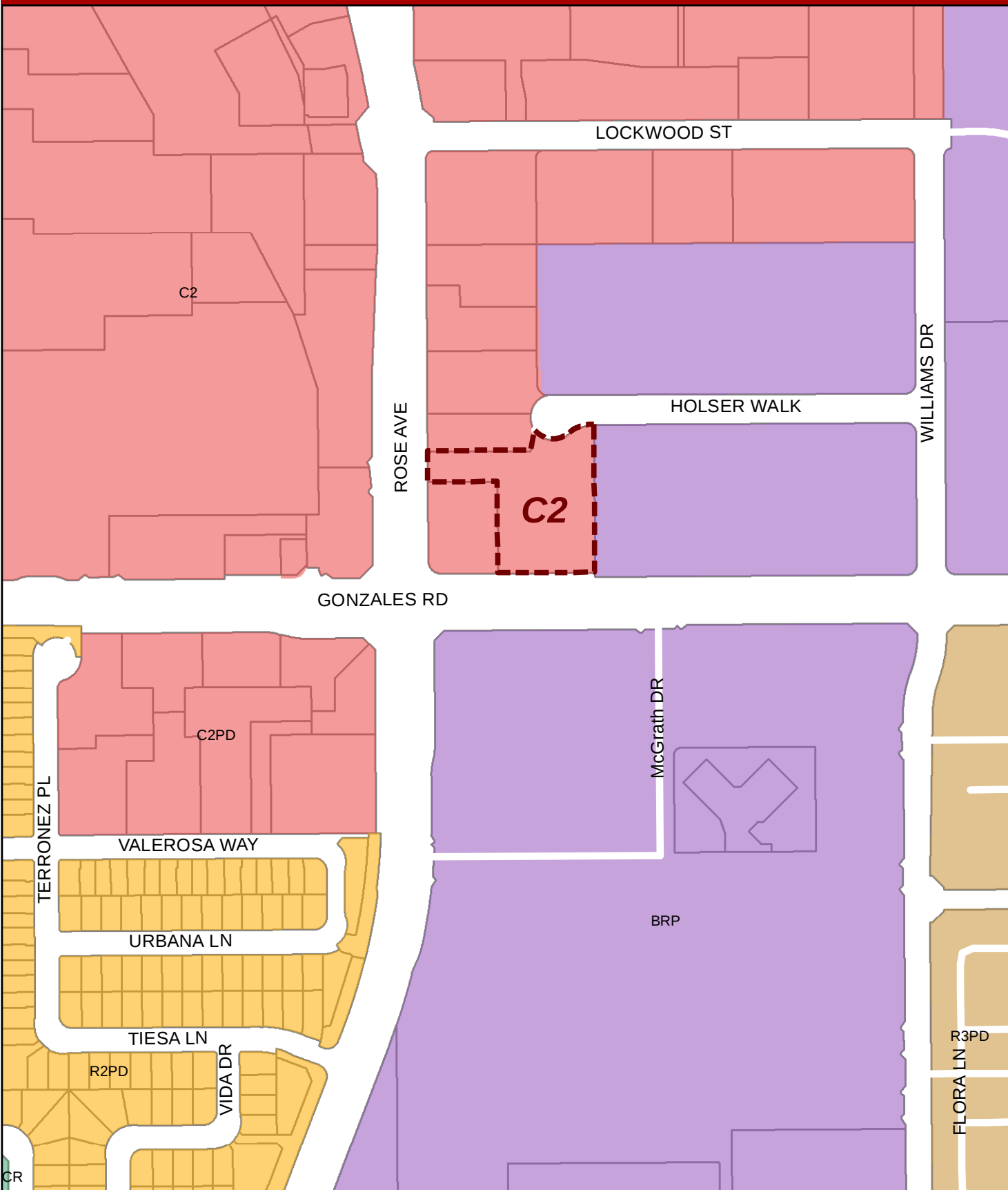


2030 General Plan Land Use Map



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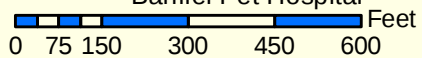
Zoning/Specific Plan Map



Oxnard Planning

March 21, 2022

PZ 21-520-04
Location: 1950 N Rose Ave
APN: 2130100065
Banfiel Pet Hospital



Zoning/Specific Plan Map



1:4,000



B. Reduced Project Plans

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 1/2"W x 23 1/2"H) MOUNTED DIRECTLY TO WALL.
B. BENCHES ARE 48" LONG UNO.
C. FUTURE FLATSCREEN TV.

FELINE ROOM

- A. WALL MOUNTED 24" FLATSCREEN TV, BOTTOM MOUNTED 43" AFF.
B. STANDARD AFF 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 1/2" METAL DOOR WITH 12" x 30" x 1/2" VISION PANEL.
B. ALL WALLS TO BE 1/2" LEAD UNO TO 84" AFF WITH 7" GYP. BD. TO 6" AFF. 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.

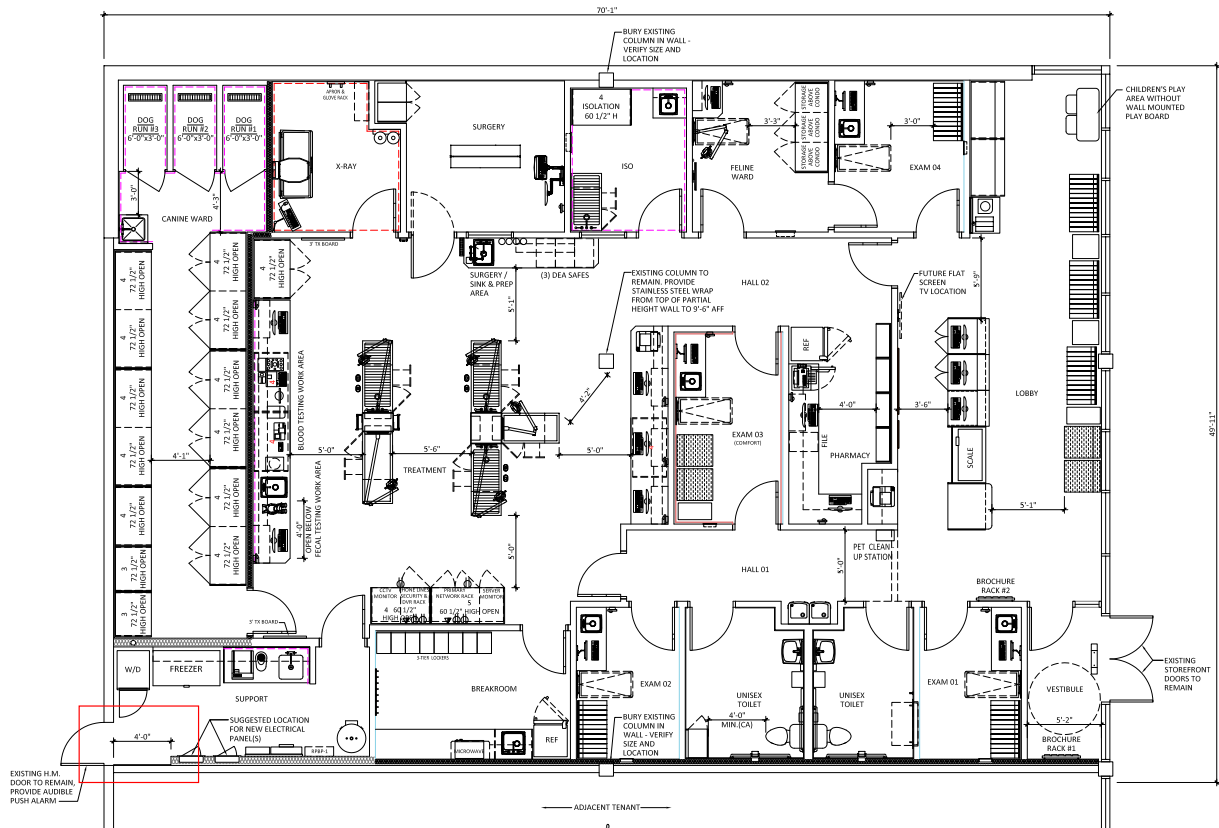
WALL FINISHES

- 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
LUCERINEX 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 = 3
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



46'-11"

79'-3"

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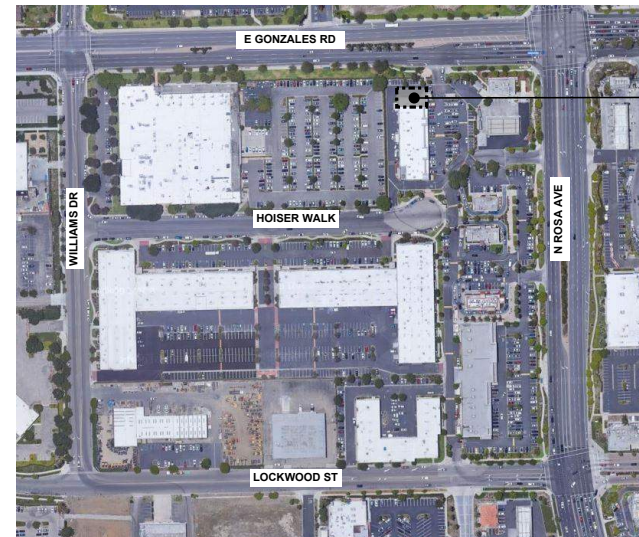
EXISTING SUITE 1950 LOOKING WEST PARKING LOT



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



005350 - OXNARD, CA
1950-1964
E GONZALES RD
OXNARD, CA 93036



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

PROPOSED
BANFIELD T.I.
PROJECT
AT ROSE
CROSSING

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

SCALE 02

C. Notice of Exemption

NOTICE OF EXEMPTION

Banfield Pet Hospital - Special Use Permit (SUP); PLANNING AND ZONING PERMIT NO. 21-520-04 (Special Use Permit) A request to allow the operation of a small animal veterinarian hospital without outdoor kennels, outdoor or indoor overnight boarding, or overnight facilities except for medical observation only if trained medical staff are present during all times animals are onsite within an existing 3,500 square-foot tenant space of an approximately 15,400 square-foot multi-tenant commercial building on an 2.20 acre site located at 1950 North Rose Avenue (APN: 213-0-100-065) located within a larger commercial shopping center consisting of approximately 52,000 square feet on 7.87 acres. 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. Filed by Michelle Neidiger on behalf of Banfield Pet Hospital.

Finding:

The Planning Commission of the City of Oxnard has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

- ☐ Ministerial Project
- ☒ Categorical Exemption
- ☐ Statutory Exemption
- ☐ Emergency Project
- ☐ Quick Disapproval [CEQA Guidelines, 14 Cal. Code of Regs. 15270]
- ☐ No Possibility of Significant Effect [CEQA Guidelines, 14 Cal. Code of Regs. 15061(b)(3)]

Supporting Reasons:

In accordance with Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines, qualifies as a Class 1 Categorical Exemption. This section applies to projects involving “negligible or no expansion of use beyond that existing at the time of the lead agency’s determination.” The Project involves a request to operate a small animal veterinarian hospital within an existing multi-tenant commercial building. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, the Planning Commission has determined that there is no substantial evidence that the project may have a significant effect on the environment, the project is categorically exempt from the provisions of CEQA, there is no requirement to prepare an environmental document, and the Planning Commission hereby authorizes the Planning and Environmental Services Manager to file a Notice of Exemption with the Ventura County Clerk.

(Date)

Scott Kolwitz
Planning and Environmental Services Manager

D. Draft Resolution

RESOLUTION NO. 2022-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 21-520-04 (SPECIAL USE PERMIT) REQUEST TO ALLOW THE OPERATION OF A SMALL ANIMAL VETERINARIAN HOSPITAL WITHOUT OUTDOOR KENNELS, OUTDOOR OR INDOOR OVERNIGHT BOARDING, OR OVERNIGHT FACILITIES EXCEPT FOR MEDICAL OBSERVATION ONLY IF TRAINED MEDICAL STAFF ARE PRESENT DURING ALL TIMES ANIMALS ARE ONSITE WITHIN AN EXISTING 3,500 SQUARE-FOOT TENANT SPACE OF AN APPROXIMATELY 15,400 SQUARE-FOOT MULTI-TENANT COMMERCIAL BUILDING ON AN 2.20 ACRE SITE LOCATED AT 1950 NORTH ROSE AVENUE (APN: 213-0-100-065) LOCATED WITHIN A LARGER COMMERCIAL SHOPPING CENTER CONSISTING OF APPROXIMATELY 52,000 SQUARE FEET ON 7.87 ACRE SITE WITHIN THE GENERAL COMMERCIAL (C-2) ZONE. NO EXTERIOR CHANGES ARE PROPOSED AND ONLY MINOR INTERIOR TENANT IMPROVEMENTS ARE ANTICIPATED TO ACCOMMODATE THE SMALL ANIMAL VETERINARIAN HOSPITAL. FILED BY MICHELLE NEIDIGER ON BEHALF OF BANFIELD PET HOSPITAL, 2525 EAST BURNSIDE STREET, PORTLAND, OREGON 97214.

WHEREAS, on October 26, 2021, designated agent Michelle Neidiger, on behalf of Banfield Pet Hospital, 2525 East Burnside Street, Portland, Oregon 97214, (the **“Applicant”** and/or **“Permittee”**) submitted Planning and Zoning Permit No. 21-520-04 (Special Use Permit), pursuant to Oxnard City Code Sections 16-135(A)(22), to allow a “Small animal veterinary hospitals serving common household pets, provided that no outdoor kennels are permitted” an existing 3,500 square-foot tenant space of an approximately 15,400 square-foot multi-tenant commercial building on an 2.20 acre site located at 1950 North Rose Avenue (APN: 213-0-100-065) (the **“Project”**); and

WHEREAS, on April 7, 2021, the Planning Commission of the City of Oxnard (**“Planning Commission”**) has conducted a duly noticed public hearing and considered an application for Planning and Zoning Permit No. 21-520-04 filed by Michelle Neidiger on behalf of Banfield Pet Hospital in accordance with Section 16-530 of the Oxnard City Code; and

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Section 15301 (Existing Facilities) Categorical Exemption. Further, the project does not trigger any of the Exceptions to the Exemptions (Section 15300.2) to defeat the Exemption:

- (a) **Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply to all instances,**

except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The project site is located within the 2030 General Plan land use designation of Commercial General and the zoning is General Commercial (C-2). The Project is surrounded by commercial and industrial buildings. The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

- (b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.**

The proposed cannabis retail facility is consistent with the 2030 General Plan, and the Oxnard City Code and is compatible with the scale and character of other commercial and industrial development in the project area. Any projects requiring discretionary approval would be analyzed with the 2030 General Plan and the Oxnard City Code for consistency and CEQA for any potential impacts. Therefore the project will have no significant cumulative impact.

- (c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.**

The proposed small veterinarian animal hospital facility will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The project will not alter the commercial and industrial uses of the surrounding development and the property does not contain any unusual environmental characteristics as the property is surrounded on all sides by an established commercial and industrial development. Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

- (d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements, which are required as mitigation by an adopted negative declaration or certified EIR.**

The project is not located in or adjacent to a State designated scenic highway.

- (e) **Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site, which is included on any list compiled pursuant to Section 65962.5 of the Government Code.**

The proposed project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code as confirmed by staff on March 9 2022.

- (f) **Historical Resources. A categorical exemption shall not be used for a project, which may cause a substantial adverse change in the significance of a historical resource.**

The project site does not contain an existing or potential landmark, point of interest, or historic resource, and it is not located within an existing, proposed, or potential Historic District. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF OXNARD:

SECTION 1. Based on the entire record before the Planning Commission and all written and oral evidence presented, including the Planning Commission Staff Report and all attachments thereto, the Planning Commission finds:

- (1) **The proposed use is in conformance with the General Plan and other adopted policies of the City of Oxnard.**

As described in the Staff Report, the proposed small animal veterinary hospital is an allowable use within the General Commercial (C-2) zone, subject to approval of a Special Use Permit. Therefore, the proposed small animal veterinary hospital use is in conformance with the 2030 General Plan, Oxnard City Code, and the elements thereof and other adopted standards. Therefore, this Project meets this finding.

- (2) **The proposed use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.**

As described in the Staff Report, the proposed use is consistent with the uses permitted on the project site, and the proposed use incorporates conditions to clarify, restrict, and permit certain uses determined to be compatible with the commercial building and the surrounding community. Therefore, the proposed use and improvements are not expected to have adverse effects or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare. Therefore, this Project meets this finding.

- (3) The site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards except as may be specifically excepted by the special findings and conditions of this Resolution.**

As described in the Staff Report, the Project will be located within an existing development within the General Commercial (C-2) zone which has previously been reviewed and approved to ensure the development is adequately proportional to the size of the property and served by public infrastructure. The existing project site is located within a developed 7.87-acre. Pursuant to the C-2 zone, the Project will be located within an existing building designed to be consistent with the development and design standards included within the C-2 zone, including, but not limited to, maximum building height, front, side and rear setbacks, lot coverage, landscaping, and equipment screening standards. The parking lot for the commercial multi-tenant building at 1950 North Rose Avenue will provide parking for a minimum of 99 vehicles, including 4 accessible parking spaces, 93 standard parking spaces, and 2 motorcycle parking spaces. Proposed interior tenant improvements to the site will be reviewed for compliance with C-2 zoning requirements. Given these circumstances, the site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards. Therefore, this Project meets this finding.

- (4) The site for the proposed use will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic such use will generate.**

As described in the Staff Report, the project is currently served by existing infrastructure and will continue to be accessed directly from Rose Avenue and Gonzales Road, which indirectly connects to Highway 101. The proposed small animal veterinarian hospital facility is not anticipated to generate significant traffic that would require improvements to infrastructure. Therefore, the site for the proposed small animal veterinarian hospital facility will be served by highways adequate in width and improved as necessary to carry project-generated traffic.

The parking lot for the commercial multi-tenant building at 1950 North Rose Avenue will provide parking for a minimum of 99 vehicles, including 4 accessible parking spaces, 93 standard parking spaces, and 2 motorcycle parking spaces. Based on the configuration of the proposed small animal veterinarian hospital facility the entire project site requires 1 loading space. The project will utilize an existing loading zone at the east side of the building accessed by a service door entrance to the tenant space. The project is consistent with City parking requirements. Therefore, the site will be served by streets, highways, transit and

bike facilities adequate to provide access to the proposed building and its anticipated uses. As such, this Project meets this finding.

(5) The site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.

The proposed use will occupy an existing building that has existing sewer, water, fire, and storm drainage services in place to serve the buildings. Interior tenant improvements requiring plumbing connections for sewer and water connections to services already serving the property will be subject to City permits and the California Plumbing and Fire Codes. The proposed small animal veterinarian hospital will not generate significant impacts that would require additional facilities. Therefore, the site for the proposed small animal veterinarian hospital will be provided with adequate sewerage, water, fire protection, and storm drainage facilities. As such, this Project meets this finding.

SECTION 2. The Planning Commission, in accordance with the California Environmental Quality Act (CEQA), determined that the Project will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, Section 15301 (Existing Facilities) of the State CEQA Guidelines pertaining to projects involving “negligible or no expansion of use beyond that existing at the time of the lead agency’s determination” may be found to be exempt from the requirements of CEQA. The Project involves a request to operate a small animal veterinarian hospital facility within an existing commercial building, the project request will not increase the square footage of the existing building. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, the Planning Commission has determined that there is no substantial evidence that the Project will have a significant effect on the environment. The Planning and Environmental Services Manager is hereby authorized to file a Notice of Exemption with the Ventura County Clerk pursuant to Section 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

SECTION 3. Based on the findings set forth herein, the Planning Commission hereby approves Planning and Zoning Permit 21-520-04 (Special Use Permit), subject to the attached conditions of approval.

SECTION 4. The decision of the Planning Commission shall be final unless an Appeal of the action is filed in accordance with the provisions of Section 16-545 of the Oxnard City Code.

SECTION 5. The Secretary shall certify the adoption of this Resolution.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby approves Planning and Zoning Permit No. 21-520-04 (Special Use Permit), subject to the following conditions. The decision of the Planning Commission is final

unless appealed in accordance with the provisions of §16-545 of the Oxnard City Code.

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-1*) while some are taken from environmental documents (e.g. *MND-S2*).

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	PL	Planning Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Landscape Design	CE	Code Compliance

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*)
2. This permit is granted for the plans dated April 7, 2022, (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a Minor Modification to the plans is approved by the Planning Manager (“Planning Manager”) or a Major Modification to the plans is approved by the Planning Commission. A Minor Modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A Major Modification shall be required for substantial changes or increases in such items. (PL, *G-2*)
3. This permit shall automatically become null and void 24 months from the date of its issuance, unless the Permittee obtains a zone clearance and business license for the proposed use. (PL, *G-3*)
4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Permittee to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)

5. By commencing any activity related to the project or using any structure authorized by this permit, Permittee accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, G-5)
6. Applicant agrees, as a condition of adoption of this resolution, at Applicant's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the Resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such Resolution that were part of the approval process. (CA, G-6)
7. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, G-7)
8. Applicant shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Applicant shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
9. Before placing or constructing any signs on the project property, Permittee shall obtain a sign permit from the City. Except as provided in the sign permit, Permittee may not change any signs on the project property. (PL/B, G-10)
10. Permittee shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
11. Permittee shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
12. Permittee shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, G-13)
13. If Permittee, owner or tenant fails to comply with any of the conditions of this permit, the Permittee, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)
14. Prior to issuance of building permits, Permittee shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, G-15)

PLANNING DIVISION STANDARD CONDITIONS

15. Any application for a Minor Modification to the project shall be accompanied by four copies of plans reflecting the requested modification, together with applicable processing fees. (PL, *PL-2*)
16. Before the City issues building permits, Permittee shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission and/or the City Council in all sets of construction documents and specifications for the project. (PL, *PL-3*)
17. Permittee agrees to participate in a water conservation program that includes refitting water fixtures existing on the project property with water conserving devices within residences or businesses in the City's water service area, if such a program is in effect when building permits are issued for this project. Among the requirements of such a program might be refitting existing toilets, faucets, shower heads, landscaping irrigation or other fixtures and items that consume water within the structure. (PL, *PL-14*)
18. As a result of water limitations placed upon the City by its water providers, approval of this permit does not guarantee that the City will issue building permits. Issuance of building permits may be delayed as a result of implementation of a water conservation or allocation plan. (PL, *PL-15*)
19. Prior to issuance of building permits, Permittee shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, *PL-16*)

PLANNING DIVISION SPECIAL CONDITIONS

20. Permittee shall remove any and all graffiti from the project premises, including but not limited to graffiti within the building within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. (PL)
21. Outdoor and indoor overnight boarding of animals shall be prohibited. Temporary boarding of animals shall only occur indoors within the tenant space during open business hours. Animals may be kept indoors overnight for medical observation only if trained medical staff are present during all times animals are onsite. (PL)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

22. Developer shall upgrade the existing crosswalk leading to the building from East Gonzales Road. The ADA curb ramp with the handrail on the north sidewalk of the drive aisle shall

be reconstructed to current ADA standards. The Developer shall also install truncated domes for the existing ADA curb ramp located on the south side of the drive aisle, and restripe the existing crosswalk to ADA standards. (DS)

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 7th day of April 2022.

Daniel Chavez, Jr., Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held this 7th day of April 2022, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Scott Kolwitz, Secretary

E. Staff Presentation

Banfield Pet Hospital Special Use Permit

PZ 21-520-04

**1950 North Rose Avenue
(APN: 213-0-100-065)**

Planning Commission Hearing
By: Jose Coyotl, Associate Planner

Planning Commission
April 7, 2022



Project Description

- Request to allow the operation of a small animal veterinarian hospital:
 - Without outdoor kennels, outdoor or indoor overnight boarding, or overnight facilities except for medical observation only if trained medical staff are present during all times animals are onsite.
 - Tenant improvement consisting of
 - the installation of new partition walls
 - minor plumbing upgrades
 - electrical upgrades
 - Animal veterinary hospital operations will be conducted between 7:00 AM to 7:00 PM daily.
 - Located within an existing 3,500 square-foot tenant space of an approximately 15,400 square-foot multi-tenant commercial building on a 2.20 acre site;
 - Located within a larger commercial shopping center consisting of approximately 52,000 square feet on 7.87 acres.
- Application filed by Michelle Neidiger

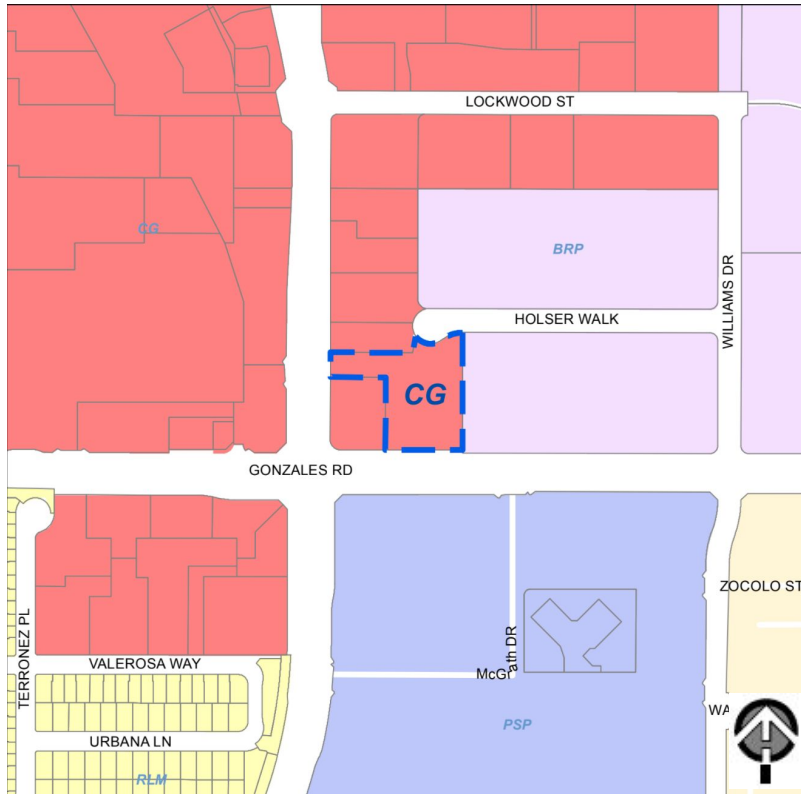
Project Location

Subject Site: 1950 North Rose Avenue



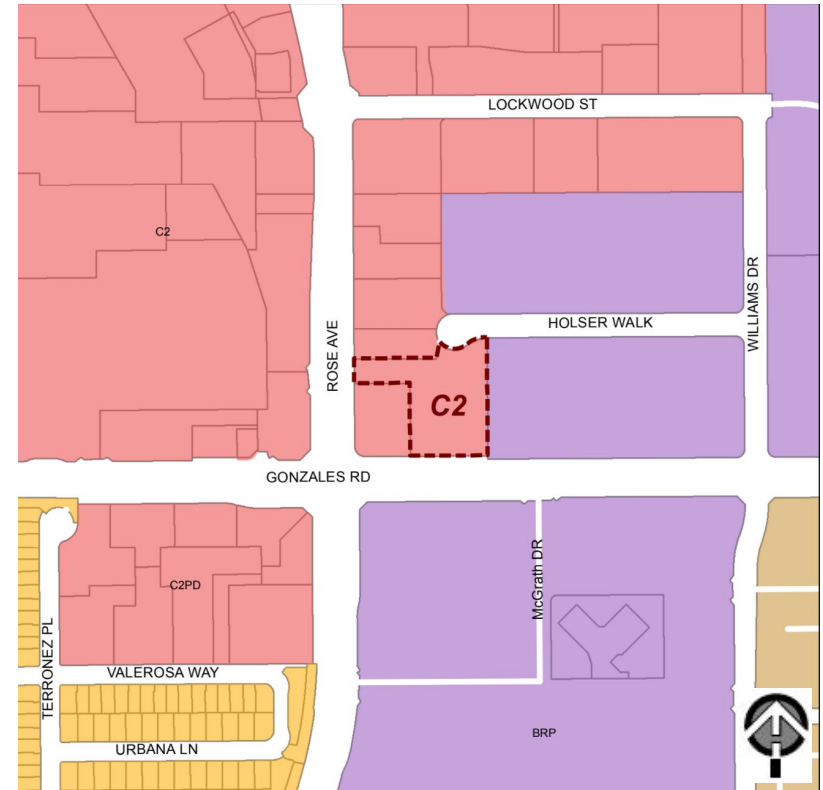
General Plan & Zoning Maps

General Plan Land Use Designation



Commercial General (CG)

Zoning Designation



General Commercial (C-2)

Existing Site

Subject Site: 1950 North Rose Avenue

Surrounding Uses:

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Sites	General Commercial (C-2)	Commercial General (CG)	Multi-tenant shopping center
North	C-2	CG	Fast food restaurant
South	Business Research Park (BRP)	Public/Semi Public (PSP)	St. John's Regional Hospital
East	BRP	BRP	County of Ventura Behavioral Health Services Building
West	C-2	CG	Gasoline fueling station with a convenience store.

Existing Conditions

Street view from the parking lot looking east.



Background: Development History

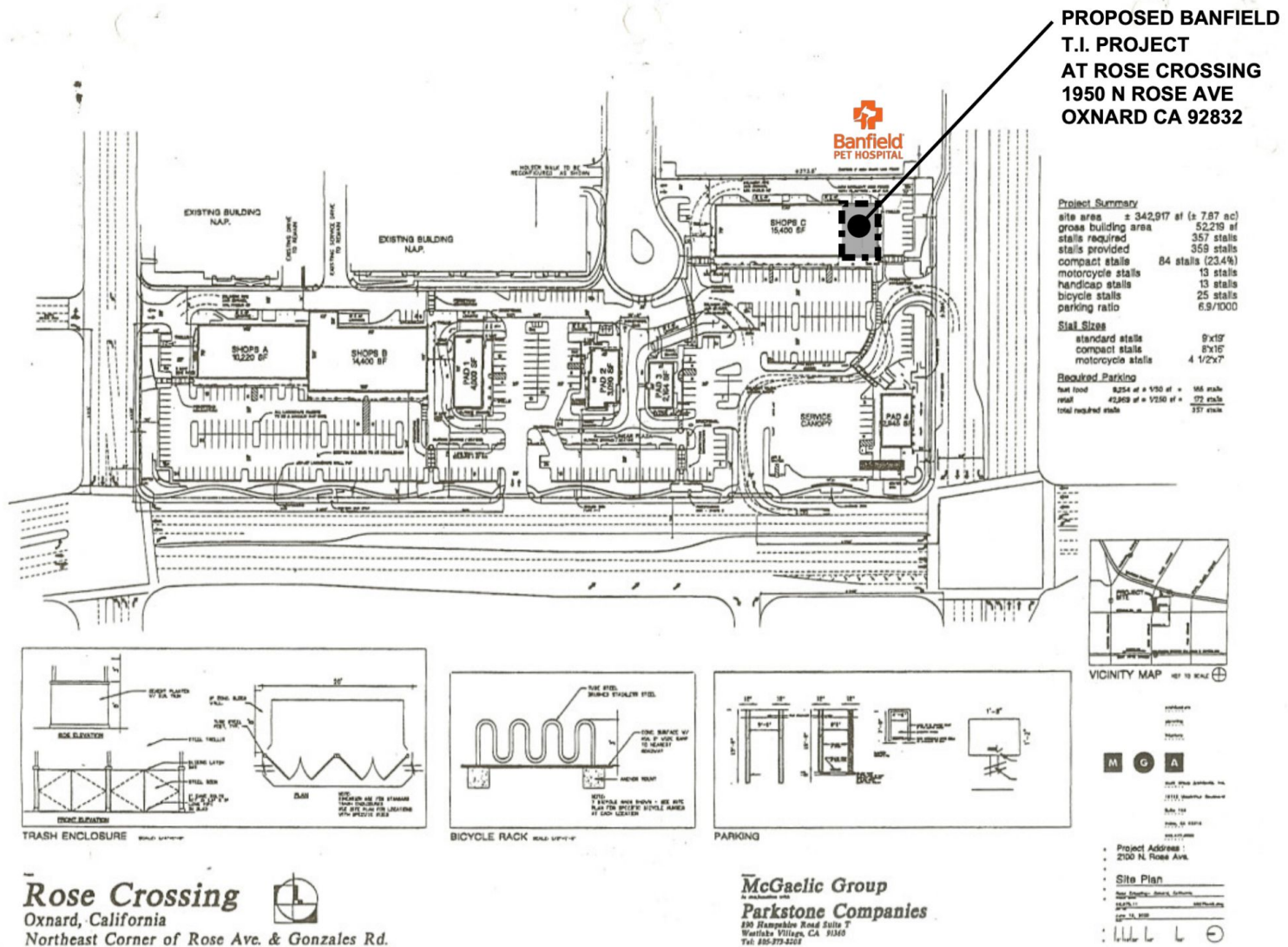
- On September 21, 2000, the Planning Commission approved Special Use Permit No. 99-5-128 and Tentative Tract Map No. 99-5-155 to authorize construction of an approximately 52,219 square-foot, commercial shopping center, and associated site improvements on the subject property.

Requirement for a SUP

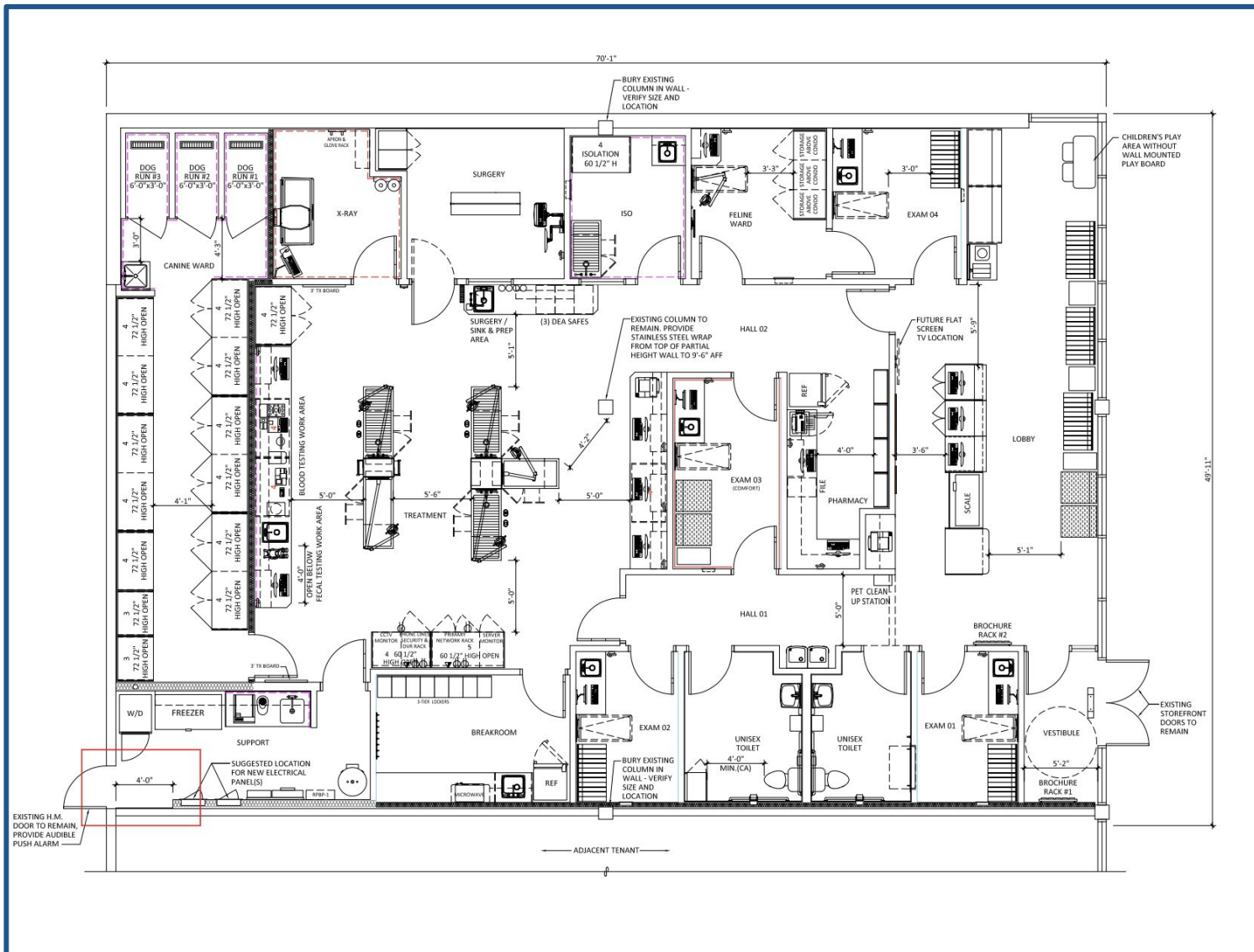
The Oxnard City Code Section 16-135 (A)(22) - Related Uses require a Special Use Permit for:

“Small animal veterinary hospitals serving common household pets, provided that no outdoor kennels are permitted”

Site Plan



Floor Plan



Public Comments

- On December 9, 2021, the site was posted with Project details and Community Workshop information and the Developer mailed out 1,054 meeting agenda notices to the residents of the East Village Neighborhood.
- On December 20, 2021, the project was presented to the public during a Community Workshop meeting.
- The meeting was attended by approximately 18 members of the public and persons had an opportunity to ask questions.
- Staff did not receive any comments during the workshop.
- To date, staff has not received any public comments regarding this Project.

Key Conditions of Approval

Operating Restriction Conditions

- **Conditions # 21:**

- Prohibit outdoor/indoor overnight boarding of animals at the site to be a compatible neighbor with other general commercial uses.
- Boarding of animals shall occur indoors within the tenant space during open business hours.
- Animals may be kept indoors overnight for medical observation only if trained medical staff are present during all times animals are onsite.

Development Improvement Condition

- **Conditions #22:** Requires site improvements based on requirements by the American with Disability Act (ADA).

Environmental Review

- In accordance with Section 15301, Class 1 (Existing Facilities) of the State California Environmental Quality Act (CEQA) Guidelines, projects involving “negligible or no expansion of use beyond that existing at the time of the lead agency’s determination” may be found to be exempt from the requirements of CEQA. The project includes:
 - A request for to operate a small animal veterinarian hospital facility within an existing individual building.
 - The Project will not increase the square footage of the existing building
- No substantial evidence the project will have a significant effect on environment.
- A Notice of Exemption is recommended to be filed.

Staff Recommendation

That the Planning Commission

- a) Finds the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities), and
- b) Adopt Resolution 2022-XX approving Planning and Zoning Permit No. 21-520-04 (Special Use Permit), subject to certain findings and conditions.

End of Presentation

Planning Commission Hearing: April 7, 2022

