



**PLANNING COMMISSION  
STAFF REPORT**

**TO:** Planning Commission

**FROM:** Joe Pearson II, Planning and Environmental Services Manager

**DATE:** January 18, 2024

**SUBJECT:** **Project Name: 3250 Saviers Road Property Acquisition;** Planning and Zoning Permit No. 23-625-06 (General Plan Conformity Determination) - 2030 General Plan Conformity Determination for Acquisition of the property located at 3250 Saviers Road; (APN: 219-0-031-065).

1) **Recommendation:** That the Planning Commission (“**Commission**”):

- a) Find the partial acquisition of unimproved real property located at 3250 Saviers Road Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) and Section 15378(b)(5); and
- b) Adopt Resolution 2024-XX affirming that the City of Oxnard’s acquisition of real property located at APN 219-0-031-065 is in conformance with the City of Oxnard 2030 General Plan, and recommending that the City Council order the acquisition.

2) **Project Description:** The City of Oxnard (“**Applicant**” or “**City**”) is considering the acquisition of unimproved real property located at 3250 Saviers Road (APN 219-0-031-065). The property to be acquired consists of approximately 127 square feet of real property located at 3250 Saviers Road for Right of Way purposes. The City of Oxnard proposes to acquire the property for the future development of new signal poles and space to reconstruct the access ramps that meet current American Disabilities Act.

For purposes of this Staff Report, the foregoing project description shall be referred to as the (“**Project**”). Requested by Donat Routhier, Associate Traffic Engineer, on behalf of the City of Oxnard, 214 South C Street, Oxnard, CA 93030.

3) **Existing & Surrounding Land Uses:** The subject site currently consists of a shopping center totalling approximately 0.34-acres. The Zoning and General Plan land use designations, and existing land uses are as follows (see Attachment A):

| LOCATION | GENERAL PLAN | ZONING | EXISTING LAND USE |
|----------|--------------|--------|-------------------|
|          |              |        |                   |

|              |                         |                          |                 |
|--------------|-------------------------|--------------------------|-----------------|
| Project Site | Commercial General (CG) | General Commercial (C-2) | Shopping Center |
| North        | Commercial General (CG) | General Commercial (C-2) | Retail Store    |
| South        | Commercial General (CG) | General Commercial (C-2) | Restaurant      |
| East         | Commercial General (CG) | General Commercial (C-2) | Oxnard Lodge    |
| West         | Commercial General (CG) | General Commercial (C-2) | Restaurant      |

- 4) **Background Information:** The Oxnard Saviers Traffic Signal Improvements Project is a Capital Improvement Project to upgrade existing traffic signal standard and improve sidewalk facilities at intersections. Specific work for this Project includes removal of existing out-dated traffic signal equipment and placement of new traffic signal poles, signal heads, signal controllers, demolition of existing asphalt concrete and concrete pavement, new concrete pavement, and restoration of asphalt concrete pavement to prepare roadway for intersection improvement, curb, gutter, sidewalk, signing, striping, and all other appurtenant and associated upgrading the traffic signals. This work benefits the City by enhancing circulation and mobility in the intersections, improving intersection visibility with enhanced lighting, and improving pedestrian facilities through updated crosswalk striping and updating to ADA compliant curb ramps.
- 5) **Environmental Determination:** Pursuant to California Environmental Quality Act (Public Resources Code Sections 21000 et seq., “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations Sections 15000 et seq., the “CEQA Guidelines”), the proposed General Plan Conformity Determination does not constitute a “project” for the purposes of CEQA because the determination will not result in direct or indirect physical changes in the environment and there is no possibility it will have a significant effect on the environment (CEQA Guidelines Section 15061(b)(3) and Section 15378(b)(5), and staff recommends that the Planning Commission accept the Notice of Exemption (Attachment B), attached to the staff report. The proposed determination simply fulfills the City’s obligation under Government Code Section 65402 to find acquisition of any real property in conformance with the 2030 General Plan. Any subsequent improvement to the property will be separately examined in accordance with CEQA.
- 6) **Analysis:**
  - a) **Government Code:** California Government Code Section 65402(a) requires that a Finding of General Plan Conformity be made by the Planning Commission and reported

to the City Council prior to any acquisition, disposition, vacation, or abandonment of any real City property by the City. Specifically, the Planning Commission is to determine as to whether the location, purpose, and extent of such proposed real property transaction is in conformance with the 2030 General Plan.

- b) **General Plan Consistency:** The City's 2030 General Plan land use designation for the Property is Commercial General (CG) and the zoning designation is General Commercial (C-2). The land use designation and zone allows retail, commercial, government and residential use. The project will allow for intersection improvements, curb, gutter, sidewalk, signing, striping, and all other appurtenant and associated upgrading the traffic signals.

As such, the proposed acquisition of this property would conform to the City's 2030 General Plan land use designation because any future development would be subject to the City's entitlement process, and must comply with all applicable zoning regulations, which implements many of the 2030 General Plan policies as identified in the table below.

| POLICY    | POLICY OR TITLE                             | EXPLANATION                                                                                             |
|-----------|---------------------------------------------|---------------------------------------------------------------------------------------------------------|
| ICS - 8.3 | Completing Bicycle and Sidewalk Network     | The project will allow for the improvement of connections of the City's pedestrian facilities.          |
| ICS-8.5   | Public Sidewalks and Pedestrian Orientation | The project will allow for the enhancement of pedestrian facilities including a public sidewalk.        |
| ICS - 8.9 | Street Crossings                            | The acquisition will allow for the provision of improved street crossings for cyclists and pedestrians. |

## 7) Summary and Conclusion:

The acquisition of the Right of Way located at 3250 Saviers Road to allow for the development of the Oxnard Saviers Traffic Signal Improvements Project Capital Improvement Project is consistent with the City 2030 General Plan. Therefore, after review of the proposed acquisition of the properties, staff recommends that the Planning Commission adopt the attached Resolution memorializing the Planning Commission's determination that the proposed acquisition conforms with the 2030 General Plan.

## Attachments:

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

*PZ No. 23-625-06; 3250 Saviers Road Property Acquisition*  
*Planning Commission Hearing Date January 18, 2024*  
*Page 4 of 4*

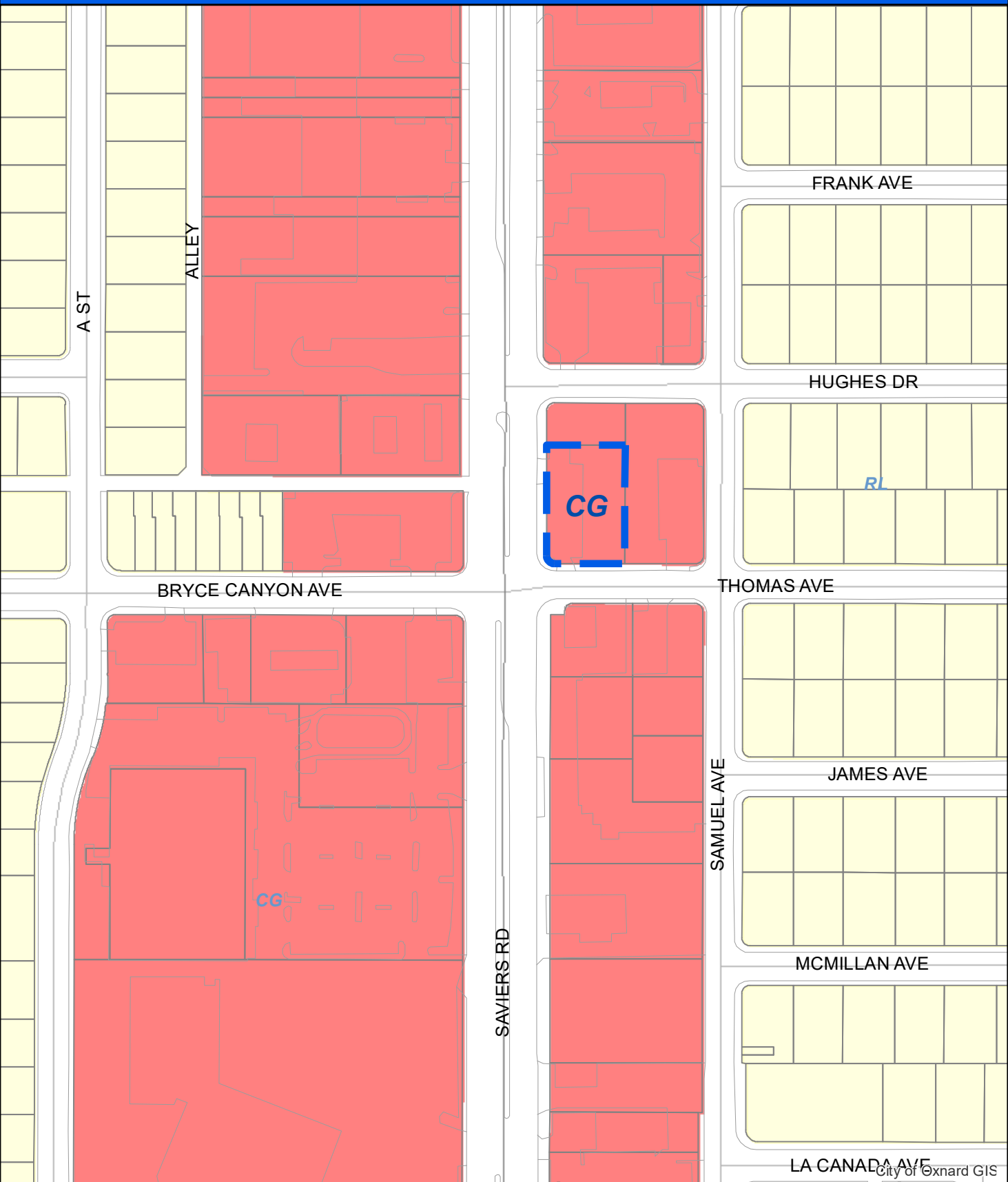
- B. Notice of Exemption
- C. Draft Planning Commission Resolution
- D. Staff Presentation



# Vicinity Map



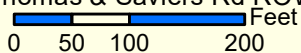
# 2030 General Plan Land Use Map



Oxnard Planning

December 28, 2023

PZ 23-625-06  
Location: 3250 Saviers Rd  
APN: 2190031065  
Thomas & Saviers Rd ROW

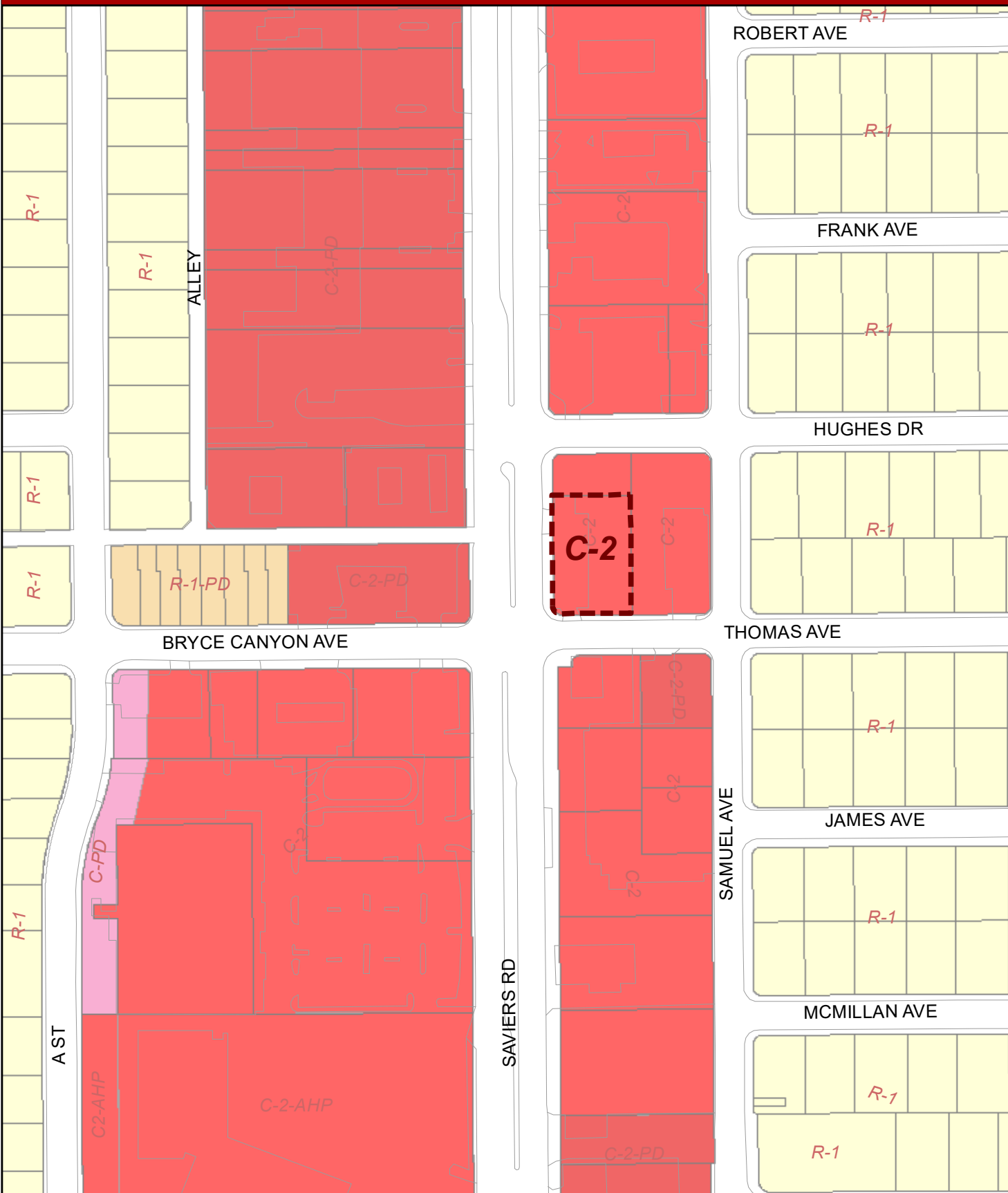


2030 General Plan Land Use Map

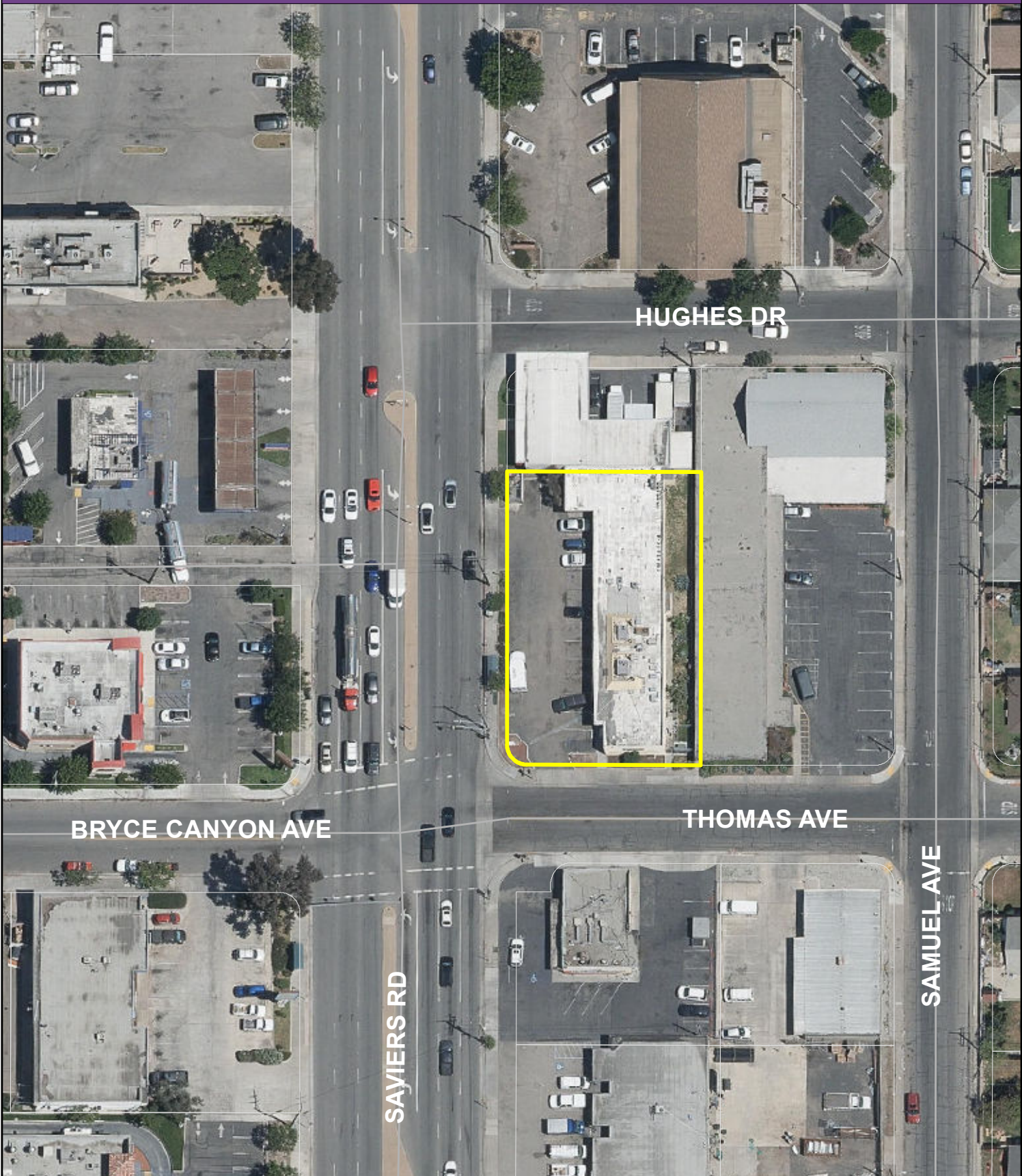


1:2,000

# Zoning/Specific Plan Map







HUGHES DR

BRYCE CANYON AVE

THOMAS AVE

SAVIERS RD

SAMUEL AVE



NOTICE OF EXEMPTION (NOE)

☐ **To:** Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

**From:** City of Oxnard  
Community Development Department  
214 South C Street  
Oxnard, CA 93030

☐ **To:** Ventura County Clerk-Recorder &  
Registrar of Voters  
Hall of Administration, Main Plaza  
800 South Victoria Avenue,  
Ventura, CA 93009-1260

**Project Title:** 3250 Saviers Road Property Acquisition

**Project Applicant:** Donat Routhier, Associate Traffic Engineer, on behalf of the City of Oxnard

**Project Location - Specific:** 3250 Saviers Road, Oxnard, CA ; (APN: 219-0-031-065)

**Description of Nature, Purpose and Beneficiaries of Project:** The property to be acquired consists of approximately 127 square feet of real property located at 3250 Saviers Road for Right of Way purposes. The City of Oxnard proposes to acquire the property for the future development of new signal poles and space to reconstruct the access ramps that meet current American Disabilities Act. The beneficiary of the project is the City of Oxnard.

**Name of Public Agency Approving Project (Lead Agency):** City of Oxnard

**Name of Person or Agency Carrying Out Project (Applicant):** Donat Routhier, Associate Traffic Engineer, on behalf of the City of Oxnard

**Exempt Status: (check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: \_\_\_\_\_
- ☒ Statutory Exemptions. State code number: Section 15061(b)(3) and Section 15378(b)(5)

**Reason(s) why project is exempt:** Pursuant to California Environmental Quality Act (Public Resources Code Sections 21000 et seq., "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations Sections 15000 et seq., the "CEQA Guidelines"), the proposed General Plan Conformity Determination does not constitute a "project" for the purposes of CEQA because the determination will not result in direct or indirect physical changes in the environment and there is no possibility it will have a

significant effect on the environment (CEQA Guidelines Section 15061(b)(3) and Section 15378(b)(5), and staff recommends that the Planning Commission accept the Notice of Exemption (Attachment B), attached to the staff report. The proposed determination simply fulfills the City's obligation under Government Code Section 65402 to find acquisition of any real property in conformance with the 2030 General Plan. Any subsequent improvement to the property will be separately examined in accordance with CEQA.

**Lead Agency Contact Person:** Joe Pearson II, Planning and Environmental Services Manager,  
805-385-8272

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Joe Pearson II, AICP  
Planning and Environmental Services Manager  
City of Oxnard

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Date

Note: Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

RESOLUTION NO. 2024-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD DETERMINING THAT THE CITY OF OXNARD PROPOSED ACQUISITION OF CERTAIN REAL PROPERTY LOCATED AT 3250 SAVIERS ROAD (APN: 219-0-031-065) IS IN CONFORMANCE WITH THE OXNARD 2030 GENERAL PLAN PURSUANT TO SECTION 65402 OF THE GOVERNMENT CODE. REQUESTED BY DONAT ROUTHIER, ASSOCIATE TRAFFIC ENGINEER, ON BEHALF OF THE CITY OF OXNARD, 214 SOUTH C STREET, OXNARD, CA 93030, ON BEHALF OF THE PROPERTY OWNER.

WHEREAS, The City of Oxnard is proposing to acquire of real property located at 3250 Saviers Road (APN 219-0-031-065), as shown in Exhibits 1 and 2 (the “**Property**”); and

WHEREAS, Lee Yong D-Soo J is the owner of record of this property; and

WHEREAS, The 2030 General Plan in a comprehensive, long term plan that guides land use and physical development of land within the City of Oxnard and provides policy direction regarding land uses that are intended to serve the community; and

WHEREAS, Whenever a public agency proposes to dispose, acquire, vacate or abandon any real property, California Government Code Section 65402 requires a report on conformity with the General Plan; and

WHEREAS, The City’s 2030 General Plan land use designation for the Property is Commercial General (CG) and the zoning designation is General Commercial (C-2); and

WHEREAS, The proposed acquisition would conform to the City’s 2030 General Plan land use designation because they would allow for the construction of pedestrian and signal upgrades consistent with the City Capital Improvement Plan; and

WHEREAS, The acquisition of these easements, as documented in the staff report, would be consistent General Plan policies regarding the use of the sites and would implement General Plan policies related to the provision of pedestrian and signal upgrades; and

WHEREAS, The acquisition and the ultimate use of this Right of Way for pedestrian and signal upgrades is consistent with the 2030 on the subject site. Future use of the parcel will be required to comply with all City codes and regulations; and

WHEREAS, on January 18, 2024, the Planning Commission considered the proposed acquisition of real property located at 3250 Saviers Road in light of the Oxnard 2030 General Plan and the requirements of Government Code section 65402.

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

SECTION 1. The Planning Commission, in accordance with Section 21065 of the California Environmental Quality Act (CEQA), finds that its determination of whether the proposed District's disposition of the subject Properties is consistent with the Oxnard 2030 General Plan is not a "Project" for purposes of CEQA and State CEQA Guidelines since the determination does not result in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Section 15061(b)(3) and Section 15378(b)(5).

SECTION 2. Based on the findings set forth herein, and 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 hereby determines that the proposed City's disposition of the subject Property is in conformity with the Oxnard 2030 General Plan.

SECTION 3. The Secretary shall certify the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 18th day of January, 2024.

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Ronald Arruejo, 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 on the 18th day of January, 2024, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

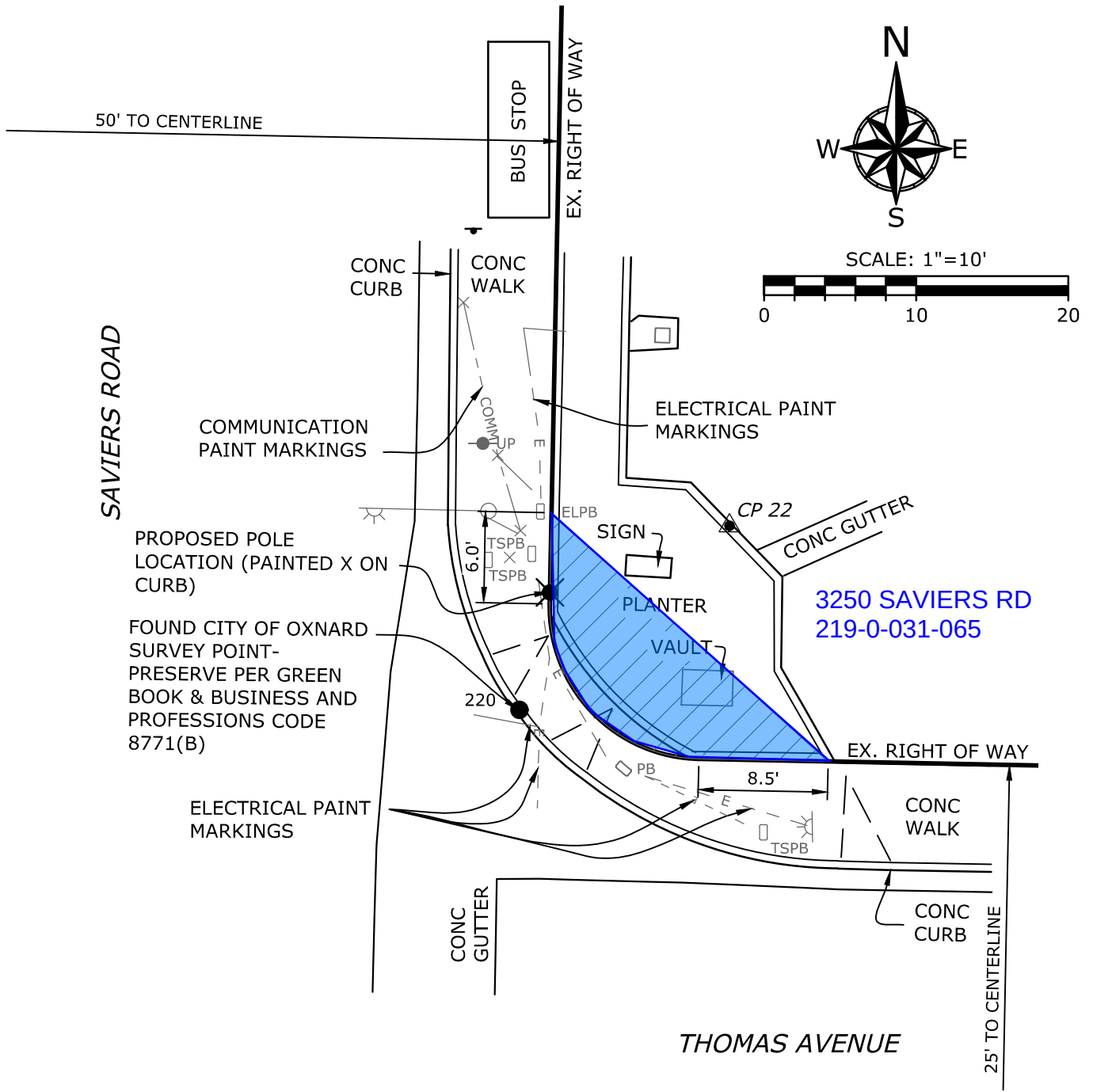
ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

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Joe Pearson II, Secretary





PROPOSED RIGHT OF WAY  
ACQUISITION

127± SQUARE FEET

RIGHT OF WAY EXHIBIT  
SAVIERS RD. & THOMAS AVE.

PW 19-97  
OXNARD, CA

# 3250 Saviers Road Property Acquisition General Plan Conformity

Applicant: Donat Routhier, Associate Traffic Engineer, on behalf of the City of Oxnard

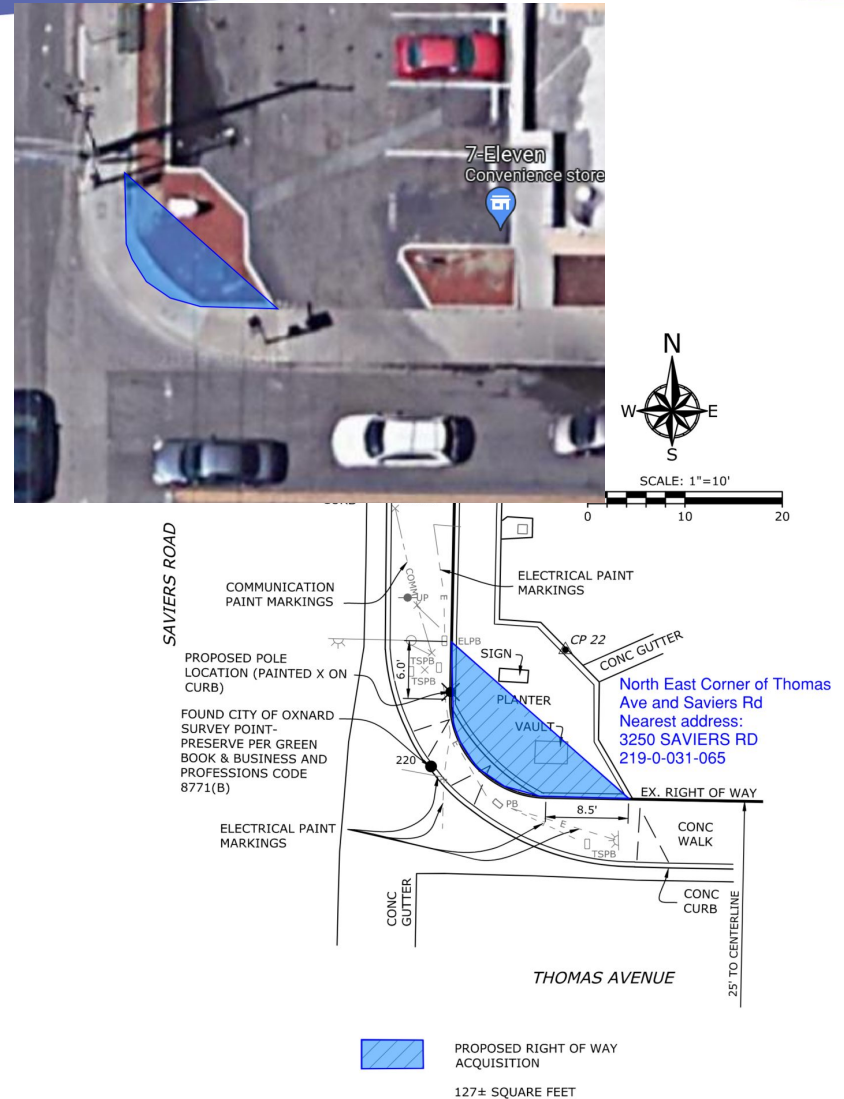
Joe Pearson II, Planning Manager

Planning Commission  
January 18, 2024



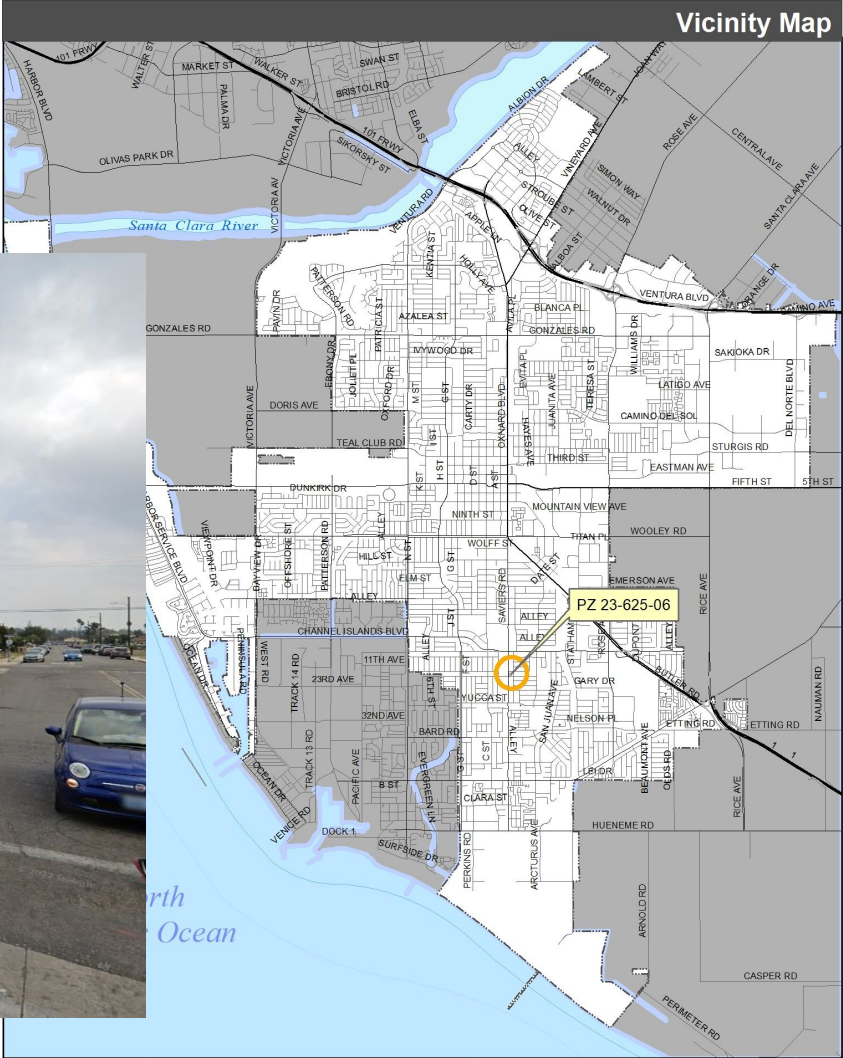
# PROJECT DESCRIPTION

- 2030 General Plan Conformity Determination for Acquisition of Real Property located at 3250 Saviers Road.
- The purpose of the acquisition is to support the development of the Oxnard Saviers Traffic Signal Improvements Project per the City's CIP.
- 127 square feet portion of the parcel



# PROJECT LOCATION

Subject Site: 3250 Saviers Road



|                                                                                           |                                                                                                       |                                                       |                 |
|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------|-----------------|
| <p>City of<br/><b>OXNARD</b><br/>CALIFORNIA<br/>Oxnard Planning<br/>December 28, 2023</p> | <p>PZ 23-625-06<br/>Location: 3250 Saviers Rd<br/>APN: 2190031065<br/>Thomas &amp; Saviers Rd ROW</p> | <p><b>Vicinity Map</b></p> <p>0 0.5 1 1.5 2 Miles</p> | <p>1:70,000</p> |
|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------|-----------------|

# EXISTING SITE

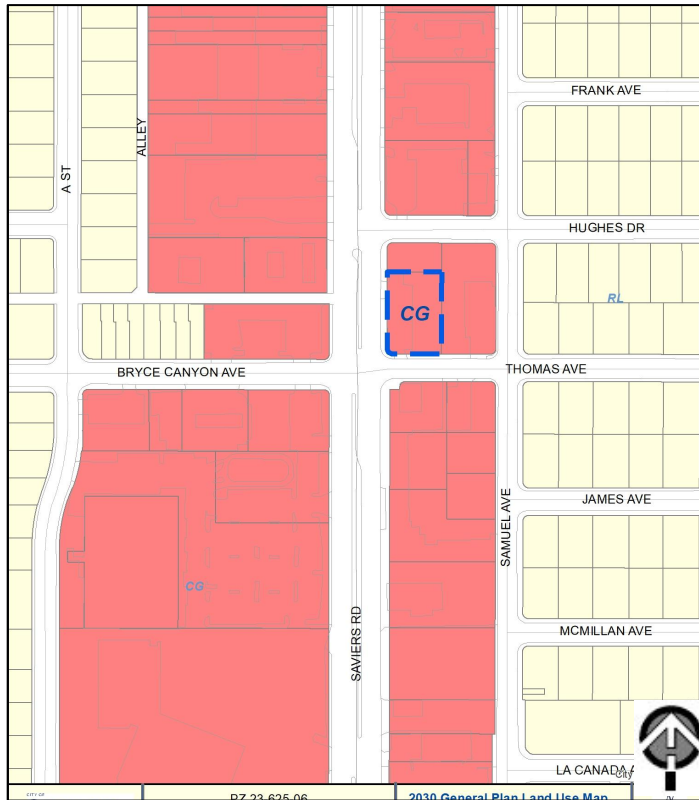
**Subject Site:** 3250 Saviers Road

**Surrounding Uses:**

| LOCATION     | GENERAL PLAN            | ZONING                   | EXISTING LAND USE |
|--------------|-------------------------|--------------------------|-------------------|
| Project Site | Commercial General (CG) | General Commercial (C-2) | Shopping Center   |
| North        | Commercial General (CG) | General Commercial (C-2) | Retail Store      |
| South        | Commercial General (CG) | General Commercial (C-2) | Restaurant        |
| East         | Commercial General (CG) | General Commercial (C-2) | Oxnard Lodge      |
| West         | Commercial General (CG) | General Commercial (C-2) | Restaurant        |

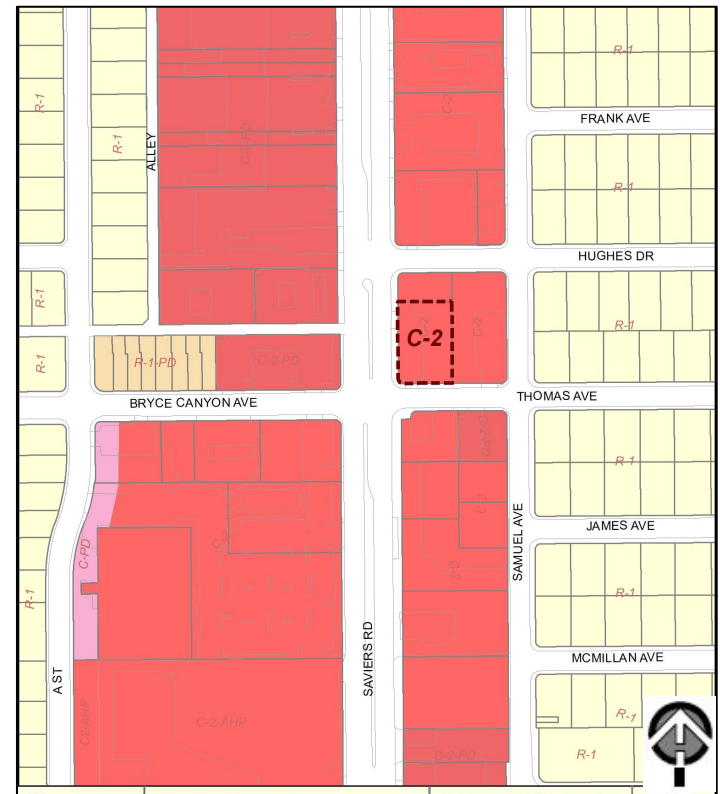
# GENERAL PLAN & ZONING MAPS

## General Plan Land Use Designation



Commercial General (CG)

## Zoning Designation



General Commercial (C-2)



## BACKGROUND

- The Oxnard Saviers Traffic Signal Improvements Project is a Capital Improvement Project to upgrade existing traffic signal standard and improve sidewalk facilities at intersections.
- Specific work for this Project includes removal of existing outdated equipment and placement of new traffic signal poles, new concrete pavement, and restoration of asphalt concrete pavement to prepare roadway for intersection improvement, curb, gutter, sidewalk, signing, striping, and all other appurtenant and associated upgrading the traffic signals.

**Government Code Section 65402**, requires that real property acquisition or disposition, street vacation or abandonment, public building or structure construction be consistent with the General Plan and Local Coastal Land Use Plan as to location, purpose and extent.

The Planning Commission review and verification is documented through a resolution finding the acquisition of this real property is in conformity with the 2030 General Plan.



# GENERAL PLAN CONSISTENCY

- The City's 2030 General Plan land use designation for 3250 Saviers Road is Commercial General (CG) and the zoning designation is General Commercial (C-2).
  - ICS - 8.3 - Completing Bicycle and Sidewalk Network
  - ICS - 8.5 - Public Sidewalks and Pedestrian Orientation
  - ICS - 8.9 - Street Crossings

## **Environmental Determination**

Pursuant to California Environmental Quality Act (CEQA) Guidelines, the proposed General Plan Conformity Determination does not constitute a “project” for the purposes of CEQA because the determination will not result in direct or indirect physical changes in the environment and there is no possibility it will have a significant effect on the environment (CEQA Guidelines Section 15061(b)(3) and Section 15378(b)(5)).

## STAFF RECOMMENDATION

That the Planning Commission:

- a) Find the partial acquisition of unimproved real property located at 3250 Saviers Road Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) and Section 15378(b)(5); and
- b) Adopt Resolution 2024-XX affirming that the City of Oxnard's acquisition of real property located at APN 219-0-031-065 is in conformance with the City of Oxnard 2030 General Plan, and recommending that the City Council order the acquisition.





**PLANNING COMMISSION  
STAFF REPORT**

**TO:** Planning Commission

**FROM:** Joe Pearson II, Planning and Environmental Services Manager

**DATE:** January 18, 2024

**SUBJECT:** **Project Name: 5101 Saviers Road Property Acquisition;** Planning and Zoning Permit No. 23-625-07 (General Plan Conformity Determination) - 2030 General Plan Conformity Determination for Acquisition of the property located at 5101 Saviers Road; (APN: 222-0-102-015).

1) **Recommendation:** That the Planning Commission (“**Commission**”):

- a) Find the partial acquisition of unimproved real property located at 5101 Saviers Road Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) and Section 15378(b)(5); and
- b) Adopt Resolution 2024-XX affirming that the City of Oxnard’s acquisition of real property located at 5101 Saviers Road (APN: 222-0-102-015) is in conformance with the City of Oxnard 2030 General Plan, and recommending that the City Council order the acquisition.

2) **Project Description:** The City of Oxnard (“**Applicant**” or “**City**”) is considering the acquisition of unimproved real property located at 5101 Saviers Road; (APN: 222-0-102-015). The property to be acquired consists of approximately 170 square feet of real property located at 5101 Saviers Road for Right of Way purposes. The City of Oxnard proposes to acquire the property for the future development of new signal poles and space to reconstruct the access ramps that meet current American Disabilities Act.

For purposes of this Staff Report, the foregoing project description shall be referred to as the (“**Project**”). Requested by Donat Routhier, Associate Traffic Engineer, on behalf of the City of Oxnard, 214 South C Street, Oxnard, CA 93030.

3) **Existing & Surrounding Land Uses:** The subject site currently consists of a shopping center totalling approximately 0.43-acres. The Zoning and General Plan land use designations, and existing land uses are as follows (see Attachment A):

| LOCATION | GENERAL PLAN | ZONING | EXISTING LAND |
|----------|--------------|--------|---------------|
|----------|--------------|--------|---------------|

|              |                         |                                                                                  | USE              |
|--------------|-------------------------|----------------------------------------------------------------------------------|------------------|
| Project Site | Commercial General (CG) | General Commercial-Planned Development-Affordable Housing Permitted (C-2-PD-AHP) | Vacant           |
| North        | Commercial General (CG) | General Commercial (C-2)                                                         | Shopping Center  |
| South        | Commercial General (CG) | General Commercial (C-2)                                                         | Residential      |
| East         | Commercial General (CG) | General Commercial (C-2)                                                         | Retail Stores    |
| West         | Commercial General (CG) | General Commercial (C-2)                                                         | Place of Worship |

- 4) **Background Information:** The Oxnard Saviers Traffic Signal Improvements Project is a Capital Improvement Project to upgrade existing traffic signal standard and improve sidewalk facilities at intersections. Specific work for this Project includes removal of existing out-dated traffic signal equipment and placement of new traffic signal poles, signal heads, signal controllers, demolition of existing asphalt concrete and concrete pavement, new concrete pavement, and restoration of asphalt concrete pavement to prepare roadway for intersection improvement, curb, gutter, sidewalk, signing, striping, and all other appurtenant and associated upgrading the traffic signals. This work benefits the City by enhancing circulation and mobility in the intersections, improving intersection visibility with enhanced lighting, and improving pedestrian facilities through updated crosswalk striping and updating to ADA compliant curb ramps.
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any real property in conformance with the 2030 General Plan. Any subsequent improvement to the property will be separately examined in accordance with CEQA.

6) **Analysis:**

- a) **Government Code:** California Government Code Section 65402(a) requires that a Finding of General Plan Conformity be made by the Planning Commission and reported to the City Council prior to any acquisition, disposition, vacation, or abandonment of any real City property by the City. Specifically, the Planning Commission is to determine as to whether the location, purpose, and extent of such proposed real property transaction is in conformance with the 2030 General Plan.
- b) **General Plan Consistency:** The City's 2030 General Plan land use designation for the Property is Commercial General (CG) and the zoning designation is General Commercial-Planned Development-Affordable Housing Permitted (C-2-PD-AHP). The land use designation and zone allows retail, commercial, government and residential use. The project will allow for intersection improvements, curb, gutter, sidewalk, signing, striping, and all other appurtenant and associated upgrading the traffic signals.

As such, the proposed acquisition of this property would conform to the City's 2030 General Plan land use designation because any future development would be subject to the City's entitlement process, and must comply with all applicable zoning regulations, which implements many of the 2030 General Plan policies as identified in the table below.

| POLICY    | POLICY OR TITLE                             | EXPLANATION                                                                                             |
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| ICS - 8.3 | Completing Bicycle and Sidewalk Network     | The project will allow for the improvement of connections of the City's pedestrian facilities.          |
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| ICS - 8.9 | Street Crossings                            | The acquisition will allow for the provision of improved street crossings for cyclists and pedestrians. |

7) **Summary and Conclusion:**

The acquisition of the Right of Way located at 5101 Saviers Road to allow for the development of the Oxnard Saviers Traffic Signal Improvements Project Capital Improvement Project is consistent with the City 2030 General Plan. Therefore, after review of the proposed acquisition of the properties, staff recommends that the Planning Commission adopt the attached Resolution memorializing the Planning Commission's



determination that the proposed acquisition conforms with the 2030 General Plan.

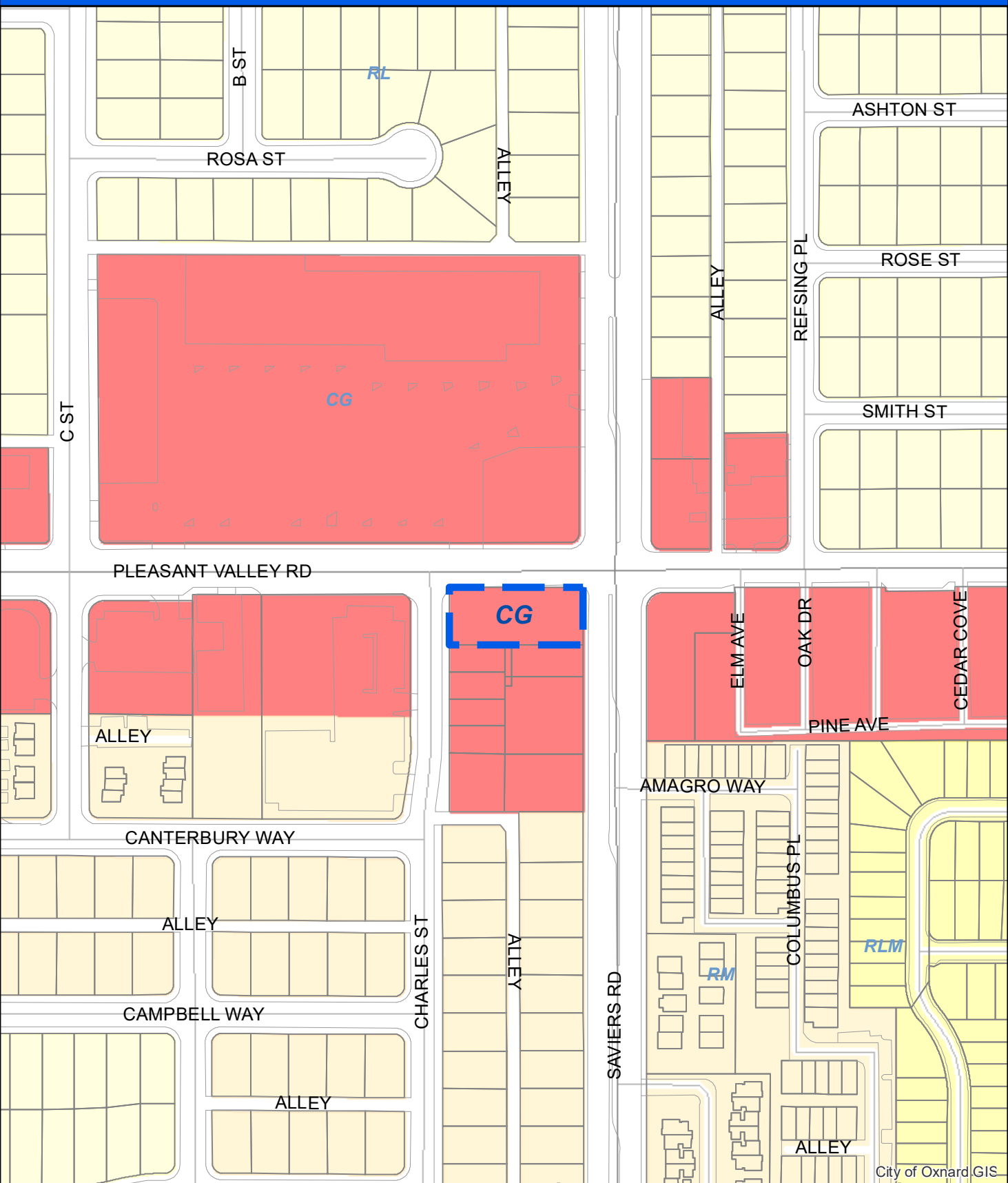
**Attachments:**

- A. Maps (Vicinity, General Plan, Zoning, Aerial)
- B. Notice of Exemption
- C. Draft Planning Commission Resolution
- D. Staff Presentation

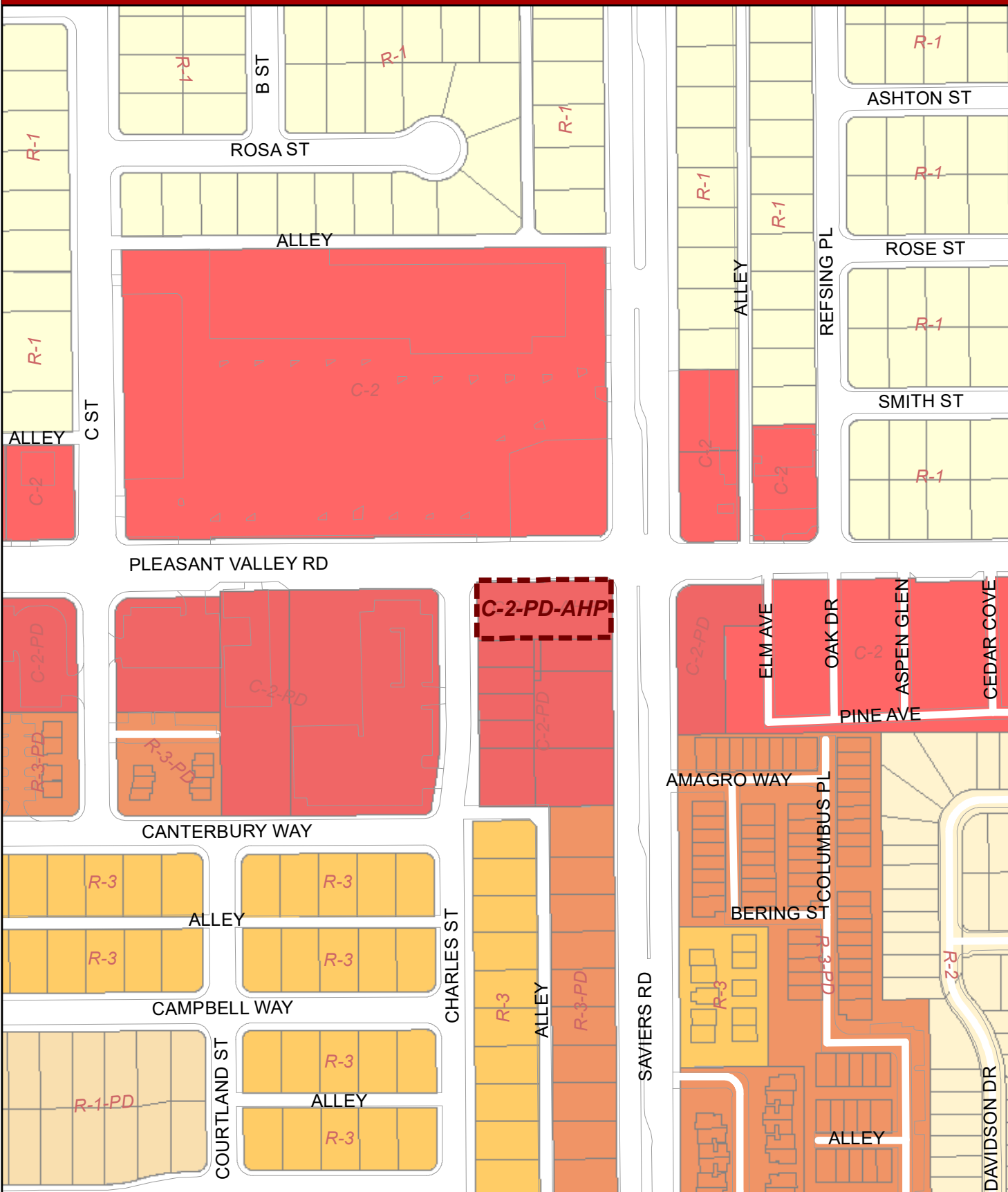
# Vicinity Map



# 2030 General Plan Land Use Map



# Zoning/Specific Plan Map



Oxnard Planning

January 3, 2024

PZ 23-625-07  
Location: 5101 Saviers Rd  
APN: 2220102015  
Pleasant Valley & Saviers ROW  
0 40 80 160 240 320 Feet

Zoning/Specific Plan Map



1:2,500





NOTICE OF EXEMPTION (NOE)

☐ **To:** Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

**From:** City of Oxnard  
Community Development Department  
214 South C Street  
Oxnard, CA 93030

☐ **To:** Ventura County Clerk-Recorder &  
Registrar of Voters  
Hall of Administration, Main Plaza  
800 South Victoria Avenue,  
Ventura, CA 93009-1260

**Project Title:** 5101 Saviers Road Property Acquisition

**Project Applicant:** Donat Routhier, Associate Traffic Engineer, on behalf of the City of Oxnard

**Project Location - Specific:** 5101 Saviers Road, Oxnard, CA 93030; County of Ventura; (APN: 222-0-102-015)

**Description of Nature, Purpose and Beneficiaries of Project:** The property to be acquired consists of approximately 170 square feet of real property located at 5101 Saviers Road for Right of Way purposes. The City of Oxnard proposes to acquire the property for the future development of new signal poles and space to reconstruct the access ramps that meet current American Disabilities Act. The beneficiary of the project is the City of Oxnard.

**Name of Public Agency Approving Project (Lead Agency):** City of Oxnard

**Name of Person or Agency Carrying Out Project (Applicant):** Donat Routhier, Associate Traffic Engineer, on behalf of the City of Oxnard

**Exempt Status: (check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
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**Reason(s) why project is exempt:** Pursuant to California Environmental Quality Act (Public Resources Code Sections 21000 et seq., "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations Sections 15000 et seq., the "CEQA Guidelines"), the proposed General Plan Conformity Determination does not constitute a "project" for the purposes of CEQA because the determination will not

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**Lead Agency Contact Person:** Joe Pearson II, Planning and Environmental Services Manager,  
805-385-8272

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Joe Pearson II, AICP  
Planning and Environmental Services Manager  
City of Oxnard

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Date

Note: Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

RESOLUTION NO. 2024-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD DETERMINING THAT THE CITY OF OXNARD PROPOSED ACQUISITION OF CERTAIN REAL PROPERTY LOCATED AT 5101 SAVIERS ROAD (APN: 222-0-102-015) IS IN CONFORMANCE WITH THE OXNARD 2030 GENERAL PLAN PURSUANT TO SECTION 65402 OF THE GOVERNMENT CODE. REQUESTED BY DONAT ROUTHIER, ASSOCIATE TRAFFIC ENGINEER, ON BEHALF OF THE CITY OF OXNARD, 214 SOUTH C STREET, OXNARD, CA 93030, ON BEHALF OF THE PROPERTY OWNER.

WHEREAS, The City of Oxnard is proposing to acquire of real property located at 5101 Saviers Road (APN 222-0-102-015), as shown in Exhibit 1 (the “**Property**”); and

WHEREAS, Jose Garay is the owner of record of this property; and

WHEREAS, The 2030 General Plan in a comprehensive, long term plan that guides land use and physical development of land within the City of Oxnard and provides policy direction regarding land uses that are intended to serve the community; and

WHEREAS, Whenever a public agency proposes to dispose, acquire, vacate or abandon any real property, California Government Code Section 65402 requires a report on conformity with the General Plan; and

WHEREAS, The City’s 2030 General Plan land use designation for the Property is Commercial General (CG) and the zoning designation is General Commercial-Planned Development-Affordable Housing Permitted (C-2-PD-AHP); and

WHEREAS, The proposed acquisition would conform to the City’s 2030 General Plan land use designation because they would allow for the construction of pedestrian and signal upgrades consistent with the City Capital Improvement Plan; and

WHEREAS, The acquisition of these easements, as documented in the staff report, would be consistent General Plan policies regarding the use of the sites and would implement General Plan policies related to the provision of pedestrian and signal upgrades; and

WHEREAS, The acquisition and the ultimate use of this Right of Way for pedestrian and signal upgrades is consistent with the 2030 on the subject site. Future use of the parcel will be required to comply with all City codes and regulations; and

WHEREAS, on January 18, 2024, the Planning Commission considered the proposed acquisition of real property located at 5101 Saviers Road in light of the Oxnard 2030 General Plan and the requirements of Government Code section 65402.



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

SECTION 1. The Planning Commission, in accordance with Section 21065 of the California Environmental Quality Act (CEQA), finds that its determination of whether the proposed District's disposition of the subject Properties is consistent with the Oxnard 2030 General Plan is not a "Project" for purposes of CEQA and State CEQA Guidelines since the determination does not result in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Section 15061(b)(3) and Section 15378(b)(5).

SECTION 2. Based on the findings set forth herein, and 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 hereby determines that the proposed City's disposition of the subject Property is in conformity with the Oxnard 2030 General Plan.

SECTION 3. The Secretary shall certify the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 18th day of January, 2024.

---

Ronald Arruejo, 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 on the 18th day of January, 2024, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

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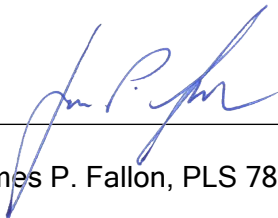
Joe Pearson II, Secretary

**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**RIGHT OF WAY EASEMENT**

That portion of land in the City of Oxnard, County of Ventura, State of California, as said land is described in Instrument No. 20160523-00070974, recorded on May 23, 19, 2016 in the Office of the County Recorder of said County, more particularly described as follows:

The easterly 15.00 feet of the northerly 10.00 feet, together with the easterly 5.00 feet of the southerly 10.00 feet of the northerly 20.00 feet of said land.

Containing an area of 200 square feet, more or less.

  
\_\_\_\_\_  
James P. Fallon, PLS 7807

8/9/2023



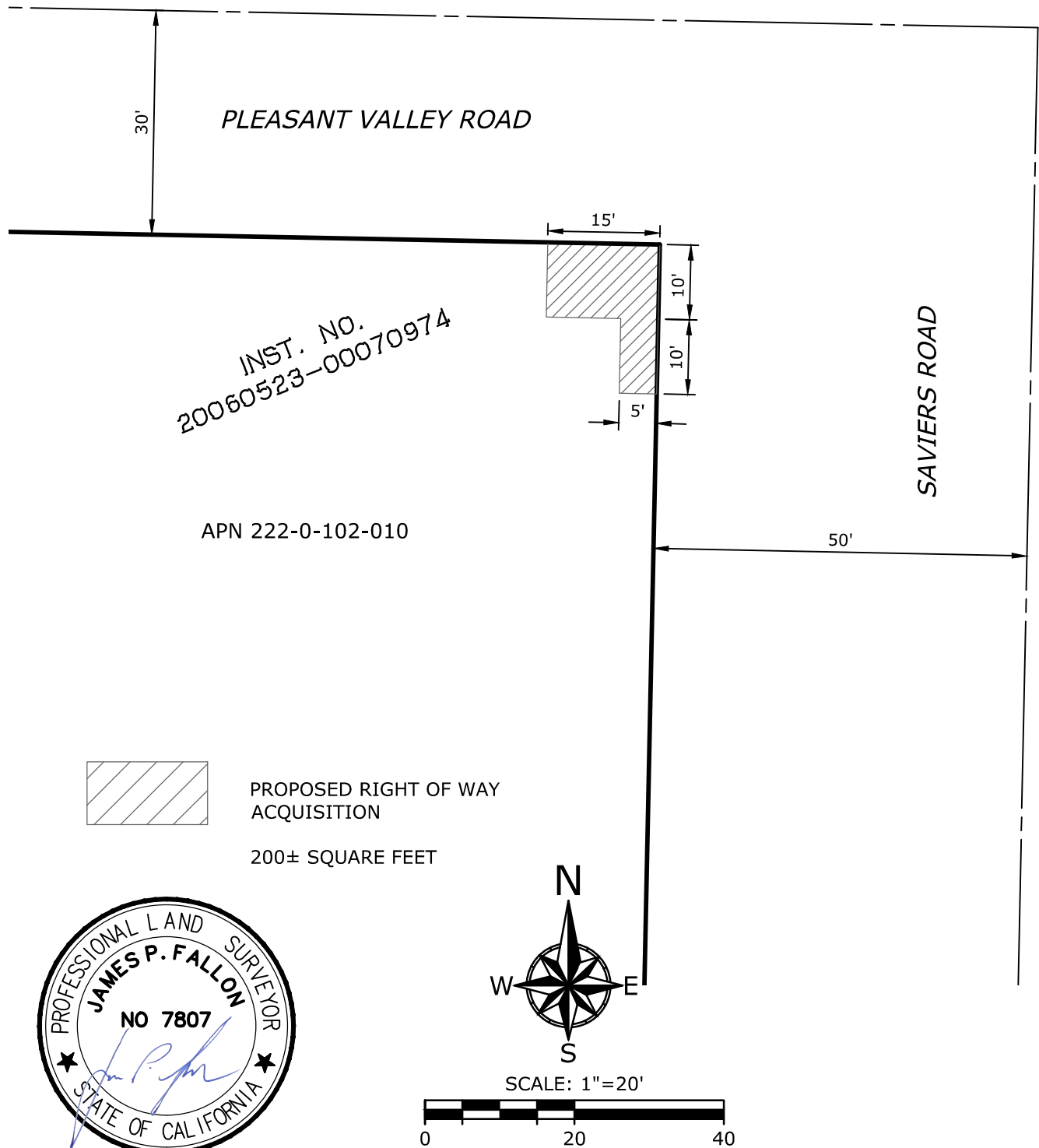


EXHIBIT B  
RIGHT OF WAY EASEMENT  
SAVIERS & PLEASANT VALLEY ROAD  
OXNARD, CA

# 5101 Saviers Road Property Acquisition General Plan Conformity

Applicant: Donat Routhier, Associate Traffic Engineer, on behalf of the City of Oxnard

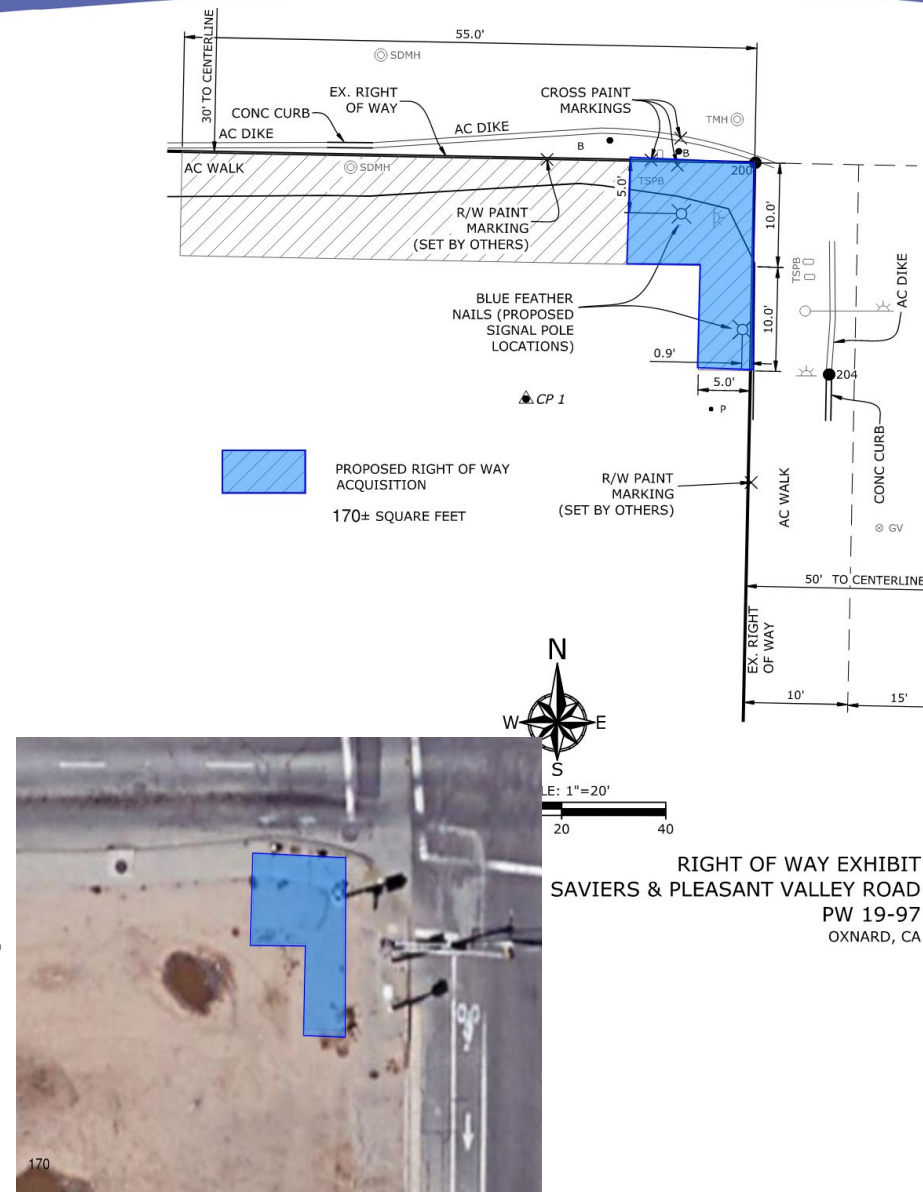
Joe Pearson II, Planning Manager

Planning Commission  
January 18, 2024



# PROJECT DESCRIPTION

- 2030 General Plan Conformity Determination for Acquisition of Real Property located at 5101 Saviers Road.
- The purpose of the acquisition is to support the development of the Oxnard Saviers Traffic Signal Improvements Project per the City's CIP.
- 170 square feet portion of the parcel



# PROJECT LOCATION

Subject Site: 5101 Saviers Road



# EXISTING SITE

**Subject Site:** 5101 Saviers Road

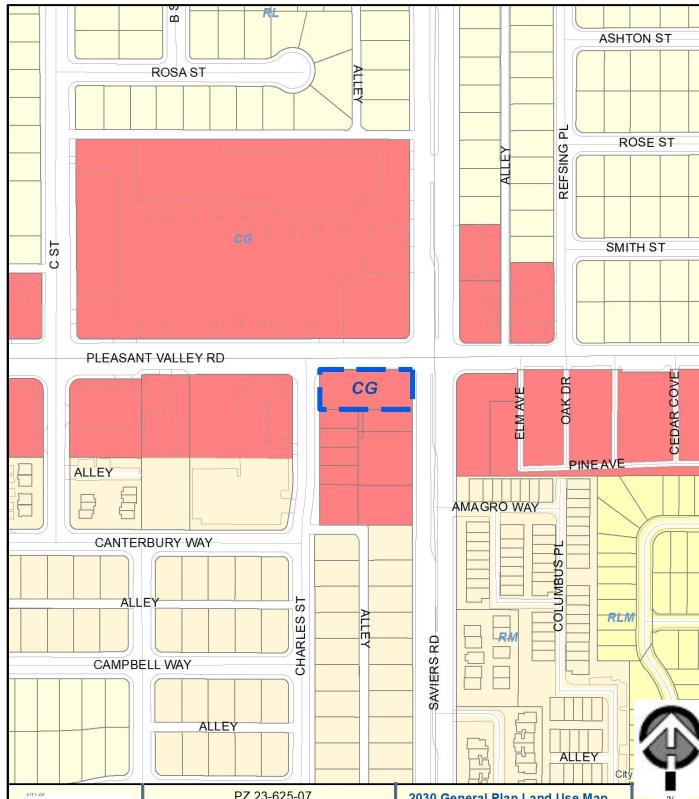
**Surrounding Uses:**

| LOCATION     | GENERAL PLAN            | ZONING                                                                           | EXISTING LAND USE |
|--------------|-------------------------|----------------------------------------------------------------------------------|-------------------|
| Project Site | Commercial General (CG) | General Commercial-Planned Development-Affordable Housing Permitted (C-2-PD-AHP) | Vacant            |
| North        | Commercial General (CG) | General Commercial (C-2)                                                         | Shopping Center   |
| South        | Commercial General (CG) | General Commercial (C-2)                                                         | Residential       |
| East         | Commercial General (CG) | General Commercial (C-2)                                                         | Retail Stores     |
| West         | Commercial General (CG) | General Commercial (C-2)                                                         | Place of Worship  |



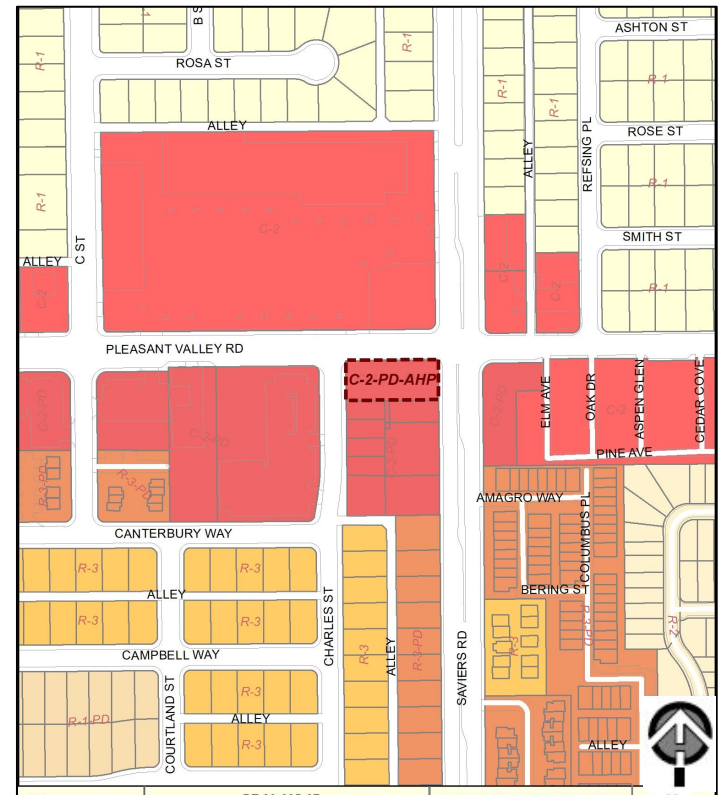
# GENERAL PLAN & ZONING MAPS

## General Plan Land Use Designation



Commercial General (CG)

## Zoning Designation



General Commercial (C-2)



## BACKGROUND

- The Oxnard Saviers Traffic Signal Improvements Project is a Capital Improvement Project to upgrade existing traffic signal standard and improve sidewalk facilities at intersections.
- Specific work for this Project includes removal of existing outdated equipment and placement of new traffic signal poles, new concrete pavement, and restoration of asphalt concrete pavement to prepare roadway for intersection improvement, curb, gutter, sidewalk, signing, striping, and all other appurtenant and associated upgrading the traffic signals.

**Government Code Section 65402**, requires that real property acquisition or disposition, street vacation or abandonment, public building or structure construction be consistent with the General Plan and Local Coastal Land Use Plan as to location, purpose and extent.

The Planning Commission review and verification is documented through a resolution finding the acquisition of this real property is in conformity with the 2030 General Plan.

## GENERAL PLAN CONSISTENCY

- The City's 2030 General Plan land use designation for 5101 Saviers Road is Commercial General (CG) and the zoning designation is General Commercial-Planned Development-Affordable Housing Permitted (C-2-PD-AHP).
  - ICS - 8.3 - Completing Bicycle and Sidewalk Network
  - ICS - 8.5 - Public Sidewalks and Pedestrian Orientation
  - ICS - 8.9 - Street Crossings

## **Environmental Determination**

Pursuant to California Environmental Quality Act (CEQA) Guidelines, the proposed General Plan Conformity Determination does not constitute a “project” for the purposes of CEQA because the determination will not result in direct or indirect physical changes in the environment and there is no possibility it will have a significant effect on the environment (CEQA Guidelines Section 15061(b)(3) and Section 15378(b)(5)).

## STAFF RECOMMENDATION

That the Planning Commission:

- a) Find the partial acquisition of unimproved real property located at 5101 Saviers Road Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) and Section 15378(b)(5); and
- b) Adopt Resolution 2024-XX affirming that the City of Oxnard's acquisition of real property located at 5101 Saviers Road (APN: 222-0-102-015) is in conformance with the City of Oxnard 2030 General Plan, and recommending that the City Council order the acquisition.



**PLANNING COMMISSION  
STAFF REPORT**

**TO:** Planning Commission

**FROM:** Lisa Gordon, Senior Contract Planner

**DATE:** January 18, 2024

**SUBJECT:** **Project Name: Mister Softee Commissary;** Planning and Zoning Permit No. 23-500-03 (Special Use Permit), Property Located at 811 Mercantile Street (APN: 204-0-172-080)

- 1) **Recommendation:** That the Planning Commission:
  - a) Find the project to be Categorically Exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15301 (Class 1, Existing Facilities) and 15303(c) (Class 3, New Construction Or Conversion Of Small Structures); and
  - b) Adopt Resolution 2024-XX approving Planning and Zoning Permit No. 23-500-03 (Special Use Permit), subject to certain findings and conditions.
- 2) **Project Description and Applicant:** A request to allow for the renovation and tenant improvement of an existing 8,400 square foot warehouse building on a 23,286 square foot parcel. The project proposes to convert 4,290 square feet of an existing tenant space into a new mobile food commissary and will also include a 575 square foot truck wash area and 262 square foot trash enclosure within 9,458 square feet of existing yard space. Parking for seventeen (17) food trucks will be located within the existing exterior yard space. The project site is located at 811 Mercantile Street and the site is developed with the existing 8,400 square foot building, a portion of which is occupied by a separate tenant, an automobile repair. For purposes of this staff report, the foregoing project description shall be referred to as the "Project". Filed by property owner, Jeffery Hiller, 3350 William Drive, Newbury Park, CA 91320.
- 3) **Existing & Surrounding Land Uses:** The project site is located at 811 Mercantile Street (APN: 204-0-172-080) and is developed with an existing building, a portion of which is occupied by a separate tenant, an automobile repair shop. The site is within the Central Industrial Area (CIA) General Plan land use designation and Heavy Manufacturing (M-2) zone district and is surrounded by a mix of mostly industrial uses as shown in Table 1 (below).

**Table 1-Existing and Surrounding Land Uses**

| LOCATION     | ZONING                    | GENERAL PLAN                  | EXISTING LAND USE                           |
|--------------|---------------------------|-------------------------------|---------------------------------------------|
| Project Site | Heavy Manufacturing (M-2) | Central Industrial Area (CIA) | Multi-tenant commercial/industrial building |
| North        | Heavy Manufacturing (M-2) | Central Industrial Area (CIA) | Hide Away Bar and Industrial uses           |
| South        | Heavy Manufacturing (M-2) | Central Industrial Area (CIA) | Industrial uses                             |
| East         | Heavy Manufacturing (M-2) | Central Industrial Area (CIA) | Automotive and Industrial Uses              |
| West         | Heavy Manufacturing (M-2) | Central Industrial Area (CIA) | Automotive and Industrial Uses              |

- 4) **Background Information:** The project site contains an 8,400 square foot building, parking and fencing. The original building was permitted in July 1967, and has generally remained in the same configuration. An existing tenant, Sanchez Auto Electric occupies a portion of the building. The food commissary business will occupy the portion of the building previously occupied by West Coast Electric Motors.
- 5) **Environmental Determination:** The proposed development is subject to review in accordance with the California Environmental Quality Act (CEQA). In accordance with CEQA Guidelines, Sections 15301 (Class 1, Existing Facilities) and 15303(c) (Class 3, New Construction Or Conversion Of Small Structures), projects involving “negligible or no expansion of use beyond that existing at the time of the lead agency’s determination” or projects involving “construction and location of limited numbers of new, small facilities or structures” are to be exempt from the requirements of CEQA. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former uses. The Project proposes the conversion of a 4,290 square feet of existing tenant space within an existing 8,400 square foot building, into a new mobile food commissary and will also include 575 square foot truck wash area and 262 square foot trash enclosure within 9,458 square feet of existing yard space. The project does not involve expansion of square footage of building area. The existing portion of the building to be used for the food commissary business was used for an automobile repair that utilized the existing yard for



similar vehicle storage uses. Therefore, the proposed Project involves negligible expansion of the former uses. Interior and exterior alterations to the site are minor and include interior partitions, plumbing, and landscaping. The Project is exempt from CEQA pursuant to Section 15301, Class 1, Existing Facilities.

In addition, a Class 3 exemption is to be used for commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. The Project is proposed with less than 10,000 square feet of floor area in an area zoned for such use with a Special Use Permit. The use does not involve the use or storage of significant amounts of hazardous substances and public services and facilities are available to the site. This Project is exempt from CEQA pursuant to Section 15303, New Construction or Conversion of Small Structures.

No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemptions. Based on the above exemptions and in accordance with CEQA, the Planning Commission has determined that there is no substantial evidence that the project may have a significant effect on the environment and hereby authorizes and directs the Planning and Environmental Services Manager to file a Notice of Exemption with the Ventura County Clerk and State Clearinghouse in the Office of Planning and Research.

**6) Analysis:**

**a) General Discussion:** The Project would include the renovation and tenant improvement of an existing 8,400 square foot warehouse building on a 23,286 square foot parcel located at 811 Mercantile Street (APN: 204-0-172-080) within the Heavy Manufacturing (M-2) zone. Development includes the conversion of 4,290 square feet of existing tenant space into a new mobile food commissary, a 575 square foot truck wash area, a 262 square foot trash enclosure within 9,458 square feet of existing yard space, and parking for seventeen (17) food trucks located within the existing exterior yard space. The Project will also include reconfiguring the vehicle parking along Mercantile Street, including the addition of landscape planters along the front of the building and fronting Mercantile Street. Accessible access throughout the site will be upgraded consistent with current codes. The new trash enclosure will include a cover, walls for screening and be consistent with the City's current trash enclosure standards.

As discussed below, the project has been found to be consistent with the 2030 General Plan, and the Oxnard City Code (OCC). The Planning Commission is the decision maker for Special Use Permits pursuant to OCC Section 16-536. The Project is being processed with a Special Use Permit; therefore, the Planning Commission is the decision maker for the project.

**b) General Plan Consistency:** The City's 2030 General Plan land use designation for the subject site is Central Industrial Area (CIA) which allows for heavy industrial

uses, including uses which involve outdoor use and storage, agricultural processing and vehicle and equipment storage and repair. The Project site is located in an area surrounded by industrial and vehicle repair uses, and the Project is considered an industrial use that involves storage of commissary vehicles (food trucks) and office uses. 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).

**Table 2-General Plan Consistency**

| POLICY             | LEVEL | POLICY OR TITLE                                | EXPLANATION                                                                                                                                                                          |
|--------------------|-------|------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CD-1.2             | II    | In-fill development, priority to mixed-use     | The project site is within a developed area of the city and qualifies as infill                                                                                                      |
| CD-4.2             | II    | Commercial Revitalization and Redevelopment    | The project encourages upgrading and appropriate reuse of existing commercial areas and increases overall jobs and sales within the city.                                            |
| CD-5.2<br>SH-6.4   | II    | Compatible Land Use                            | The proposed project is consistent with allowable CIA land uses and will be compatible with the existing and adjacent uses as designed and is not anticipated to generate nuisances. |
| CD-14.1<br>CD-14.2 | II    | Development Advisory Committee Functions (DAC) | The Development Advisory Committee (DAC) review                                                                                                                                      |

|            |     |                                 |                                                                                                                                                                   |
|------------|-----|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|            |     |                                 | process led to changes in the project and/or conditions of approval that meet these Level II policies.                                                            |
| CD-15.6    | II  | Share of regional taxable sales | The project includes the repurposing of an existing site to allow for new business, which will generate retail sales tax revenue to the City.                     |
| CD-18.1    | II  | Attract New Business            | The project provides the opportunity to attract a new business that is compatible with the community's business climate and not detrimental to the local economy. |
| CD-18.2    | II  | Small Business                  | The project provides the opportunity for job creation associated with a small business and promotion of entrepreneurial development and small business expansion. |
| All Others | III | All policies not listed above   | No or Distant Applicability to the Proposed Project                                                                                                               |

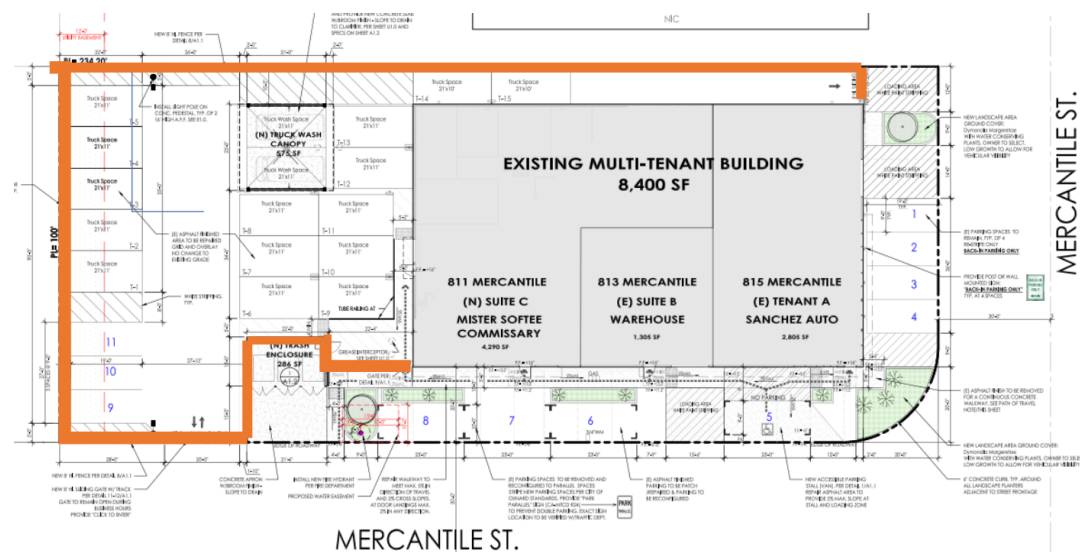
**c) Conformance with Zoning Development Standards:** The proposed development is located within the Heavy Manufacturing (M-2) zone district and is subject to the M-2 development standards. In accordance with the City Code, the proposed project may be permitted with approval of a Special Use Permit. The proposed project was evaluated for consistency with the M-2 development standards. The project complies with all applicable development standards of the M-2 zone as shown in Attachment C.

**d) Site Design, Circulation, and Parking:** The Project site has been designed to utilize the existing building, driveways and paved areas. Within the vehicle (truck) storage area, the existing asphalt is to be repaired with a grind and overall and striped to demarcate the 17 proposed truck parking spaces, separate pedestrian paths of travel (with white striping) and delineate additional employee or visitor parking. A 575 square foot truck wash canopy will be constructed in this area and setback from the rear property line

by 10 feet. When not in use, the truck canopy area can accommodate parking for two trucks. Six landscape planters would be constructed between the building and Mercantile Street, with the intent of creating separation between the building, pedestrian paths of travel and parking spaces. Existing parking in front of the building will be reoriented, so that parallel parking spaces are provided along the southern boundary adjacent to Mercantile Street and the parking spaces on the eastern side of the building will be back in only spaces perpendicular to Mercantile Street. A new trash enclosure will be constructed consistent with City requirements, to include a roof and six-foot block wall with a one-half foot screen on top surrounding the bins.

A new eight-foot-high wrought iron style metal fence with mesh screen will be constructed around the site on the project's northern and western border, extending along the southern property line approximately 50 feet to the new trash enclosure. An eight-foot-tall sliding vehicular gate is proposed at each driveway. The gate at the main entrance, on Mercantile to the south, will be open during business hours. The proposed fence and gates are consistent with OCC requirements for height and screening in industrial zones (OCC Section 16-311). Section 16-311 of OCC contains a standard for fencing to be setback from the front property lines by ten feet unless the fence is reviewed and approved by means of a special use permit. As discussed above, a 50-foot portion of the fence is located on the southern property line in front of the project site. The fence is not located within the front setback for the remainder of the site, which is approximately 163 feet of frontage on the southern property line. The placement of the fence does not require a deviation or variance from the code requirements, just approval of the location on the site plan as part of the special use permit approval. See fence location in orange below.

### **Fencing Location**



The Project site has access from Mercantile Street, which abuts the project on its southern and eastern boundaries. A two-way vehicular access driveway is provided on Mercantile Street on the southern boundary and a one-way exit driveway is provided at the northern boundary of the site, exiting on Mercantile Street to the east.

Article X of the City of Oxnard Zoning Ordinance requires 11 on-site parking spaces for the Project, based on the combined requirements for office, warehouse and automotive (existing tenant) usage.

**Table 3 - Required and Proposed Parking Spaces**

| Use                                                 | Spaces/SF                                                | SF/Use        | Required Spaces | Provided Spaces  |
|-----------------------------------------------------|----------------------------------------------------------|---------------|-----------------|------------------|
| Office                                              | 1/250                                                    | 830           | 3.3             | 3                |
| Warehouse                                           | 1/1000                                                   | 4,718         | 4.7             | 5                |
| Automotive                                          | 3 spaces per service bay<br><br>Plus 2 off-street spaces | 1 Service Bay | 3               | 3                |
| Total                                               |                                                          |               | 11              | 11               |
| <b>Additional Spaces Provided for truck parking</b> |                                                          |               |                 | <b>17 spaces</b> |

e) **Building Design:** The existing building consists of concrete masonry blocks, accented with metal awnings over tenant entrances and painted in a tan color. Exterior changes to the building are minimal; however, the building will be repainted in a variety of soft grey tones with darker grey and light blue-grey accents. A new trash enclosure, a metal canopy for the truck wash area, and new fencing will be added to the site and finished/painted compatible with the main building.

- 7) **Development Advisory Committee:** On May 3, 2023 and October 11, 2023, the Development Advisory Committee (DAC) reviewed the project and provided comments to the applicant team. Subsequent to the DAC review, the applicant continually worked

with members of the DAC to further revise the project plans while DAC members drafted project conditions. The DAC recommended conditions of approval are included in the attached resolution.

- 8) **Community Workshop and Public Input:** The project is located within the Five points Northeast neighborhood. On November 20, 2023, the project was presented to the public during a Community Workshop meeting. A notice of this meeting was posted on the Project site with a brief description and contact information. No comments were made during or received prior to the meeting.

Consistent with public noticing requirements, this Planning Commission hearing was advertised in the newspaper, with an on-site posting, and by mail to property owners within 300 feet of the subject property. To date, Staff has not received any public comments regarding the proposed project.

- 9) **Appeal Procedure:** In accordance with Section 16-545 of the OCC, 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. If an appeal to the City Council is not filed within 18 days of the Planning Commission decision, the decision of the Planning Commission shall be considered final.

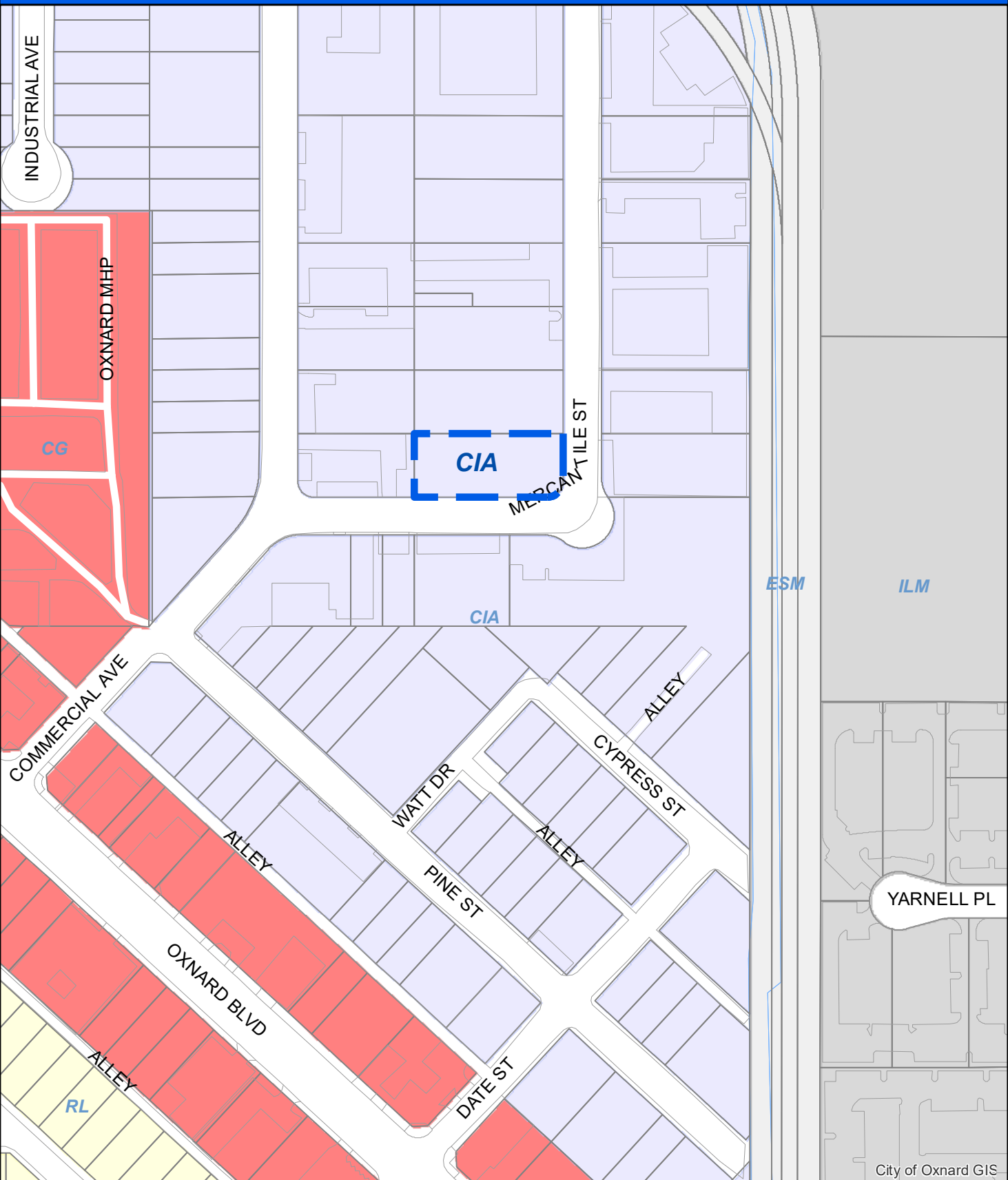
**Attachments:**

- A. Maps (Vicinity, General Plan, Zoning, Aerial)
- B. Reduced Project Plans
- C. Zoning Consistency Analysis Table
- D. Notice of Exemption
- E. Resolution (Special Use Permit)
- F. Staff Presentation

# Vicinity Map

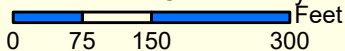


# 2030 General Plan Land Use Map



Oxnard Planning  
October 31, 2023

PZ 23-500-03  
Location: 811 Mercantile St  
APN: 2040172080  
Mister Softee Commissary



2030 General Plan Land Use Map



1:2,500

City of Oxnard GIS



# Zoning/Specific Plan Map







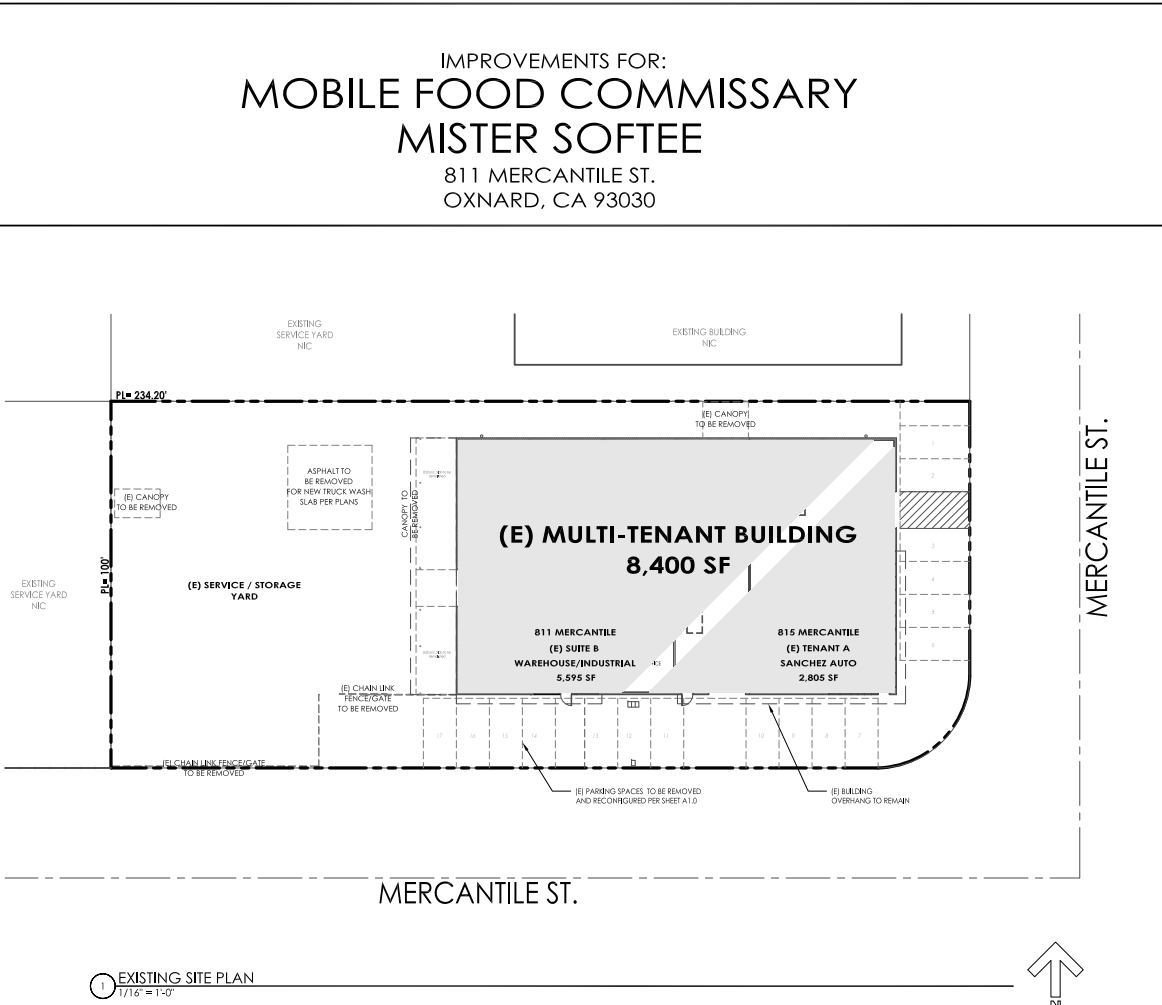
| SCOPE OF WORK                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| IMPROVEMENTS TO EXISTING MULTI-TENANT INDUSTRIAL/WAREHOUSE TENANT SPACE FOR NEW COMMISSARY USE. IMPROVEMENTS TO INCLUDE:                                                                                                                                                                                                                                                                                                                                           |  |
| <ul style="list-style-type: none"> <li>EXISTING SERVICE REPAIR YARD TO BE IMPROVED FOR NEW OFF-STREET PARKING AND COMMISSARY MOBILE FOOD PARKING</li> <li>EXISTING TENANT A TO REMAIN, NO INTERIOR CHANGES</li> <li>EXISTING TENANT B TO BE DIVIDED INTO 2 TENANT SPACES</li> <li>NEW TRUCK WASH CANOPY</li> <li>NEW COVERED TRASH ENCLOSURE</li> <li>REPAIR WALKWAY/LANDINGS ALONG BUILDING DOORS</li> <li>RE-STRIPPING OF PARKING SPACES ALONG STREET</li> </ul> |  |

| PROJECT ANALYSIS                       |                                        |
|----------------------------------------|----------------------------------------|
| PROJECT ADDRESS                        | 811 MERCANTILE ST.<br>OXNARD, CA 93000 |
| ASSESSORS PARCEL NO.                   | 204-0-172-080                          |
| ZONING                                 | NA-2                                   |
| EXISTING USE                           | INDUSTRIAL/WAREHOUSE & AUTO REPAIR     |
| PROPOSED USE                           | COMMISSARY/WAREHOUSE & AUTO REPAIR     |
| OCCUPANCY GROUP                        | 5-2 / B                                |
|                                        |                                        |
| EXISTING CONSTRUCTION TYPE             | V-4                                    |
| FIRE SPRINKLER SYSTEM                  | NO                                     |
| NUMBER OF STORIES                      | 1-STORY                                |
|                                        |                                        |
| EXISTING BUILDING AREAS                | 8,400.0 SF                             |
| TENANT SPACE A (AUTO REPAIR):          | 2,805.0 SF                             |
| TENANT SPACE B (INDUSTRIAL/WAREHOUSE): | 5,595.0 SF                             |
|                                        |                                        |
| PROPOSED BUILDING AREAS                |                                        |
| (E) TENANT SPACE A (AUTO REPAIR):      | 2,805.0 SF                             |
| TENANT SPACE B (INDUSTRIAL/WAREHOUSE): | 1,305.0 SF                             |
| TENANT SPACE C (COMMISSARY):           | 4,290.0 SF                             |
|                                        | 8,400.0 SF                             |
|                                        |                                        |
| (N) TRUCK WASH CANOPY                  | 575.0 SF                               |
| (N) TRASH ENCLOSURE                    | 286.0 SF                               |

| VICINITY MAP |  |
|--------------|--|
| NTS          |  |
|              |  |

| APPLICABLE CODES                                       |  |
|--------------------------------------------------------|--|
| ALL WORK SHALL CONFORM TO:                             |  |
| 2022 BUILDING STDs, ADMIN. CODE, PT.1, TITLE 24 C.C.R. |  |
| 2022 CA BUILDING CODE, PT. 2, TEE 24 C.C.R.            |  |
| 2022 CA ELECTRICAL CODE, PT. 3, TITLE 24 C.C.R.        |  |
| 2022 CA MECHANICAL CODE, PT. 4, TITLE 24 C.C.R.        |  |
| 2022 CA PLUMBING CODE, PT. 5, TITLE 24 C.C.R.          |  |
| 2022 CA FIRE CODE, PT. 9, TITLE 24 C.C.R.              |  |
| 2022 CA REFERENCED STDs, CODE PT.12, TITLE 24 C.C.R.   |  |
| CITY OF OXNARD ORDINANCES                              |  |

| PROJECT DIRECTORY                                                                                   |                                                                                     |
|-----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| ARCHITECT:<br>ERA ARCHITECTS<br>ATTN: LETTIE ELENIS<br>P.O. BOX 4145<br>OXNARD CA<br>(805) 824-1188 | ELECTRICAL:<br>JAMPE ELECTRICAL ENGINEERING<br>ATTN: JOHN MALONEY<br>(805) 549-9216 |
| ARCHITECT:<br>ERA ARCHITECTS<br>ATTN: LETTIE ELENIS<br>P.O. BOX 4145<br>OXNARD CA<br>(805) 824-1188 |                                                                                     |



1 EXISTING SITE PLAN  
1/16" = 1'-0"

| SHEET INDEX   |          |          |                                  |
|---------------|----------|----------|----------------------------------|
| ARCHITECTURAL |          |          |                                  |
| A0.0          | 03/15/23 | 07/31/23 | COVER SHEET / EXISTING SITE PLAN |
| A0.1          |          |          | PHOTO BOARD                      |
| A1.0          |          |          | PROPOSED SITE PLAN               |
| A1.1          |          |          | SITE DETAILS                     |
| A1.2          |          |          | SITE DETAILS                     |
| A2.1          |          |          | EXISTING FLOOR PLAN              |
| A2.2          |          |          | PROPOSED FLOOR PLAN              |
| A4.0          |          |          | EXISTING EXTERIOR ELEVATIONS     |
| A4.1          |          |          | PROPOSED EXTERIOR ELEVATIONS     |
|               |          |          |                                  |
| UTILITY PLAN  |          |          |                                  |
| U1.0          |          |          | SITE - UTILITY PLAN              |
|               |          |          |                                  |
| ELECTRICAL    |          |          |                                  |
| E1.0          |          |          | SITE LIGHTING PHOTOMETRIC PLAN   |
|               |          |          |                                  |

**FIRE DEPARTMENT NOTES**

- A KNOX BOX IS REQUIRED FOR THE GATES AND BUILDING ENTRANCES. CONTACT THE FIRE DEPARTMENT FOR DETAILS. FIRE DEPARTMENT APPROVAL IS REQUIRED PRIOR TO FINAL BUILDING INSPECTION. (KNOX SERIES 3000 B USED FOR MOST COMMERCIAL APPLICATIONS. KNOX-BOXES MAY BE ORDERED ON-LINE. SEE THE KNOX COMPANY WEBSITE AT: [HTTP://WWW.KNOXBOX.COM/STORE/#NODEPT.CFM](http://www.knoxbox.com/store/#NODEPT.CFM) SELECT OXNARD FIRE DEPT.)
- FIRE EXTINGUISHERS: PROVIDE FIRE EXTINGUISHERS WITHIN SPECIFIED TRAVEL DISTANCE FROM ALL POINTS IN THE OCCUPANCY. THE EXTINGUISHER SHALL BE MOUNTED (ELEVATED OFF CABINET FLOOR); THE TOP OF THE EXTINGUISHER SHALL BE NO HIGHER THAN 4'11" (119mm) ABOVE THE FLOOR. EXTINGUISHER SHALL BE PLACED IN A EASILY ACCESSIBLE LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE.

ERA

ARCHITECTS

Lizette@ERAarchitects.org

805.824.4188

OXNARD CA

MOBILE FOOD COMMISSARY

MISTER SOFTEE

811 MERCANTILE STREET,

OXNARD, CA 93030

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SCALE: AS SHOWN

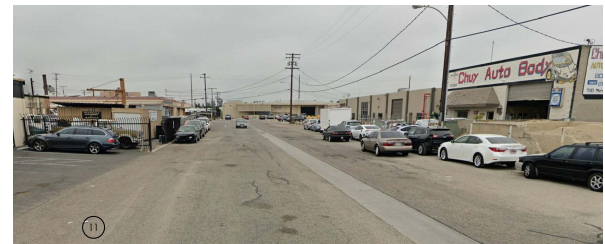
PROJECT: 221201

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COVER SHEET & EXISTING SITE PLAN

A0.0

SHEET X OF XX



# ERA ARCHITECTS

Lizette@ERAarchitects.org  
805.824.4188  
OXNARD CA

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| 1   | 1ST SUBMITTAL - PLANNING | 2/15/2025 |
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## MOBILE FOOD COMMISSARY MISTER SOFTEE 8111 MERCANTILE STREET, OXNARD, CA 93030

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### PHOTO BOARD

# A0.1

SHEET X OF XX

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MISTER SOFTEE**  
811 MERCANTILE STREET,  
OXNARD, CA 93030

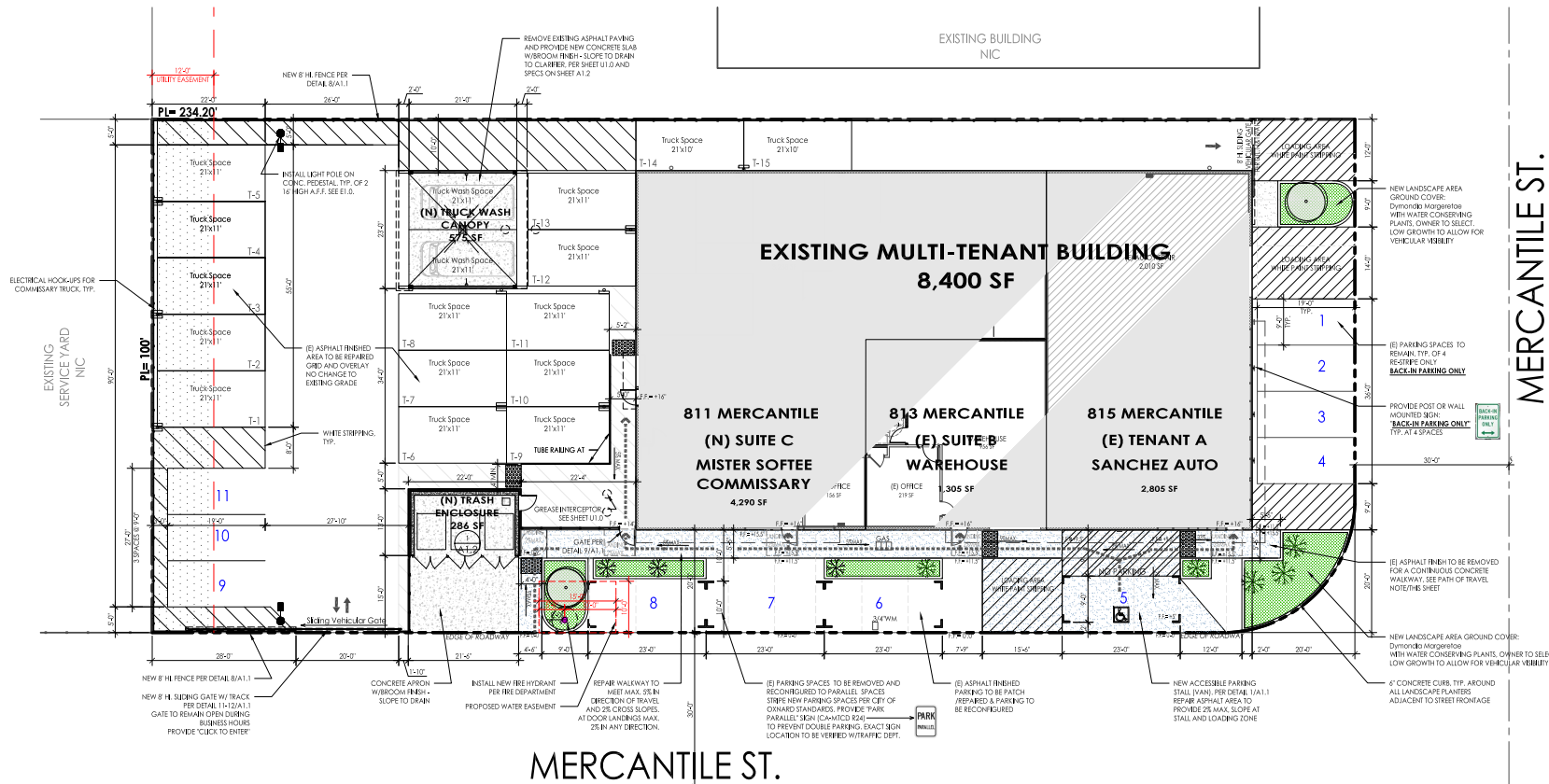
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PROJECT: 221201  
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**PROPOSED  
SITE PLAN**

**A1.0**

SHEET X OF XX



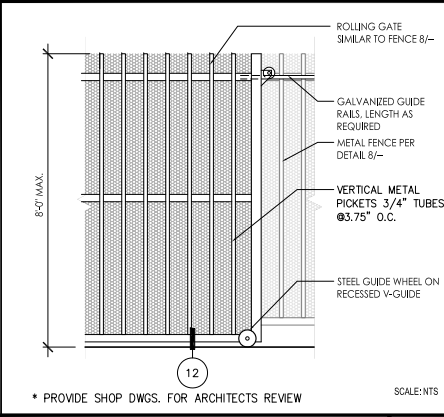
1 EXISTING SITE PLAN  
3/32" = 1'-0"

| GENERAL NOTES                                                                                                                                                                                                                                                            | PARKING CALCULATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | SITE LEGEND                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>SECURITY CAMERAS ARE TO BE INSTALLED ON ALL SIDES OF THE BUILDING. AT GATES AND FRONT DOORS. CAMERAS TO BE ABLE TO CAPTURE FACES.</li> <li>ALARM TO BE DUAL TECHNOLOGY MOTION AND INFRARED IMAGE THAT CAPTURES PEOPLE.</li> </ul> | <p><b>REQUIRED PARKING</b></p> <p>WAREHOUSE<br/>333 SF + 956 SF + 3,288 SF + 141 SF = 4,718 SF / 1,000 = 4.7</p> <p>OFFICE<br/>261 SF + 219 SF + 156 SF + 194 SF = 830 SF / 250 = 3.3</p> <p><b>AUTOMOBILE</b><br/>2,810 SF = 3 SPACES / SERVICE BAY = 1 SER. BAY = 1 + 2 OFF STREET SPACES REQ.</p> <p><b>TOTAL OFF STREET PARKING REQUIRED</b> = 11 SPACES</p> <p><b>PROPOSED</b></p> <p>STANDARD<br/>STANDARD (PARALLEL) 7<br/>ACCESSIBLE (VAN-PARALLEL) 3<br/>11 SPACES PROVIDED</p> | <p>INDICATES ACCESSIBLE PATH OF TRAVEL FROM PUBLIC WAY AND FROM PARKING STALL TO BUILDING ENTRANCE. CONTINUOUS WALKWAY 48" MIN. WIDTH. WITH NO ABRUPT CHANGES IN LEVEL. 2% MAX. SLOPE IN DIRECTION OF TRAVEL AND 2% MAX. CROSS SLOPE.</p> |

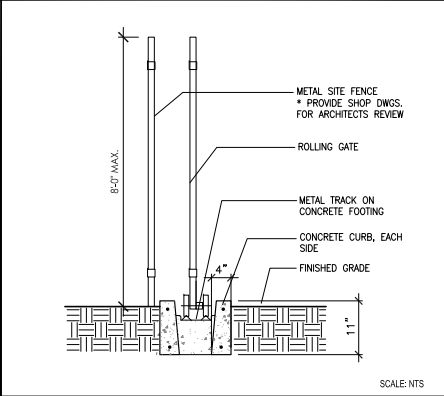




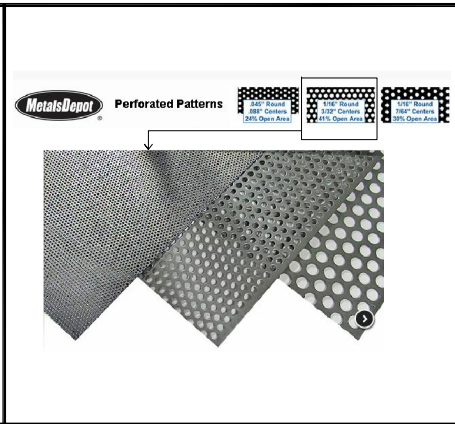
PERFORATED METAL SCREEN SCALE: NTS 7



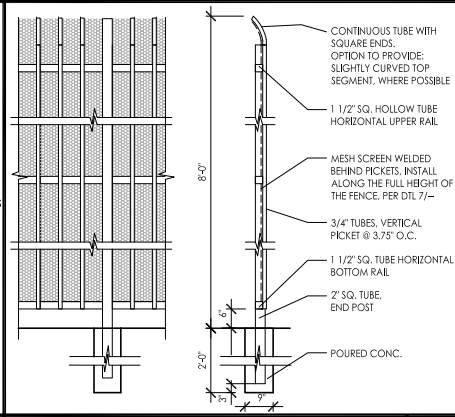
ROLLING GATE AT VEHICULAR ENTRY SCALE: NTS 11



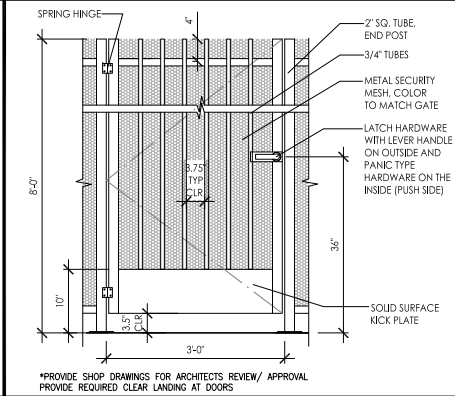
ROLLING GATE TRACK SCALE: NTS 12



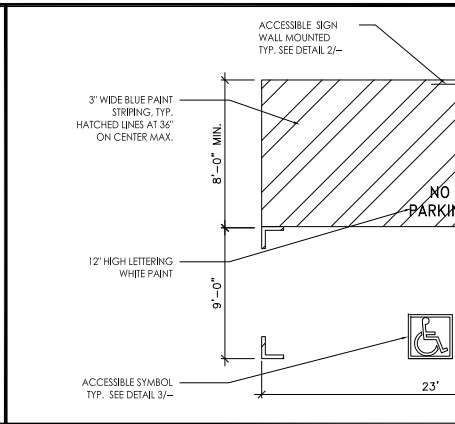
FENCE DETAIL SCALE: NTS 8



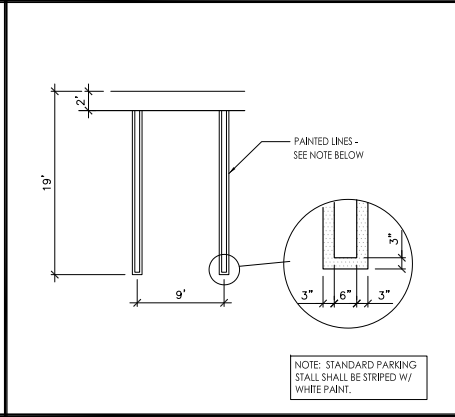
GATE DETAIL SCALE: NTS 9



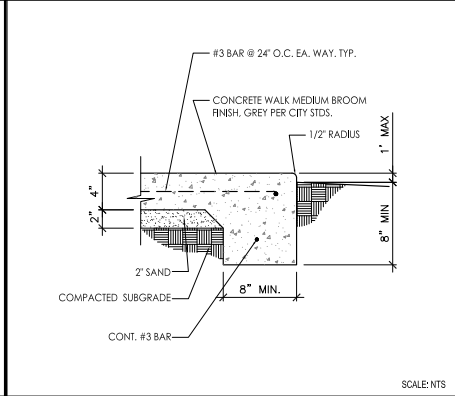
CONCRETE WALK SCALE: NTS 6



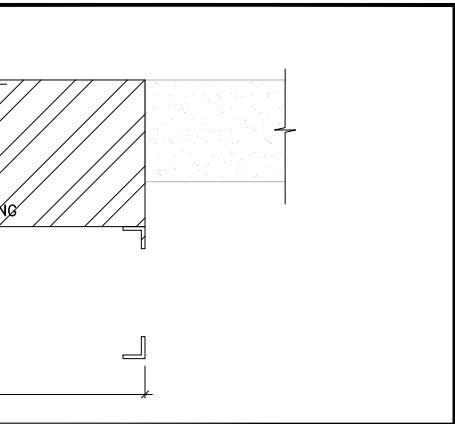
PARKING STRIPING - CITY STDS SCALE: NTS 5



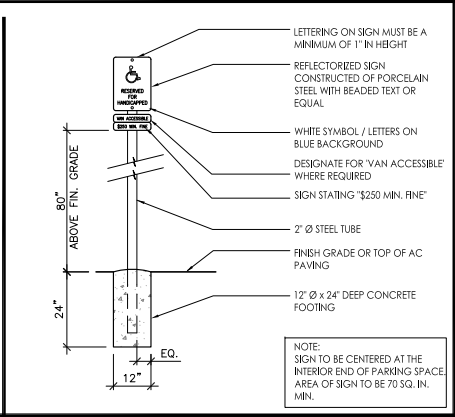
ACCESSIBLE PARKING POSTED SIGN SCALE: NTS 2



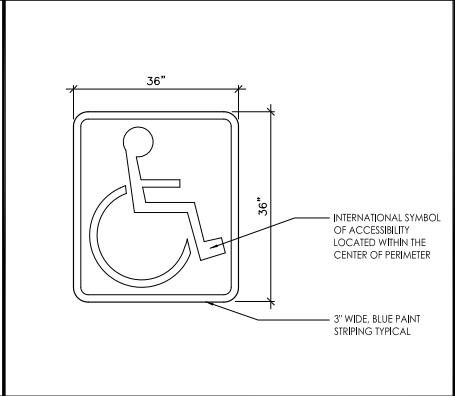
ACCESSIBLE PARKING SYMBOL SCALE: NTS 3



PARALLEL - ACCESSIBLE PARKING STALL SCALE: 3/16\"= 1'-0\" 1



ROLLING GATE TRACK SCALE: NTS 12



GATE DETAIL SCALE: NTS 9

CONCRETE WALK SCALE: NTS 6

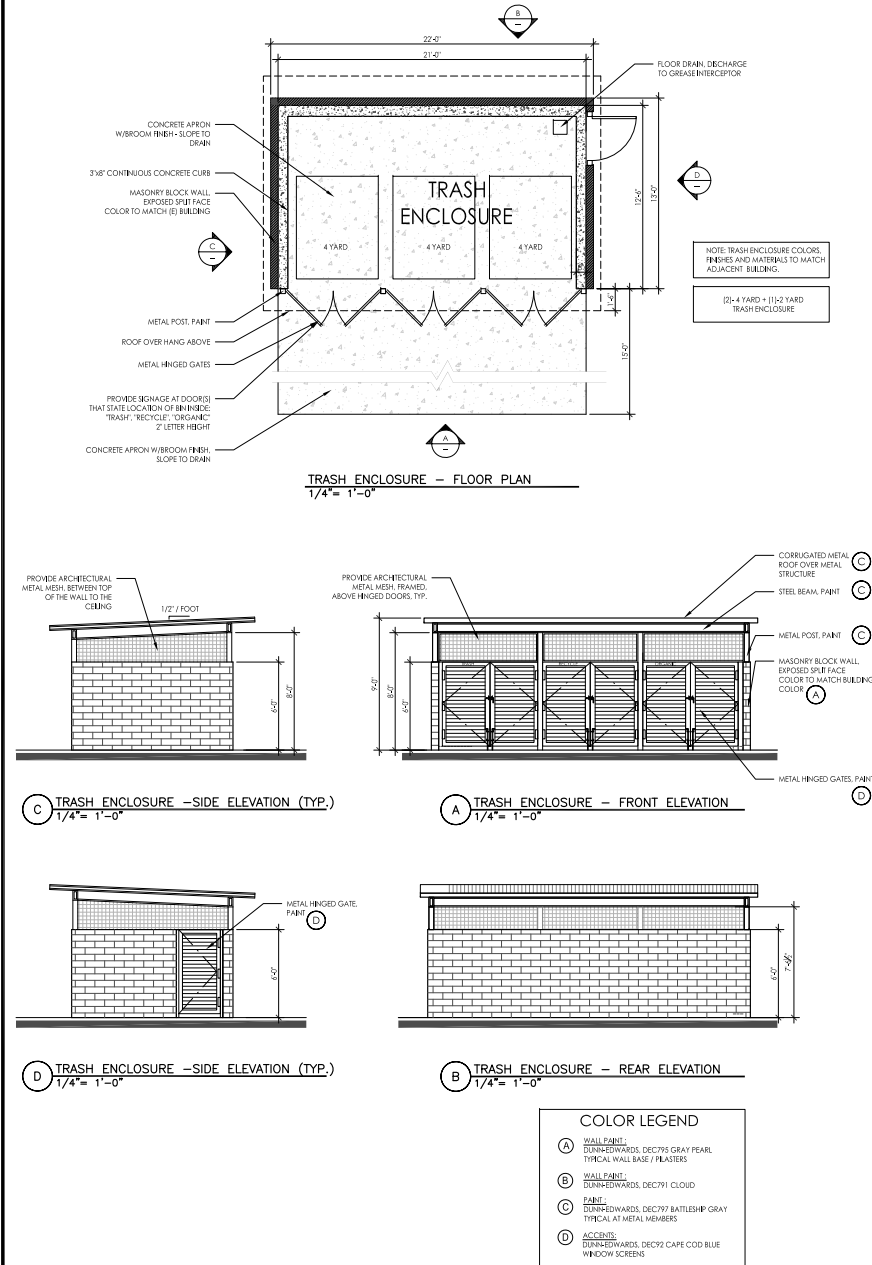
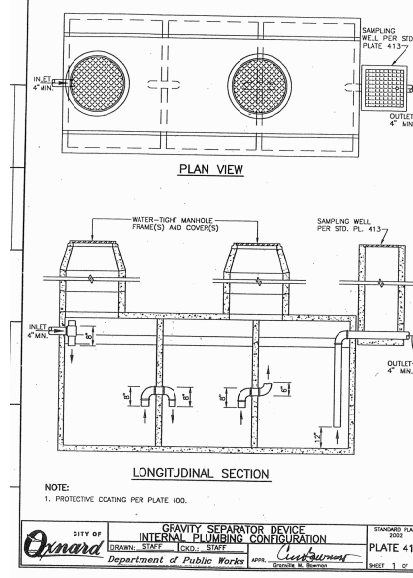
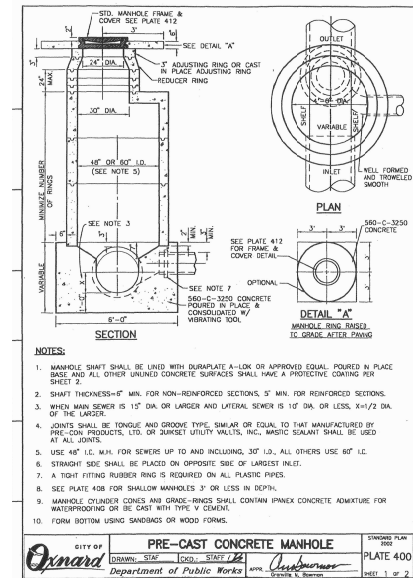
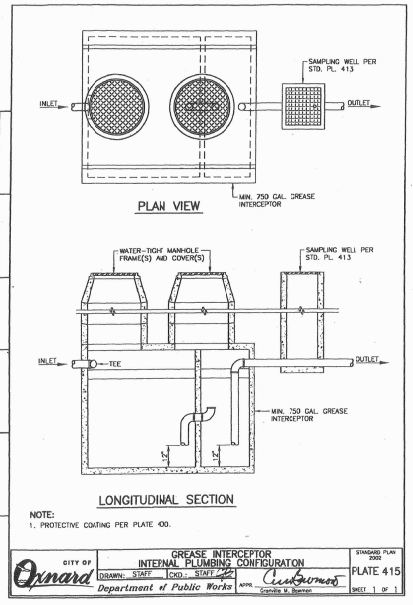
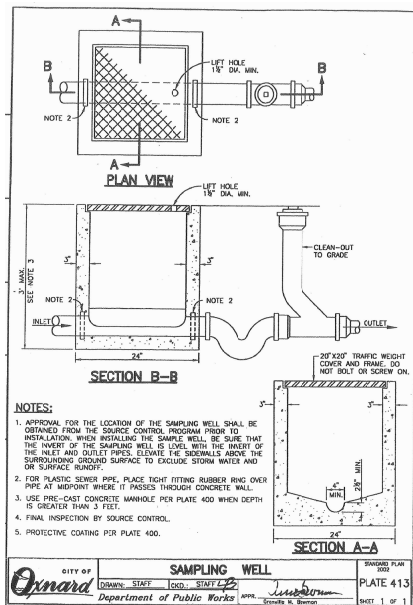
**ERA ARCHITECTS**  
Lizette@ERAarchitects.org  
805.824.4188  
OXNARD CA

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| 1   |           | 2/15/2025                | 2/15/2025                |
| 2   |           |                          |                          |
| 3   |           |                          |                          |
| 4   |           |                          |                          |
| 5   |           |                          |                          |
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| 7   |           |                          |                          |
| 8   |           |                          |                          |
| 9   |           |                          |                          |
| 10  |           |                          |                          |

**MOBILE FOOD COMMISSARY**  
**MISTER SOFTEE**  
811 MERCANTILE STREET,  
OXNARD, CA 93030

|                                                                                                                                                                                                                                                                                                                                   |          |
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| SCALE:                                                                                                                                                                                                                                                                                                                            | AS SHOWN |
| PROJECT:                                                                                                                                                                                                                                                                                                                          | 221201   |
| DRAWN BY:                                                                                                                                                                                                                                                                                                                         | LE       |

**A1.1**  
SHEET X OF XX



ERA

ARCHITECTS

Lizette@ERAarchitects.org

805.824.4188

OXNARD CA

DATE

2015/2/25

2015/2/25

2015/2/25

REVISIONS

1ST SUBMITTAL - PLANNING

2ND SUBMITTAL - PLANNING

NO.

1

2

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MISTER SOFTEE

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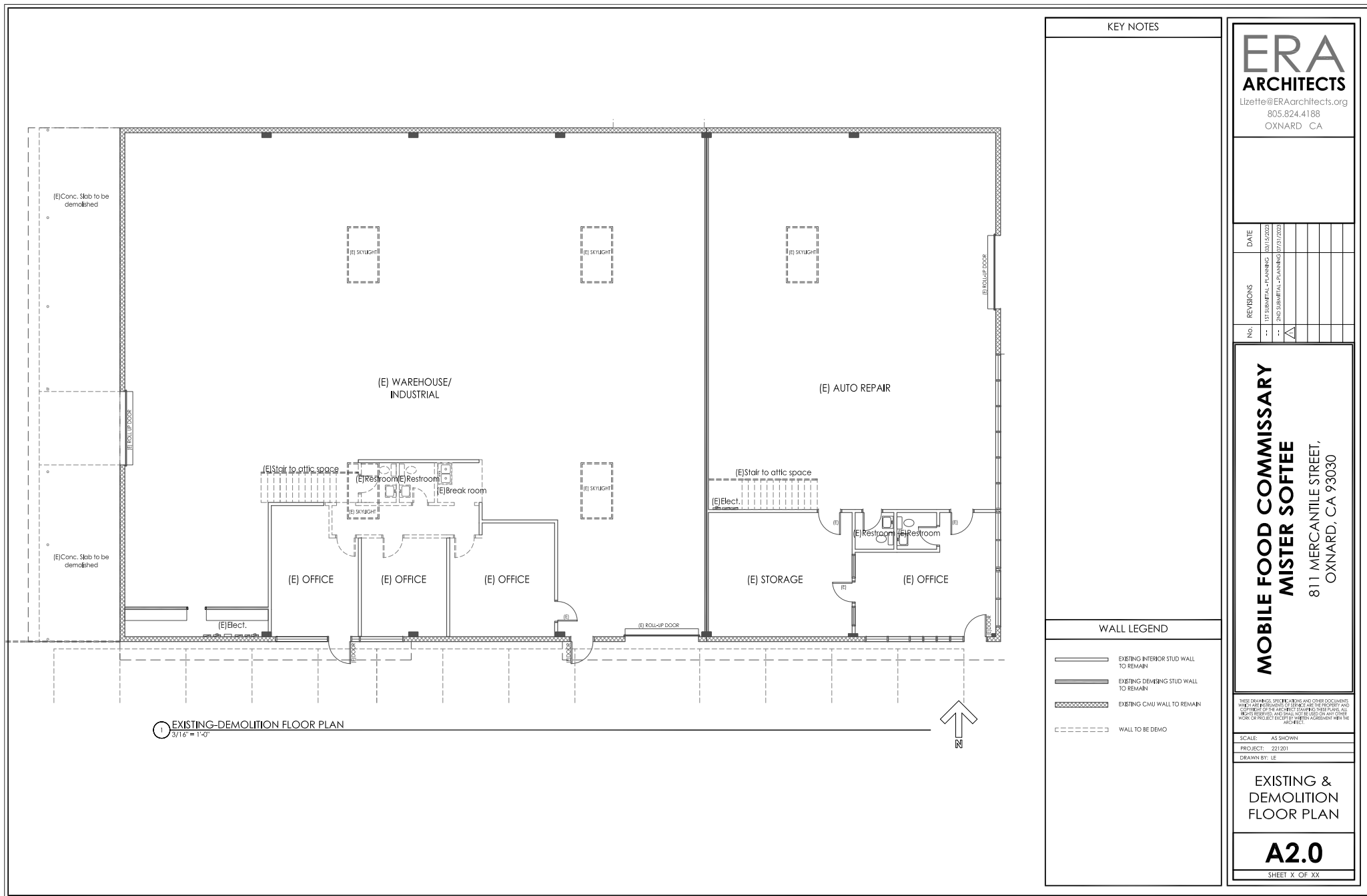
PROJECT: 221201

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SITE DETAILS

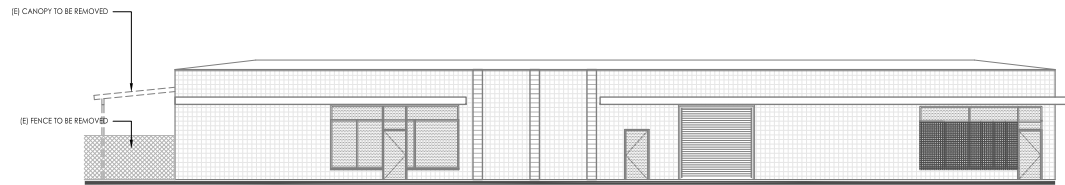
A1.2

SHEET X OF XX

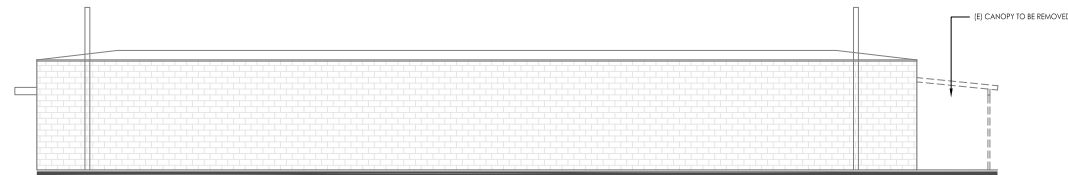




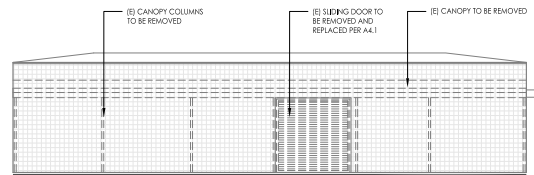




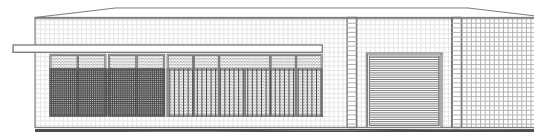
1 EXISTING ELEVATION (SOUTH)  
1/8" = 1'-0"



2 EXISTING ELEVATION (NORTH)  
1/8" = 1'-0"



3 EXISTING ELEVATION (WEST)  
1/8" = 1'-0"



4 EXISTING ELEVATION (EAST)  
1/8" = 1'-0"

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Lizette@ERAarchitects.org  
805.824.4188  
OXNARD, CA

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| 1   | 1ST SUBMITTAL - PLANNING | 09/15/2023 |
| 2   | 2ND SUBMITTAL - PLANNING | 07/31/2023 |
| 3   |                          |            |
| 4   |                          |            |
| 5   |                          |            |
| 6   |                          |            |
| 7   |                          |            |
| 8   |                          |            |
| 9   |                          |            |
| 10  |                          |            |

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PROJECT: 221201  
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EXISTING &  
DEMOLITION  
EXTERIOR  
ELEVATIONS

**A4.0**

SHEET X OF XX

| NO. | REVISIONS                | DATE       |
|-----|--------------------------|------------|
| 1   | 1ST SUBMITTAL - PLANNING | 09/15/2022 |
| 2   | 2ND SUBMITTAL - PLANNING | 07/31/2023 |

## MOBILE FOOD COMMISSARY MISTER SOFTEE

8111 MERCANTILE STREET,  
OXNARD, CA 93030

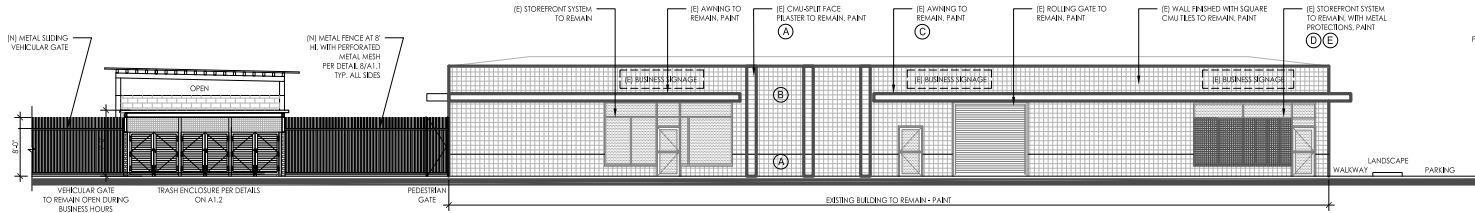
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## PROPOSED EXTERIOR ELEVATIONS

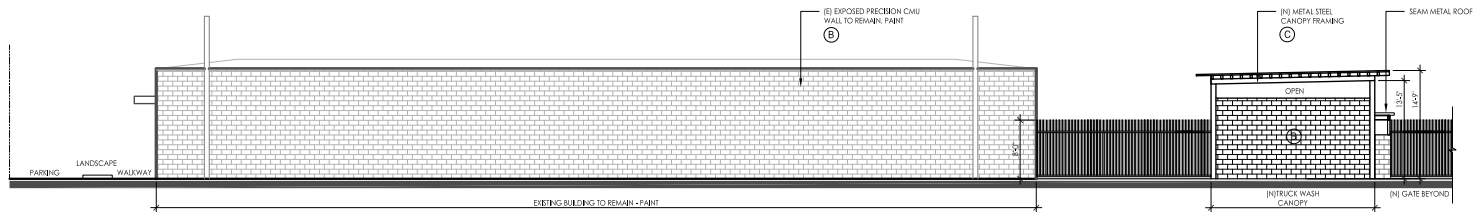
# A4.1

SHEET X OF XX



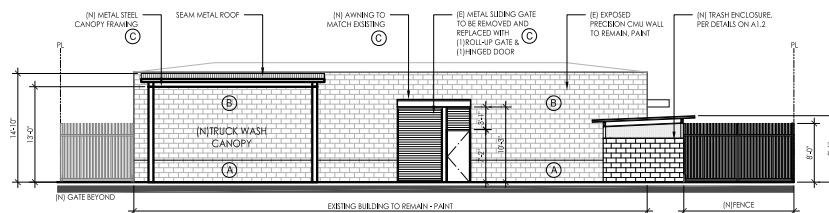
1 PROPOSED ELEVATION (SOUTH)  
1/8" = 1'-0"

FACING MERCANTILE ST.



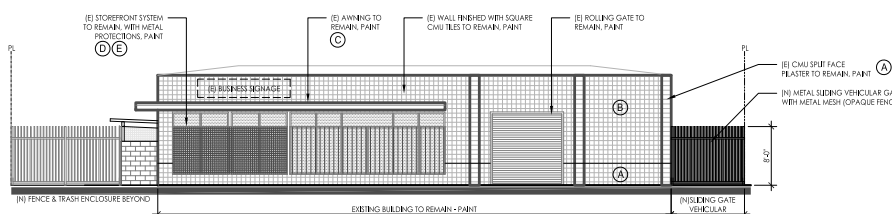
2 PROPOSED ELEVATION (NORTH)  
1/8" = 1'-0"

REAR OF BUILDING



3 PROPOSED ELEVATION (WEST)  
1/8" = 1'-0"

FACING TRUCK PARKING



4 PROPOSED ELEVATION (EAST)  
1/8" = 1'-0"

FACING MERCANTILE ST.

### COLOR & MATERIALS LEGEND

- A** WALL PANEL, DOWNWARDS, DEC795 GRAY PEARL, TYPICAL WALL BASE / PLASTER
- B** WALL PANEL, DOWNWARDS, DEC791 CLOUD
- C** PAINT, DOWNWARDS, DEC797 BATTLESHIP GRAY, TYPICAL AT METAL MEMBERS
- D** ACCENTS, DOWNWARDS, DEC92 CAPE COD BLUE WINDOW SCREENS
- E** STOREFRONT SYSTEM / WINDOWS, ALUMINUM FRAME, TINTED GLASS

| DATE       | REVISIONS                |
|------------|--------------------------|
| 10/15/2025 | 1ST SUBMITTAL - PLANNING |
| 11/19/2025 | 2ND SUBMITTAL - PLANNING |

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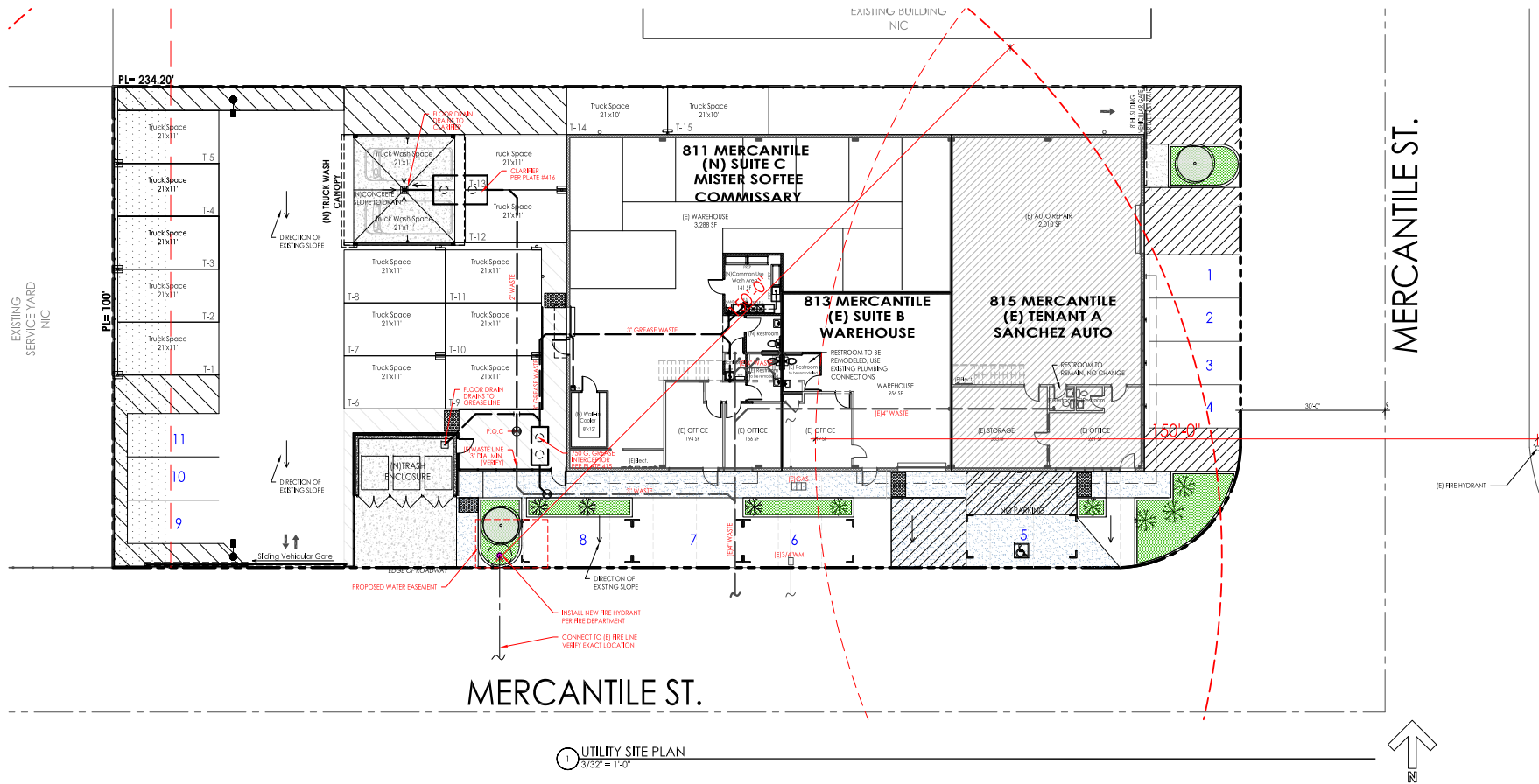
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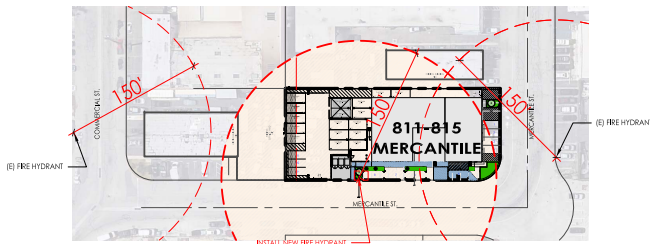
**UTILITY  
SITE PLAN**

**U1.0**

SHEET X OF XX



1 UTILITY SITE PLAN  
3/32 = 1'-0"



2 FIRE HYDRANT LOCATIONS  
1/64" = 1'-0"

| PLUMBING FIXTURE SPEC'S                                      |              |                                                                                 | PIPING SCHEDULE |      |      |       |        | FIXTURE UNIT COUNT |      |       |     |       |    |
|--------------------------------------------------------------|--------------|---------------------------------------------------------------------------------|-----------------|------|------|-------|--------|--------------------|------|-------|-----|-------|----|
| SYMBOL                                                       | DESCRIPTION  | MANUFACTURER & MODEL NO.                                                        | PIPE SIZE       | HW   | OW   | WASTE | VENT   | QTY                | WSFU | TOTAL | DFU | TOTAL |    |
|                                                              | WATER CLOSET | AMERICAN STANDARD AFWALL #2056.128<br>(ELONGATED, OPEN FRONT SEAT 1.280 GPF)    | INTERNAL        | -    | 3/4" | 3"    | 2"     | 5                  | 3    | 15    | 3   | 15    |    |
|                                                              | LAVATORY     | AMERICAN STANDARD LUCRINE #205.012<br>WITH #1340 METERING FAUCET&65X10V 0.4 GPM | 1 1/2"          | 1/2" | 1/2" | 2"    | 1 1/2" | 5                  | 1    | 5     | 2   | 10    |    |
|                                                              | PREP. SINK   | BLUE AIR                                                                        | 1 1/2"          | 1/2" | 1/2" | 2"    | 1 1/2" | 1                  | 1    | 1     | 2   | 2     |    |
|                                                              | FLOOR DRAIN  | J.R. SMITH #2005 (SLOPE TO DRAIN)                                               | 2"              | -    | 1/2" | 2"    | 1 1/2" | 1                  | -    | -     | -   | -     |    |
|                                                              | FLOOR SINK   | J.R. SMITH #3420C                                                               | 2"              | -    | 1/2" | 2"    | 1 1/2" | 2                  | -    | -     | -   | -     |    |
|                                                              | TRAP PRIMER  | PRECISION PLUMBING PRODUCTS<br>MODEL PO-100                                     | -               | -    | 1/2" | -     | -      | 3                  | -    | -     | -   | -     |    |
|                                                              | 3-COMP SINK  | BY OWNER                                                                        | 2"              | -    | 1/2" | 2"    | 1 1/2" | 1                  | 2    | 2     | 2   | 2     |    |
|                                                              | HAND SINK    | BY OWNER                                                                        | 2"              | -    | 1/2" | 2"    | 1 1/2" | 1                  | 1    | 1     | 1   | 1     |    |
|                                                              | MOP SINK     | BY OWNER                                                                        | 2"              | -    | 1/2" | 3"    | 1 1/2" | 1                  | 3    | 3     | 1   | 3     |    |
|                                                              | WATER HEATER | BY OWNER                                                                        | 2"              | -    | 3/4" | 3"    | 1 1/2" | 1                  | 1    | 1     | 1   | 1     |    |
| TOTAL DEMAND (WATER) = 19 GPM, TOTAL DEMAND (WASTE) = 22 GPM |              |                                                                                 |                 |      |      |       |        |                    |      | TOTAL | 27  | TOTAL | 34 |

WATER DEMAND/DAY:  
10 HRS/DAY X 19 GAL./MIN. X 60 MIN./HR. = 11,400 GAL./DAY  
WASTE DEMAND/DAY:  
10 HRS/DAY X 22 GAL./MIN. X 60 MIN./HR. = 13,200 GAL./DAY

| WATER PRESSURE CHART                                |           |
|-----------------------------------------------------|-----------|
| TOTAL DEMAND GPM (27 F.U.)                          | 19 GPM    |
| STREET PRESSURE HIGH 75 LOW 70                      | +70 PSI   |
| LOSS THRU (EXISTING) WATER METER                    | -5.0 PSI  |
| LOSS THRU (EXISTING) P.V.V. WALKING MOD. 500XL YSBR | -6.0 PSI  |
| ELEVATION LOSS..... [0.433 X 15 FT.]                | -6.50 PSI |
| RESIDUAL PRESSURE                                   | -25.0 PSI |
| TOTAL FRICTION LOSS                                 | 42.9 PSI  |
| AVAILABLE PRESSURE FOR LOSS [70-42.9]               | 27.1 PSI  |
| TOTAL DEVELOPED LENGTH OF PIPE, 100 FT. X 25%       | 125 FT.   |
| ALLOWABLE LINE LOSS /100 FT. [ (27.1 X 100)/125 ]   | 21.7 PSI  |

| PIPE SIZE CHART (BASED ON 21.7 PSI LOSS/100 FT) |      |      |    |        |        |     |        |     |      |
|-------------------------------------------------|------|------|----|--------|--------|-----|--------|-----|------|
| PIPE SIZE, IN.                                  | 1/2" | 3/4" | 1" | 1 1/2" | 1 3/4" | 2"  | 2 1/2" | 3"  | 4"   |
| CH./FT. (8 FPS)                                 | 0    | 0    | 0  | 14     | 35     | 132 | 329    | 666 | 1666 |
| CH./FT. (8 FPS)                                 | 6    | 16   | 30 | 56     | 103    | 254 | 455    | 719 | 1666 |
| HW (5 FPS)                                      | 3    | 8    | 16 | 28     | 46     | 119 | 245    | 406 | 840  |

**NOTES:**

- Exterior Lighting - Outdoor Lighting Code & Guideline.
  - a. Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations; California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
  - b. Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat fans, full-cut-off fixtures with the light source fully shielded with the exceptions:
    - c. Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.
    - d. Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to one 60-watt incandescent light) may be partially shielded the bulb is not visible, and the fixture has an opaque to keep light from shining directly up.
    - e. Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on the adjoining streets. The height of light standards shall not exceed 26 feet.
  - f. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.
- Exterior lighting of the site, including parking areas, shall be between 1 and 7-foot candles and shall be in harmony with existing adjacent lighting schemes. Lighting bollards shall not be used as part of the foot candle calculation on photometric sheets.
- All exterior lighting shall operate from dusk to dawn.
- LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature).

- Lighting instruments shall be full cut-off and installed so that light does not directly illuminate property outside the project site. Instruments shall not create glare for motorists or pedestrians. Lenses shall be flat and parallel to the ground/floor. Wallpacks and other luminaires that throw light laterally are not allowed unless specifically approved by the Police Department and Planning Division.



SHEET X OF XY



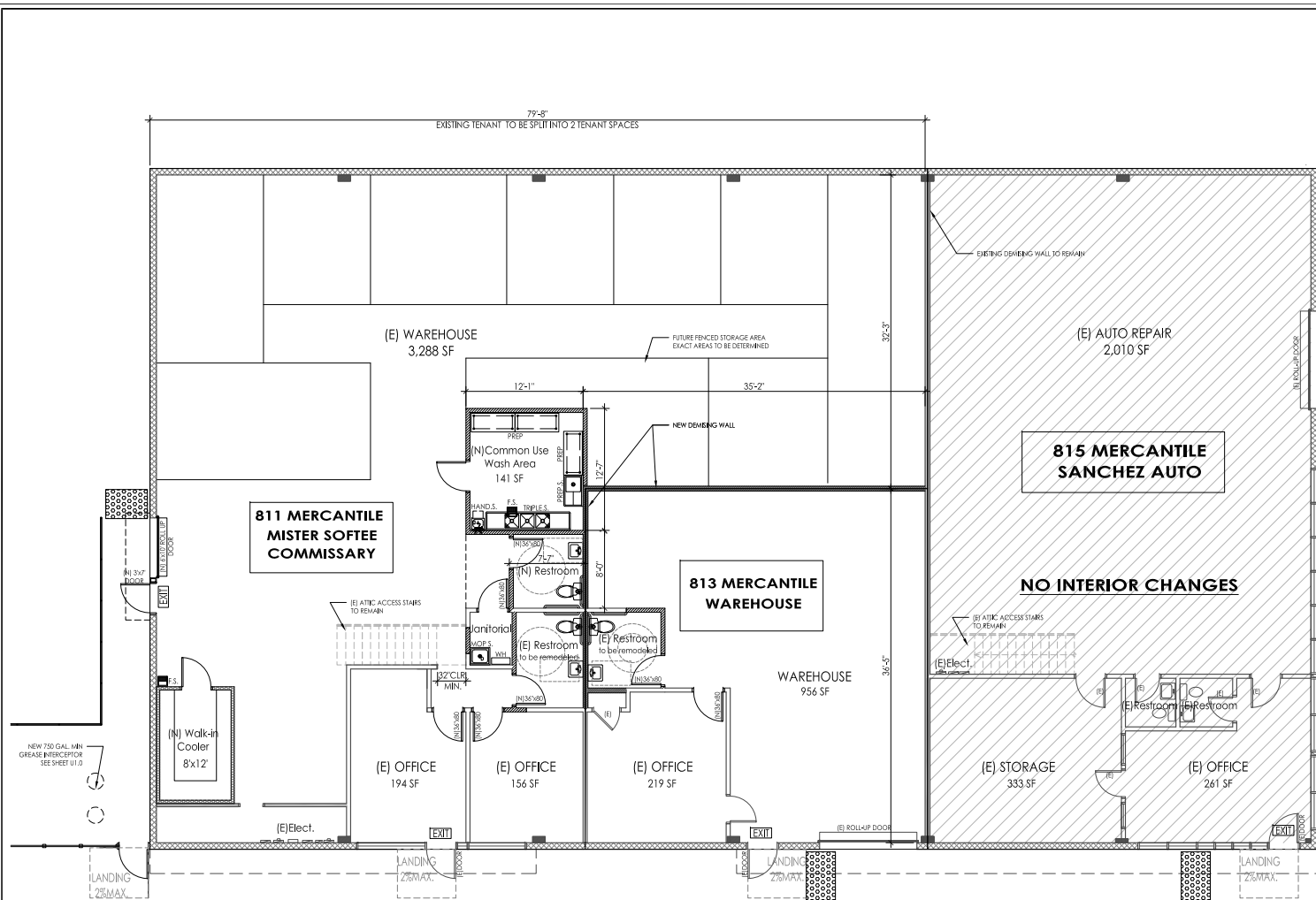
**JIMPE**  
ELECTRICAL ENGINEERING  
LIGHTING DESIGN  
CBA REGISTRATION NO. 000000

**23506**

807 OLIVE STREET  
SANTA BARBARA, CA 93106  
(805) 540-9010  
FAX (805) 540-9000  
email: jimpe@jimpe.com  
www.jimpe.com



STATE OF CALIFORNIA  
PROFESSIONAL ENGINEER  
No. E01068  
EXP. 06/30/2002  
ELECTRICAL



**PROPOSED FLOOR PLAN**  
3/16" = 1'-0"



## KEY NOTES

## WALL LEGEND

- NEW DEMISING WALL  
6" METAL STUDS @ 16" O.C.  
W/5/8" GYP. BOARD AT EACH SIDE
- NEW INTERIOR WALLS  
3-5/8" METAL STUDS @ 16" O.C.  
W/5/8" GYP. BOARD AT EACH SIDE
- EXISTING INTERIOR STUD WALL  
TO REMAIN
- EXISTING DEMISING STUD WALL  
TO REMAIN
- EXISTING CMU WALL TO REMAIN
- WALL TO BE DEMO
- REQUIRED EXIT DOOR  
ILLUMINATED EXIT SIGN

**ERA**  
**ARCHITECTS**

Lizette@ERAarchitects.org  
805.824.4188  
OXNARD CA

| NO. | REVISIONS                | DATE       |
|-----|--------------------------|------------|
| 1   | 1ST SUBMITTAL - PLANNING | 09/15/2023 |
| 2   | 2ND SUBMITTAL - PLANNING | 07/31/2023 |

**MOBILE FOOD COMMISSARY  
MISTER SOFTEE**  
811 MERCANTILE STREET,  
OXNARD, CA 93030

THESE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS  
WHICH ARE HEREBY SUBMITTED TO THE CLIENT ARE THE PROPERTY AND  
CONFIDENTIALITY OF THE ARCHITECT. NO PART OF THESE PLANS, ALL  
RIGHTS RESERVED, AND SHALL NOT BE USED ON ANY OTHER  
WORK OR PROJECT WITHOUT THE ARCHITECT'S WRITTEN AGREEMENT.

SCALE: AS SHOWN  
PROJECT: 221201  
DRAWN BY: LE

**PROPOSED  
FLOOR PLAN**

**A2.1**

SHEET X OF XX

| <b>Heavy Industrial (M-2)</b><br><b>OXNARD MUNICIPAL CODE SECTIONS 16-135 THROUGH 16-144</b> |                                                                              |                                                         |                  |
|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|---------------------------------------------------------|------------------|
| <b>DEVELOPMENT STANDARD</b>                                                                  | <b>REQUIREMENT</b>                                                           | <b>PROPOSED</b>                                         | <b>COMPLIES?</b> |
| Maximum Building Height<br>16-164                                                            | No building shall exceed a height at the street line of 8 stories or 100 ft. | 16 feet                                                 | YES              |
| Front yard setback<br>16-165                                                                 | 10 feet.; 30 feet when adjacent to designated thoroughfare.                  | 20 feet (not adjacent to a designated thoroughfare      | YES              |
| Side yard setback or Street side yard setback<br>16-165 (M-2)                                | None. 5 ft. if adjacent to R zone                                            | 19 feet                                                 | YES              |
| Rear yard setback<br>16-165 (M-2)                                                            | None                                                                         | 10 feet                                                 | YES              |
| Maximum lot coverage (M-2)                                                                   | 70%                                                                          | 40%                                                     | YES              |
| Parking Standards<br>16-1622                                                                 | 11 spaces                                                                    | 11 spaces                                               | YES              |
| Trash enclosures                                                                             | Double wide parallel refuse containers                                       | 1 Trash enclosure, with double wide parallel containers | YES              |
| Rooftop equipment                                                                            | May not protrude above the height of the parapet.                            | No roof equipment exceeds the parapet height.           | YES              |
| Lighting<br>16-320                                                                           | Compatible with Section 16-320 of the City Code.                             | On-site lighting meets the code.                        | YES              |



NOTICE OF EXEMPTION (NOE)

☐ **To:** Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

**From:** City of Oxnard  
Community Development Department  
214 South C Street  
Oxnard, CA 93030

☐ **To:** Ventura County Clerk-Recorder &  
Registrar of Voters  
Hall of Administration, Main Plaza  
800 South Victoria Avenue,  
Ventura, CA 93009-1260

**Project Title:** Mister Softee Commissary - Planning and Zoning Permit No. 23-500-03 (Special Use Permit)

**Project Applicant:** Jeffery Hiller, 3350 William Drive, Newbury Park CA 91320

**Project Location - Specific:** 811 Mercantile Street, Oxnard CA 93030 - APN 204-0-172-080

**Description of Nature, Purpose and Beneficiaries of Project:** A request to allow for the renovation and tenant improvement of an existing 8,400 square foot warehouse building on a 23,286 square foot parcel. The project proposes to convert the conversion of 4,290 square feet of an existing tenant space into a new mobile food commissary and will also include a 575 square foot truck wash area and 262 square foot trash enclosure within 9,458 square feet of existing yard space. Parking for seventeen (17) food trucks will be located within the existing exterior yard space. The project site is located at 811 Mercantile Street and the site is developed with the existing 8,400 square foot building, a portion of which is occupied by a separate tenant, an automobile repair. Beneficiary of Project: Jeffery Hiller

**Name of Public Agency Approving Project (Lead Agency):** City of Oxnard

**Name of Person or Agency Carrying Out Project (Applicant):** Jeffery Hiller

**Exempt Status: (check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Existing Facilities 15301 and New Construction or Conversion of Small Structures 15303
- ☐ Statutory Exemptions. State code number: \_\_\_\_\_

**Reason(s) why project is exempt:** In accordance with CEQA Guidelines, Sections 15301 (Class 1, Existing Facilities) and 15303(c) (Class 3, New Construction Or Conversion Of Small Structures), projects involving

“negligible or no expansion of use beyond that existing at the time of the lead agency’s determination” or projects involving “construction and location of limited numbers of new, small facilities or structures” are to be exempt from the requirements of CEQA. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former uses. The Project proposes the conversion of a 4,290 square feet of existing tenant space within an existing 8,400 square foot building, into a new mobile food commissary and will also include 575 square foot truck wash area and 262 square foot trash enclosure within 9,458 square feet of existing yard space. The project does not involve expansion of square footage of building area. The existing portion of the building to be used for the food commissary business was used for an automobile repair that utilized the existing yard for similar vehicle storage uses. Therefore, the proposed Project involves negligible expansion of the former uses. Interior and exterior alterations to the site are minor and include interior partitions, plumbing, and landscaping. The Project is exempt from CEQA pursuant to Section 15301, Class 1, Existing Facilities.

In addition, a Class 3 exemption is to be used for commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. The Project is proposed with less than 10,000 square feet of floor area in an area zoned for such use with a Special Use Permit. The use does not involve the use or storage of significant amounts of hazardous substances and public services and facilities are available to the site. This Project is exempt from CEQA pursuant to Section 15303, New Construction or Conversion of Small Structures.

**Lead Agency Contact Person:** Lisa Gordon, Contract Planner, (805) 324-7207

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Joe Pearson II, AICP  
Planning and Environmental Services Manager  
City of Oxnard

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Date

Note: Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

RESOLUTION NO. 2024 - XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 23-500-03 (SPECIAL USE PERMIT) TO ALLOW FOR THE RENOVATION AND TENANT IMPROVEMENT OF AN EXISTING 8,400 SQUARE FOOT WAREHOUSE BUILDING ON A 23,286 SQUARE FOOT AND RELATED IMPROVEMENTS INCLUDING 575 SQUARE FOOT TRUCK WASH AREA AND 262 SQUARE FOOT TRASH ENCLOSURE, NEW LANDSCAPING AND PARKING FOR SEVENTEEN FOOD TRUCKS, LOCATED AT 811 MERCANTILE STREET (APN: 204-0-172-080) SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY JEFFERY HILLER, 3350 WILLIAM DRIVE, NEWBURY PARK, CA 92320, (PROPERTY OWNER).

WHEREAS, on March 16, 2023, Jeffery Hiller (“**Property Owner**”) submitted a request to approve Planning and Zoning Permit No. 23-500-03 (Special Use Permit) to permit and allow for the renovation and tenant improvement of an existing 8,400 square foot warehouse building on a 23,286 square foot parcel. The project proposes the conversion of 4,290 square feet of existing tenant space into a new mobile food commissary and will also include construction of a 575 square foot truck wash area and 262 square foot trash enclosure within 9,458 square feet of existing yard space. Parking for seventeen (17) food trucks will be located within the existing exterior yard space. The project will also provide new landscaping and fencing at the property located at 811 Mercantile Street (APN: 204-0-172-080) (the “**Project**”); and

WHEREAS, on January 18, 2024, the Planning Commission of the City of Oxnard (“**Planning Commission**”) conducted a duly noticed public hearing, and received and reviewed all written and oral evidence related to the proposed Project, in accordance with Sections 16-536, 16-561 and 16-651 of the Oxnard City Code (OCC); and

WHEREAS, Sections 16-536, 16-561 and 16-651 of the OCC authorize the Planning Commission to approve a Special Use Permit; and

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing, that the project meets the criteria set out in Sections 16-536 and 16-651 of the OCC; and

WHEREAS, the Project has been reviewed by the Development Advisory Committee (DAC) and the DAC has prepared conditions of approval that are incorporated within the recommended permits; and

WHEREAS, the Planning Commission finds that the Project conforms to the City of Oxnard 2030 General Plan elements thereof and the Oxnard City Code for the reasons set forth in the Planning Commission Staff Report; 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 Class 1 Categorical Exemption (Section 15301) and Class 3 Categorical Exemption (Section 15303). Further, the project does not trigger any of the Exceptions to the Exemptions

(15300.2)

- 1. 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 contains an existing building and parking area used for industrial purposes. The site is surrounded by existing industrial and auto repair businesses. 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.

- 2. 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.

As existing, the project site and surrounding areas contain a range of industrial and commercial uses. The proposed project is consistent with the existing development on the site and in the surrounding area. The proposed Project is consistent with the 2030 General Plan and the Oxnard City Code and is compatible with the physical scale and character of allowable development in the project area. Any projects requiring discretionary approval would be analyzed with the General Plan and the Oxnard City Code for consistency and CEQA for any potential impacts. Therefore, the project will not have a significant cumulative impact.

- 3. 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 site improvements 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 urban development (industrial and commercial) character of the surrounding development and the property does not contain any unusual environmental characteristics as the property will generally be surrounded on all sides by urban development. Therefore, the Project will not have a significant effect on the environment due to unusual circumstances.

- 4. 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 and does not include development which could result in damage to scenic resources within a highway designated as a state scenic highway. Thus, the proposed project will not result in damage to scenic resources within a highway designated as a state scenic resource.

**5. 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.

**6. 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.

WHEREAS, the Planning Commission has held a duly noticed public hearing and received and reviewed written and oral comments related to the Project; and

WHEREAS, the Planning Commission finds after due study and deliberation that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this Resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular.

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 Special Use Permit 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 project involves the renovation and tenant improvement of an existing 8,400 square foot warehouse building on a 23,286 square foot parcel located at 811 Mercantile Street. The City's 2030 General Plan land use designation for the subject site is Central Industrial Area (CIA) which allows for heavy industrial uses, including uses which involve outdoor use and storage, agricultural processing and vehicle and equipment storage and repair. As discussed in detail in the Planning Commission Staff Report Sections 6) b, c, d, and e, the Project,

as designed and conditioned, meets all applicable development standards. Therefore, the proposed project is in compliance with the 2030 General Plan and other adopted policies of the City of Oxnard and meets this Finding.

- 2. The nature, condition and development of adjacent uses, buildings and structures shall be considered, and no proposed modification to a Special Use Permit shall be granted if the approval body finds such use will 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, pursuant to the 2030 General Plan land use designation “Central Industrial Area” and the “Heavy Manufacturing” zoning district, the proposed use of the project site as a food truck commissary, is an allowed use, subject to a Special Use Permit. The surrounding uses are characterized by industrial and commercial uses, which are predominantly auto repair facilities and industrial businesses. Construction activities, anticipated uses, and development design will be subject to standard construction requirements of the Building, Fire, and Traffic Codes. Therefore, the proposed use and improvements, as conditioned, will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.

- 3. The site that is subject to the Special Use Permit shall be adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and items which may be required by Section 16-532 (Conditions).**

As described in the Staff Report, the project as designed and conditioned meets the development standards of the Heavy Manufacturing (M-2) zone as described above in Finding Section 1(1). Pursuant to the Zoning Code, the project has been designed to be consistent with the maximum building height, front, side and rear setbacks, and lot coverage. The special use permit also includes the approval of the perimeter fencing location, including placement of a portion of the fence and gate within the front yard setback pursuant to Section 16-311 of the OCC. As such, the subject site is adequate in terms of size and as developed the development meets or exceeds City’s design standards.

- 4. The site that is subject to the Special Use Permit shall be served by highways adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate.**

As described in the Staff Report, the existing development on the project site includes a multi-tenant industrial warehouse building. The project site includes two existing driveways off of Mercantile Street to access the proposed project site. The driveway access currently provided would provide sufficient access to the site and would allow for adequate circulation around the site. The City finds that the proposed project, as conditioned, and in the context of the documentation provided and reviewed demonstrate that there is sufficient parking capacity. Therefore, the site has sufficient access to streets and highways that are adequate in size and existing intersections adjacent to the project site will operate at acceptable levels of service.

**5. The site that is subject to the Special Use Permit shall be provided with adequate sewerage, water, fire protection and storm drainage facilities.**

As described in the Staff Report, the existing development on the project site includes a multi-tenant industrial warehouse building. The proposed project includes the renovation and tenant improvement of the existing building. The proposed Project improvements have been found to be consistent with anticipated development for this site. Furthermore, the Project will be served by existing City of Oxnard water and sewer mains and adequate Fire Protection will be provided as determined by the Development Advisory Committee. In accordance with the Stormwater Quality Conditions of this Resolution, the Project's design will comply with stormwater control measures as required by the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit. The Project is consistent with the level of development identified under the General Plan and Oxnard City Code, and therefore is within the anticipated level of development. The project is not anticipated to result in any significant impacts to utilities and public services. Therefore, the site for the proposed use will be provided with adequate sewage, water, fire protection and storm drainage facilities.

**SECTION 2.** The Planning Commission finds, in accordance with CEQA Guidelines, Sections 15301 (Class 1, Existing Facilities) and 15303(c) (Class 3, New Construction Or Conversion Of Small Structures), projects involving "negligible or no expansion of use beyond that existing at the time of the lead agency's determination" or projects involving "construction and location of limited numbers of new, small facilities or structures" are to be exempt from the requirements of CEQA. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former uses. The Project proposes the conversion of 4,290 square feet of existing tenant space within an existing 8,400 square foot building, into a new mobile food commissary and will also include construction of a 575 square foot truck wash area and 262 square foot trash enclosure within 9,458 square feet of existing yard space. The project does not involve expansion of square footage of building area. The existing portion of the building to be used for the food commissary business was currently used for an automobile repair, that utilized the existing yard for similar vehicle storage uses. Therefore, the proposed Project involves negligible expansion of the former uses. Interior and exterior alterations to the site are minor and include interior partitions, plumbing, and landscaping. The Project is exempt from CEQA pursuant to Section 15301, Class 1, Existing Facilities.

In addition, a Class 3 exemption is to be used for commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. The Project is proposed with less than 10,000 square feet of floor area in an area zoned for such use with a Special Use Permit. The use does not involve the use or storage of significant amounts of hazardous substances and public services and facilities are available to the site. This Project is exempt from CEQA pursuant to Section 15303, New Construction or Conversion of Small Structures.



No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemptions. Based on the above exemptions and in accordance with CEQA, the Planning Commission has determined that there is no substantial evidence that the project may have a significant effect on the environment and hereby authorizes and directs the Planning and Environmental Services Manager to file a Notice of Exemption with the Ventura County Clerk.

SECTION 3. Based on the findings set forth herein and the Staff Report and all attachments thereto, the Planning Commission hereby approves Planning and Zoning Permit No. 23-500-03 (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.

## CONDITIONS OF APPROVAL

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              |
| DS                        | Dev Services/Eng Dev/Inspectors | TR | Traffic               |
| PD                        | Police                          | B  | Building Plan Checker |
| SC                        | Source Control                  | FD | Fire                  |
| PK                        | Landscape Design                | CE | Code Enforcement      |

## 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 January 18, 2024, (“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 and Environmental Services 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 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. (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 Developer 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, Applicant 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. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. Parking spaces sited perpendicular to Mercantile Street are restricted to back-in spaces only and must have signs indicating that the spaces are for back-in only. (PL/B, G-9).
10. Before placing or constructing any signs on the Project property, Applicant shall obtain a sign permit from the City. Except as provided in the sign permit, Applicant may not change any signs on the Project property (PL/B, G-10).
11. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
12. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
13. Developer 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)

14. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)
15. Prior to issuance of building permits, Developer 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).

#### **LANDSCAPE STANDARD CONDITIONS**

16. Prior to submittal of landscape and irrigation plans, Developer shall obtain approval of the Planning Manager or designee of a plan showing on the project property all existing trees and identifying the trees to be saved, transplanted or removed. (PK, PK-1)
17. Prior to issuance of building permits or the proposed use is initiated, whichever comes first, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, PK-2)
18. Prior to issuance of a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by Parks and Facilities Superintendent. (PK, PK-3)
19. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensue compliance (PK, PK-4)
20. Prior to the issuance of City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to Planning Division or designee. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, PK-5)
21. All trees planted or placed on the property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, PK-6)
22. At the time of landscape plan check submittal, the landscape planting and irrigation plans shall comply with the current title 23 Model Water Efficient Landscape Ordinance (MWELo). (PK, PK-7.1)
23. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, PK-22)
24. At time of submittal to the Building and Engineering Division for plan check, Developer's Landscape Architect or Architect shall provide the City with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES

requirements are not in conflict with meeting the City's landscape requirements. (PK, PK-23)

25. Developer shall include a note on the Landscape Plans submitted to the Building and Engineering Division for a building permit that "all landscaping and irrigation comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards, and applicable water conservation requirements of the State of California". (PK, PK-24)
26. Consistent with the City Council Resolution 15,569 which declared a continuance of the Stage 2 water shortage condition within the City of Oxnard, the project is required to implement and maintain the mandatory water conservation requirements for as long as City Council Resolution 15,569 is in effect or is amended/replaced by the City of Oxnard.

#### **PLANNING DIVISION CONDITIONS**

27. Developer shall remove any and all graffiti from the project premises 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.
28. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval of the Planning Manager. Such plan shall include such elements as clear film on windows and/or mirrors, as well as washable paint and sealers on the building and perimeter walls. (PL)
29. Developer shall limit outdoor storage of materials to the locations shown on the project plans. Developer shall screen storage areas from adjacent properties and streets. Fences shall be eight (8) feet and shall be opaque, as approved by the Planning Manager, to ensure screening from adjacent properties and roadway. (PL)
30. Applicant shall screen, to the satisfaction of the Planning Manager, any HVAC equipment visible from the public right-of-way. Screening plants shall be consistent with other species on the property and a minimum size of five gallons. (PL)
31. Developer shall repair and/or replace any existing broken or damaged sidewalk, curb gutter or asphalt paving adjacent to property due to the construction of the Project, as directed by the City Inspector. (DS)
32. Developer shall construct a waste enclosure, with a roof and level concrete pad for the storage of the required containers out of view of the public street. Developer shall provide a concrete apron in front of the enclosure to facilitate proper servicing. Enclosure gates must be constructed to allow eight (8) feet of clear space to allow passage of the City issued containers. (DS)
33. Prior to issuance of demolition permits for any structure on the site, Developer shall provide evidence of notifying the Air Pollution Control District of such demolition. Demolition and/or renovation activities shall be conducted in compliance with APCD regularities regarding Asbestos (Rule 63.7).

34. During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less.
35. During periods of high winds (i.e. wind speed sufficient to cause fugitive dust to impact adjacent properties), Developer shall cease all clearing, grading, earth moving, and excavation operations to prevent fugitive dust from being a nuisance or creating a hazard, either onsite or offsite.
36. Prior to grading permit approval, Developer shall include on the grading plans a reproduction of all conditions of this permit pertaining to dust control requirements. (PL)
37. In the event that any historic or prehistoric cultural resources are discovered, work in the vicinity of the find shall be halted immediately. A City approved archeologist shall be retained to evaluate the discovery and determine the necessary mitigations for successful compliance with all applicable regulations. Developer or its successor in interest shall be responsible for paying all salaries, fees and the cost of any future mitigation resulting from the survey.
38. Plans submitted by Developer with building permit applications shall show on the building elevation sheets all exterior building materials and colors, including product and finish manufacturer name, color name and number, and surface finish type (such as: stucco with sand finish, plaster with smooth finish) to be used in construction. (PL/B, PL-1)
39. 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)
40. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by Resolution of the Planning Commission in all sets of construction documents and specifications for the project. (PL, PL-3)
41. Before the City issues building permits, Developer shall provide to the Planning Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Planning Commission. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, PL-4)
42. Developer may not modify any use approved by this permit unless the Planning Division Manager determines that Developer has provided the parking required by the City Code for the modified use. (PL, PL-7)
43. Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets. To prevent damage from vehicles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected. Developer shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street. Developer shall submit a lighting plan showing standard heights and light materials for design review and approval

of the Planning Division Manager. (PL/B, PL-8)

44. In order to minimize light and glare on the project property, all parking lot and exterior structure light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway. (PL, PL-9)
45. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities. (B/DS, PL-11)
46. During construction, Developer shall control dust by the following activities:
  - a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code section 23114, with special attention to sub sections 23114(b)(2)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
  - b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (B/DS, PL-12)
47. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, PL-13)
48. Developer 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)
49. Prior to issuance of building permits, Developer 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).
50. Developer shall recess or screen roof heating and cooling systems and other exterior mechanical equipment from adjoining property and public streets, as required by this permit. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible from the front of the property or other major public vantage points. Developer shall include a note on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color. (PL/B, PL-41)
51. Developer shall install all roof and building drainpipes and downspouts inside building



elements. These items shall not be visible on any exterior building elevations. (PL, PL-42)

52. For any exterior utility meter panels, Developer shall paint such panels to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (PL, PL-43)
53. Developer shall stripe loading zones placed partly or wholly within a structure for loading and unloading activities only and post to prohibit storage or other non-loading activity within the loading zone. (PL/B, PL-49)
54. Applicant shall submit a check made out to the City of Oxnard for payment of any outstanding discretionary permit and environmental processing fees associated with the development project. Funds shall be deposited prior to issuance of a grading permit. (PL).

## **POLICE DEPARTMENT CONDITIONS**

55. A condition of approval requires compliance with the Outdoor Lighting Code & Guideline
  - a. Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
  - b. Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the exceptions:
    - i. Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.
    - ii. Luminaires with a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to one 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque top to keep light from shining directly up.
  - c. Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on the abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.
56. Exterior lighting of the site including parking areas shall be between 1 and 7-foot candles and shall be in harmony with existing adjacent lighting scheme.
57. All exterior lighting shall operate from dusk to dawn.
58. All exterior LED lighting shall be of a similar nature and spectrum (3,000K to 20,000K

Correlated Color Temperature).

59. Lighting instruments shall be full cut-off and installed so that light does not directly illuminate property outside the project site. Instruments shall not create glare for motorists or pedestrians.
60. Outdoor lighting instruments shall not be placed in close proximity of parking lot trees. In the event outdoor lighting instruments and trees are in close proximity an additional sheet will be required illustrating light and tree placement showing trees with a 20-year maturity.
61. Integrated landscape/lighting/photometric plan shall be submitted illustrating a 20-year tree maturity. This plan shall include all outdoor areas as well as the parking facility. This is to ensure that tree growth will not adversely impact future lighting and therefore site safety as the project matures. Luminaires used in the photometric calculations shall only include those instruments mounted 8-feet or more above walking/driving surface. This plan shall be submitted to [specialprojects@oxnardpd.org](mailto:specialprojects@oxnardpd.org) and approved prior to the issuance of building permits.

#### **Security Camera Systems – Businesses**

62. A Security Camera System is highly recommended for this project due to the nature of the business, the physical assets on site, and the potential for liability claims from the use/misuse of potentially dangerous equipment. If the applicant plans to install a Security Camera System it should meet the Police Department's Security Plan Guidelines. These guidelines can be obtained upon request via [specialprojects@oxnardpd.org](mailto:specialprojects@oxnardpd.org).
63. Security camera system shall be operated 24 hours a day to monitor the activity at the site. The system shall be designed to capture images of all persons and all vehicles that enter the site. Cameras shall also be distributed throughout the site to capture general activities. The camera system shall comply with these minimum standards:
  - a. The camera system shall be cloud based to facilitate off-site and mobile monitoring.
  - b. Access to the cloud based camera system may be made accessible to the Oxnard Police Department for specific areas of the property and adjacent areas that are either public, or, semi-public that include: adjacent public street, alleys, sidewalks, and within the private property the parking facility and paseo. Contact [specialprojects@oxnardpd.org](mailto:specialprojects@oxnardpd.org) to participate in this program.
  - c. If the Police Department is provided access to the cloud based camera system, privacy of residents shall be taken into consideration.
  - d. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are expected for infra-red lighting.
  - e. Cameras shall be made by a reputable manufacturer and maintained to current industry standards.
  - f. Cameras shall have low light capability to facilitate the later identification of persons involved in criminal or problem activities.
  - g. The video system shall utilize a Digital Video Recorder (DVR). VHS and other

formats are prohibited.

h. The video system shall allow recording, live viewing and playback of recorded video for a period of a period of at least 30 days.

i. Recorded images shall bear a date and time stamp that cannot be altered.

j. All entry doorways to the premises shall be monitored by a camera or cameras that are strategically mounted for face capture of persons who enter. Such cameras shall be mounted no higher than 7-feet above the floor/ground. Face capture images shall be determined as those images where the clarity of a person's facial image is sufficient for later identification.

k. All vehicular entrances to the parking facilities shall be monitored by a camera or cameras that are placed to capture images of sufficient quality where the vehicle's license plate, make, model and color can be easily identified.

l. Cameras in domed casings are highly encouraged as their area of focus is not easily determined by a casual observer.

m. A camera shall be dedicated to face capture image of any person accessing the call system at the exterior of the primary entrance.

n. Site management shall provide in a timely manner any digital records of security camera or access control systems requested pursuant to a police investigation or for the periodic inspection of equipment required under these conditions.

o. Security cameras shall be installed to monitor activity around each side of the building's exterior.

#### Security Plan

64. A Security Plan shall be submitted to [specialprojects@oxnardpd.org](mailto:specialprojects@oxnardpd.org) and approved prior to the issuance of building permits. The purpose of the Security Plan is to align the applicant's need to secure the development site for its end users with current security standards and to provide the Police Department an understanding of the layout of the site in the event of a critical incident. The Security Plan, when submitted directly to the Police Department, is considered a confidential document. The plan shall include:

a. The Security Plan Sheet will identify the location of each security camera, camera recording/support equipment, all elements of an access control system, and any safe or secure room or rooms designed to maintain valuable assets or records.

b. The Security Plan shall include a chart identifying each camera by an alpha-numeric, the scope of their capture area, and placement of the camera above the floor/ground.

c. The Security Plan shall identify all doors with an alpha-numeric (e.g. D-1, D-2, etc.) that serve passage between public & semi-public, semi-public to semi-public and similar access points where tenants and their guests routinely pass without needing specific permission from a resident or property manager/responsible party or resident. This would include access to the lobby, parking garage, laundry room, mailroom, emergency exits, etc. When a camera is positioned for face capture it shall be noted on the camera chart.

d. The Security Plan shall identify any area which is served by an intrusion/burglary alarm system.

e. The permittee/property manager/owner shall maintain all security features in good working condition and consistent with industry standards.

65. Any digital records from the security camera system or access control system shall be made available to any representative of the Oxnard Police Department in a timely manner upon request related to any official police investigation. If requested, the site manager shall upload or email any digital records at the request of a representative of the Oxnard Police Department.

66. A Security Plan shall be submitted to and approved by the Police Department prior to the issuance of building permits. The submission shall be made in a PDF format and sent to [specialprojects@oxnardpd.org](mailto:specialprojects@oxnardpd.org). The email "subject line" shall have the 7-digit Planning "PZ" number and the site's address to identify the project. The plan shall include the location of the security features at the site consistent with the Security Plan Requirements document provided during the development review process. The Security Plan shall not be submitted with other development documents or plan sheets. This is done to maintain a level of confidentiality of the security features of the site between the developer/end user of the development and the Oxnard Police Department.

### **Alarms**

67. Any intrusion alarm system installed at the site shall utilize technology to differentiate between human and non-human motion. The alarm system shall be compliant with Oxnard City Code 11-95 through 11-100.

### **Landscape**

68. Trees shall not be located where they would conflict with lighting instruments. Appropriate proximity is based on a tree's canopy size at twenty-year maturity.

69. Landscape elements shall be arranged to provide clear lines of sight and eliminate potential places of concealment and dissuade the application of graffiti. Through the life of the project, the property shall be maintained to address these issues.

### **Signage**

70. All vehicular entrances to the parking area shall be posted in compliance with California Vehicle Code 22658(a). Persons in lawful possession of the property may then cause the removal of a vehicle parked on the property to the nearest public garage if parked without the owner's permission. (PD)

## **DEVELOPMENT SERVICES DIVISION CONDITIONS**

**SPECIAL CONDITIONS:**

71. The Developer shall provide an accessible pedestrian path between the trash enclosure, building entrances, and accessible parking spaces. (DS)
72. The Developer shall construct a public fire hydrant on the South end of the parcel and provide a corresponding City easement for the hydrant if the hydrant is located inside private property. (DS)
73. The Developer shall capture all water used for washing trucks at the car wash facility and route the water to a pretreatment system prior to the City sewer system. (DS)
74. The Developer shall provide a grease interceptor for the facility. A floor drain shall be constructed at the trash enclosure that routes to the grease interceptor. (DS)
75. The trash enclosure shall be constructed to meet the latest city requirements with a roof and be large enough to store three (3) 4-yard bins. The trash enclosure shall include a 15-foot reinforced concrete service apron in front of the trash enclosure. The trash enclosure shall have architectural mesh, or approved equal treatment, between the top of the wall and the roof. (DS)
76. The Developer shall provide a Technical Drainage Memorandum prepared by a licensed professional outlining this project's compliance/exemption with the City's Technical Guidance Manual (TGM) and Municipal Separate Storm Sewer System (MS4) Permit. (DS)
77. All existing utilities (sewer, water, storm) that will no longer be needed for this project shall be removed and capped at the main. (DS)
78. Parking stalls shall be 19-feet x 9-feet or 17-feet x 9-feet with an additional 2-feet for vehicle overhang. If wheel stops are used, they shall be placed at the 17-foot mark. (DS)
79. The pavement in front of the project is less than ten years old; if trenching of the pavement occurs, the project shall grind and overlay curb to curb along the project frontage unless approved otherwise by the City Engineer. (DS)
80. The Developer shall provide a sewer and water report to show the expected water usage and sewer rate discharge for the project. (DS)

**DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS**

81. Developer shall pay plan check and processing fees in effect at the time of construction plan submittal and shall pay development fees, encroachment permit fees, and other applicable fees in effect at permit issuance. (DS-1)
82. Before connecting the project to existing sewer and water service laterals, Developer shall inspect (pothole or video) existing lateral(s) and arrange for City staff to view inspection results. Developer shall make repairs to such facilities as determined necessary by City staff. Developer shall bring all existing water services into

compliance with current City standards including removal of unused water or sewer laterals by disconnection at the main. (DS-7)

83. Curb cut widths and design shall conform to City ordinances, standards, and policies in effect at the time City issues an encroachment permit. (DS-9)
84. Developer shall provide fire hydrants such that all points of all structures are within one hundred fifty (150) feet of a fire hydrant, or as otherwise approved by the Fire Department. Fire hydrant line improvements shall be designed in accordance with City standards and shown on the civil site improvement plans prior to issuance of a site improvement/grading permit. Developer shall provide the City with an easement over onsite waterlines using standard City format. (DS-11)
85. Developer shall enter into an agreement, approved as to form by the City Attorney, to install and construct all public improvements required by this permit and by the City Code. Developer shall post security satisfactory to the Finance Director, guaranteeing the installation and construction of all required improvements within the time period specified in the agreement or any approved time extension. (DS-14)
86. A California licensed civil engineer shall prepare the public improvement plans and documents for this project in accordance with City standards and shall submit all such plans to the City Engineer. Submittal shall include, but not necessarily be limited to, grading, street, drainage, sewer, water and other appurtenant improvement plans, construction cost estimates, soils reports, and all pertinent engineering design calculations. City will not approve a parcel map or final map nor issue a grading, site improvement or building permit until the City Engineer has approved all improvement plans. (DS-15)
87. Prior to issuance of a site improvement permit, Developer shall provide to the Development Services Division digital copies of all project maps, address map, and/or civil improvements drawings in DWG format. Prior to improvement bond release, Developer shall provide updated digital file containing all changes that occur during construction. (DS-16)
88. Developer agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Developer's expense, City and its agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided for in Government Code Section 66499.37, to attack, review, set aside, void or annul the approval of this resolution or to determine the reasonableness, legality or validity of any condition attached thereto. City shall promptly notify Developer of any such claim, action or proceeding of which City receives notice, and City will cooperate fully with Developer in the defense thereof. Developer shall reimburse City for any court costs and attorney's fees that City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Developer of the obligations of this condition. Developer's acceptance of this resolution or commencement of construction or operations under this resolution shall be deemed to be acceptance of all conditions thereof. (DS-18)

89. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, parkways, landscaping, utilities, drainage facilities, or other improvements as required by City. If such easements cannot be obtained from the property owner by negotiation, City may acquire them at the expense of Developer by exercise of the power of eminent domain. Developer shall bear all costs of eminent domain proceedings, including appraisal, acquisition, attorney's fees, and court costs. Before City issues a site improvement permit, Developer shall dedicate all required easements to City. (DS-19)
90. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If the Developer fails to remove graffiti in accordance with this condition, the City may at the discretion of the Development Services Manager issue a stop work order until such time as the graffiti is removed. (DS-20)
91. The conditions of this resolution shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, that may or may not be shown on the improvement plans. (DS-21)
92. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
93. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
94. Prior to beginning construction, Developer shall designate in writing an authorized agent who shall have complete authority to represent and to act for Developer. The authorized agent shall be present at the work site whenever work is in progress. Developer or the authorized agent shall make arrangements acceptable to City for any emergency work. When City gives orders to the authorized agent to do work required for the convenience and safety of the general public because of inclement weather or any other cause, and the orders are not immediately acted upon by the authorized agent, City may do or have such work done by others at Developer's expense. (DS-24)
95. "Standard Specifications for Public Works Construction" latest edition (including modifications thereto by City) and applicable City Standard Plates and Design Criteria shall be the project specifications, except as noted otherwise on the approved improvement plans. City reserves the right to upgrade, add to, or revise these specifications and plans and all other City ordinances, policies, and standards. If the improvements required of this project are not completed within 12 months from the date of City's approval of the improvement plans, Developer shall comply with and conform to any and all upgraded, additional or revised specifications, plans, ordinances, policies and standards. (DS-27)
96. Developer shall retain a California licensed Civil Engineer to ensure that the construction work conforms to the approved improvement plans and specifications and to provide certified "as-built" plans after project completion. Developer's submittal of certified "as-built" plans is a condition of City's final acceptance of the project and release of any associated security. (DS-29)

97. All grading shall conform to City's standard grading notes, City Code, and recommendations of Developer's soils engineer as approved by the City Engineer. (DS-30)
98. Developer shall design all slopes steeper than 5 (horizontal) to 1 (vertical) with a minimum 18- inch wide level area (at both top and bottom of slope) where it adjoins a wall, fence, sidewalk, trail, curb or similar improvement. (DS-32)
99. Developer shall design project grading to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions. (DS-35)
100. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer. (DS-38)
101. Developer shall install water mains, fire hydrants and water services in conformance with City standard plates, design criteria and specifications as directed by the City Engineer. (DS-41)
102. Developer shall install adequately sized water services and meters to each lot or unit in accordance with City standards in effect at the time of building permit issuance. There shall be no interconnections between structures. (DS-42)
103. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
104. Prior to designing the water system for the project, Developer shall have a certified fire flow test performed to determine existing water pressure and flow characteristics. The water system shall be designed to allow for a 10 psi drop in the static water pressure measured during the fire flow test. After construction and before City issues a certificate of occupancy, the City Engineer may require a second test. Developer shall obtain permits from the City Engineer prior to performing tests. Developer shall have all tests certified by a mechanical, civil, or fire protection engineer and provide written results of all tests to the City Engineer. (DS-47)
105. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed. (DS-54)
106. Developer shall be responsible for and bear the cost of replacement of all existing survey monumentation (e.g., property corners) disturbed or destroyed during construction, and shall file appropriate records with the Ventura County Surveyor's Office. (DS-64)
107. Developer shall construct a concrete apron along the length of the trash enclosure opening that extends a minimum of 15-feet from the face of the enclosure. (DS-69)
108. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall prepare a Local Stormwater Pollution Prevention Plan ("Local SWPPP".) The Local SWPPP shall be developed and implemented in accordance with requirements of the Ventura Countywide MS4 Permit. The Local SWPPP shall be approved by the City Engineer prior to issuance of a site



improvement/grading permit. Developer shall keep the Local SWPPP updated to reflect current site conditions and a copy of the Local SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS-87)

109. Developer shall construct proposed walkways that cross vehicular drive aisles of colored enhanced concrete. The concrete color shall contrast with the parking lot paving material to clearly identify pedestrian areas. (DS-101)

## **ENVIRONMENTAL RESOURCES DIVISION**

110. This property is required to comply with state mandated diversion laws (AB 939, AB 341, AB 1826, SB 1383, AB 827) and must make provisions to manage three material streams (recycling, organics, trash) in any waste enclosure(s) constructed.
111. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused or recycled, Developer shall complete and submit a "Environmental Resources Division Construction and Demolition Waste Management Plan" ("C&D Plan") to the City for review and approval. The C&D Plan shall provide that at least 65% of the waste generated on the project be diverted from the landfill. The C&D Plan shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The C&D Plan shall be submitted to and approved by the Environmental Resources Division prior to issuance of a building permit. The C&D Plan shall include the following information: material type to be recycled, reused, salvaged or disposed; estimated quantities to be processed; management method used; destination of material including the hauler name and facility location. Developer shall use the appropriate C&D Plan form as defined by the Environmental Resources Division.
112. Developer shall follow the approved "Environmental Resources Division Construction and Demolition Waste Management Plan" and provide for the collection, recycling, and/or reuse of materials (i.e., concrete, wood, metal, cardboard, green waste, etc.) and document results during construction and/or demolition of the proposed project. After completion of project activity, Developer shall complete and submit the "Environmental Resources Division Construction and Demolition Waste Management Report" ("C&D Report") and provide legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, Developer shall provide documentation, on the disposal facility's letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused, and the project generating the discarded materials. Developer shall submit and obtain approval of the C&D Report prior to issuance of a certificate of occupancy.
113. Developer shall arrange for materials collection during construction, demolition, and occupancy with the City's Environmental Resources Division or Developer shall arrange for self-hauling.
114. An Occupancy Plan must be submitted and approved prior to issuance of a certificate of occupancy. The Occupancy Plan must clearly state how recyclable and organic material, as appropriate, will be managed on site to be in compliance with applicable state laws AB

- 939, AB 341, AB 1826, SB 1383, AB 827); how staff will participate in the program; and how customers will be altered to the presence of recycling on site and how contamination will be minimized. The Occupancy Plan must include what service provider(s) will manage/transport materials to appropriate facilities for processing and/or disposal.
115. Per AB 827, public areas that provide waste collection to customers must have an equitable distribution of containers for recycling, organics and trash that are easily accessible. This requirement does not apply to restrooms.
116. This property is required to adhere to applicable solid waste management ordinances, including future ordinance creation and/or revisions.
117. Any landscaping maintenance resulting in organic material needing disposal, if performed in-house or via third party, must not be placed in the trash. All organic materials are required to be diverted from landfill disposal. Any third-party contract/service agreement must stipulate this requirement and be verified through the Environmental Resources Division.
118. Waste enclosures must conform to the Material Management and Design Guidelines developed by the Environmental Resources Division.
119. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer.
120. Applicant shall provide one (1) trash enclosure built to the City's Standard Specification Plate; if the City's Standard Specification Plate is not current then a Maintenance Agreement, prepared by the City, recorded on the land, shall be required prior to issuance of final occupancy;
121. The trash enclosure shall have sufficient space to hold one 4-yard bin of Municipal Solid Waste (MSW), one 4-yard recycle bin, and one 2-yard organics bin;
122. The trash enclosure shall meet the latest City requirements.
- The trash enclosure shall be no less than 250-feet-walking-distance from any business(es) that is using the proposed trash enclosure;
  - There must be at least 25' of overhead clearance above the collection areas to avoid damage and service interference;
  - All driveways, roads, alleys or service ways must provide an unobstructed path of at least 15' high and 12' wide to ensure safe access to the trash enclosure;
  - The trash enclosure must allow for egress/ingress and be accessible to refuse/recycle equipment;
  - Corner sight distance should be considered when locating enclosures at project entry points located next to driveways, loading docks, alleys and public streets;
  - Service areas should be located and designed for convenient access by waste generators, for easy access by hauler and to minimize circulation conflicts;

- g. The trash enclosure shall be designed, located and integrated into the master site plan;
- h. The trash enclosure access gates must open 120 degrees minimum and include cane bolt or similar locking mechanism;
- i. The trash enclosure shall provide safe waste generator access and maintain unobstructed direct hauler access if available - additional service fees may apply for indirect or pull out service;
- j. The trash enclosure may not be placed in public right of way;
- k. The trash enclosure collection areas may require a reinforced concrete apron with a maximum slope of 2% for surrounding service area;
- l. NO PARKING signs posted and no parking within 5-feet of edge of enclosure.

## **FIRE DEPARTMENT CONDITIONS**

- 123. Before the City issues building permits, Developer shall obtain the Fire Chief's approval of a plan to ensure fire equipment access and the availability of water for fire combat operations to all areas of the project property. The Fire Chief shall determine whether or not the plan provides adequate fire protection. (FD/DS, F-3)
- 124. All structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations. (FD, F-5)
- 125. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, F-6)
- 126. At all times during construction, Developer shall maintain paved surfaces capable of handling loads of 76,000 pounds which will provide access for firefighting apparatus to all parts of the project property. (FD/DS, F-7)
- 127. Developer shall identify all hydrants and fire protection equipment on the project property as required by the Fire Chief. (FD, F-8)
- 128. The turning radius of all project property driveways and turnaround areas used for emergency access shall be approved by the City Traffic Engineering Department. (FD, F-11)
- 129. Developer shall comply with Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Prior to the issuance of building permits, Developer shall contact the CUPA division of the Fire Department to ensure that such requirements are followed. (FD, F-16)
- 130. All landscape on project property will coordinate with the fire protection features, to prevent access problems to fire protection features.

131. Fire hydrants shall be operational and accessible at all times. No parking, storage or staging of equipment/supplies shall be located within 15 feet on either side of fire hydrants. Prior to final inspection, blue reflective hydrant location markers shall be placed on the access roads in accordance with Fire Department standards.

132. Before the city issues a certificate of occupancy, the developer shall install Knox key vaults at a location to be determined by the Fire Department.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 18th day of January 2024.

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Ronald Arruejo, 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 on the 18th day of January 2024, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

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Joe Pearson II, Secretary

# Mister Softee Commissary

Planning & Zoning Permit No. 23-500-03  
(Special Use Permit)

Applicant: Jeff Hiller

Lisa Gordon, Contract Planner

Joe Pearson II, Planning and Environmental Services Manager

Planning Commission  
January 18, 2024

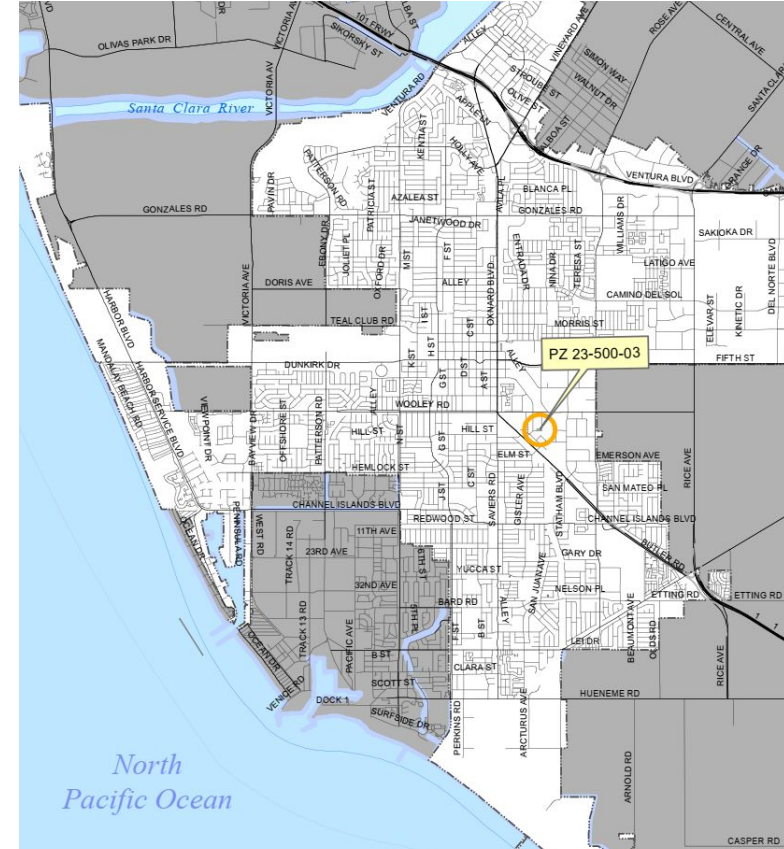
# Project Description

- A request for a Special Use Permit to allow for:
  - Renovation and tenant improvement of an existing 8,400 square foot (sf) multi-tenant warehouse building on a 23,286 sf parcel
  - Conversion of 4,290 sf of existing tenant space into a new mobile food commissary
  - Addition of a new 575 sf truck wash area and 262 sf trash enclosure in existing yard space
  - Parking for 17 food trucks in existing yard space
  - Project includes: New landscaping, fencing, fire hydrant, and revision to the existing parking layout, loading areas and accessibility throughout the site

# Project Location

**Project Site:** 811 Mercantile Street

Existing multi-tenant warehouse building



# Street View



From Mercantile looking north at the front of the building

View of east side of the building





# Surrounding Land Uses

## Aerial-View



| LOCATION     | ZONING                    | GENERAL PLAN                  | EXISTING LAND USE                 |
|--------------|---------------------------|-------------------------------|-----------------------------------|
| Project Site | Heavy Manufacturing (M-2) | Central Industrial Area (CIA) | Multi-tenant industrial building  |
| North        | Heavy Manufacturing (M-2) | Central Industrial Area (CIA) | Hide Away Bar and Industrial uses |
| South        | Heavy Manufacturing (M-2) | Central Industrial Area (CIA) | Industrial Uses                   |
| East         | Heavy Manufacturing (M-2) | Central Industrial Area (CIA) | Automotive and Industrial Uses    |
| West         | Heavy Manufacturing (M-2) | Central Industrial Area (CIA) | Automotive and Industrial Uses    |

# General Plan and Zoning



Central Industrial Area (CIA)



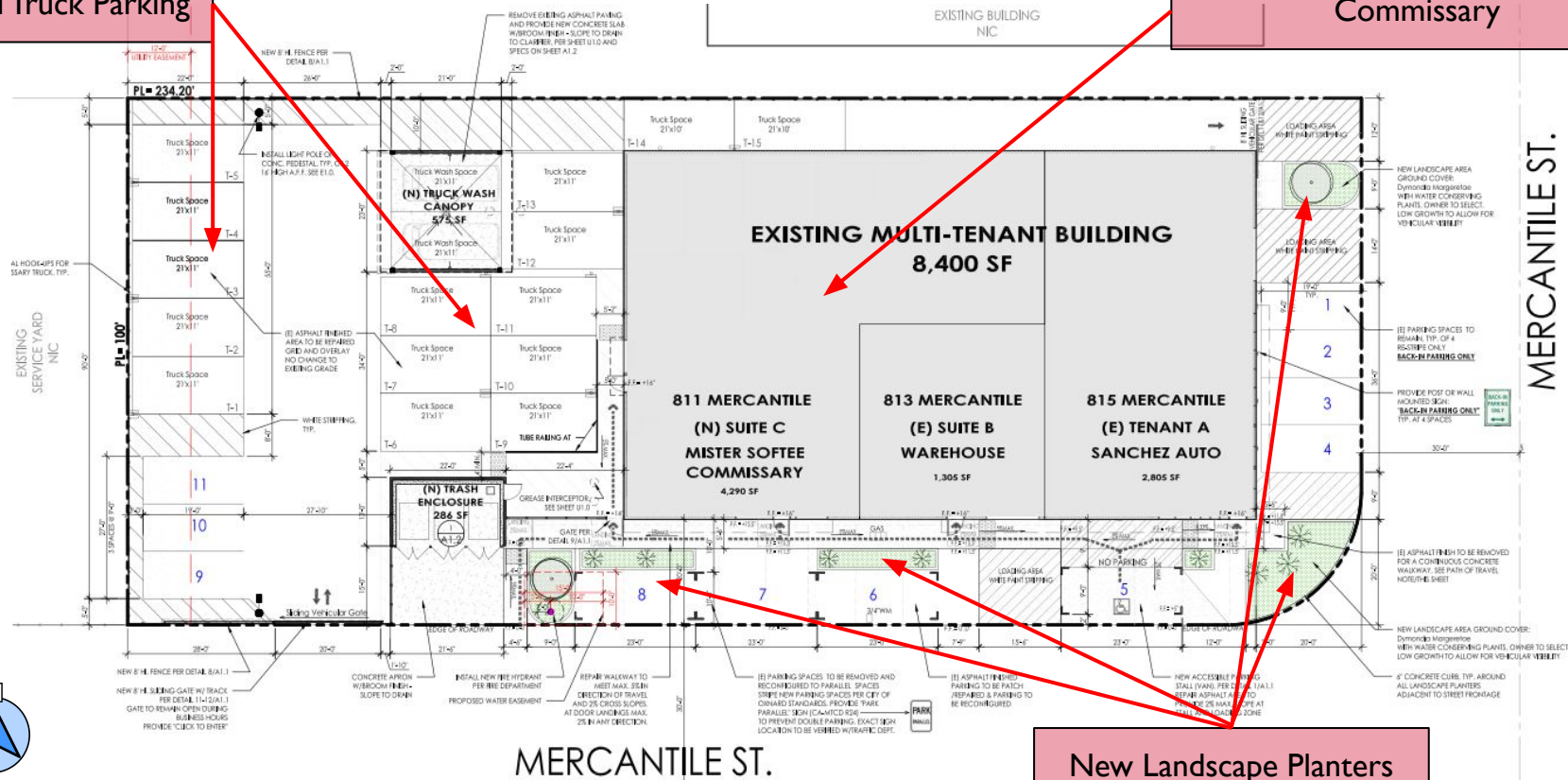
Heavy Manufacturing (M-2)

# Background - Existing Multi-tenant Warehouse Building

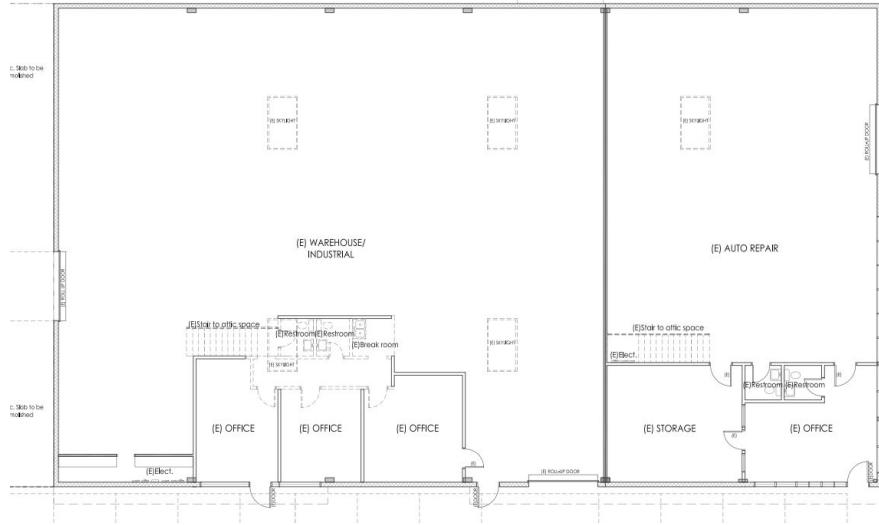
- The project site contains an 8,400 square foot building, parking and chain link fencing.
- The original building was permitted in July 1967, and has generally remained in the same configuration.
- An existing tenant, Sanchez Auto Electric occupies a portion of the building.
- The food commissary business will occupy the portion of the building previously occupied by West Coast Electric Motors.

## Food Truck Parking

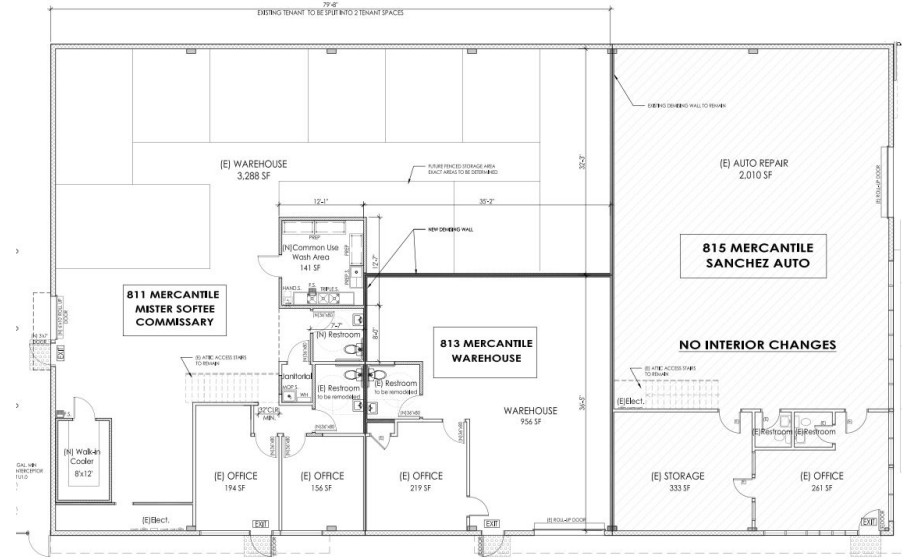
Suite C to contain Mister Softee  
Commissary



# Existing and Proposed Floor Plan



Existing building accommodates 2 tenants – One large tenant space and the existing automotive repair



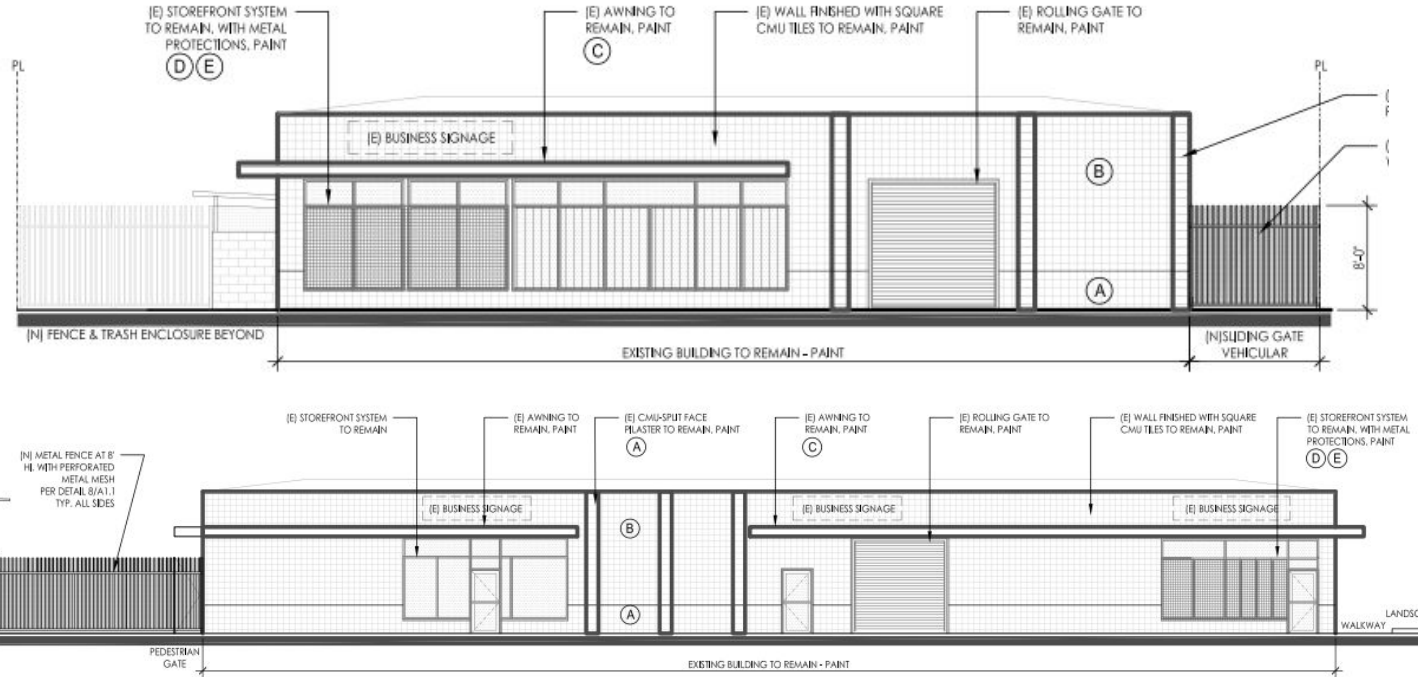
Proposed – Separates larger tenant space into 2 spaces, with additional restrooms, walk-in cooler, and wash area



# Elevations

South and East Elevation facing Mercantile –  
Entire existing building to be repainted, new fencing around the property  
and a new trash enclosure

- (A) WALL PAINT:  
DUNN-EDWARDS, DEC795 GRAY PEAR  
TYPICAL WALL BASE / PLASTER
- (B) WALL PAINT:  
DUNN-EDWARDS, DEC791 CLOUD
- (C) PAINT:  
DUNN-EDWARDS, DEC797 BATTLESHIP I  
TYPICAL AT METAL MEMBERS
- (D) ACCENTS:  
DUNN-EDWARDS, DEC92 CAPE COD 8  
WINDOW SCREENS
- (E) STOREFRONT SYSTEM / WINDOWS:  
ALUMINUM FRAME, TINTED GLASS



# Applicable General Plan Policies

- Many policies are directly or indirectly applicable to the proposed project. Some of the key policies are:
  - Community Development Policy 1.2 - Infill Development
  - Community Development Policy 4.2- Commercial Revitalization and Redevelopment
  - Community Development Policy 5.2 – Compatible Land Use
  - Community Development Policy 15.6- Share of Regional taxable sales
  - Community Development Policy 18.1 - Attract new Business

# Zoning Code Compliance

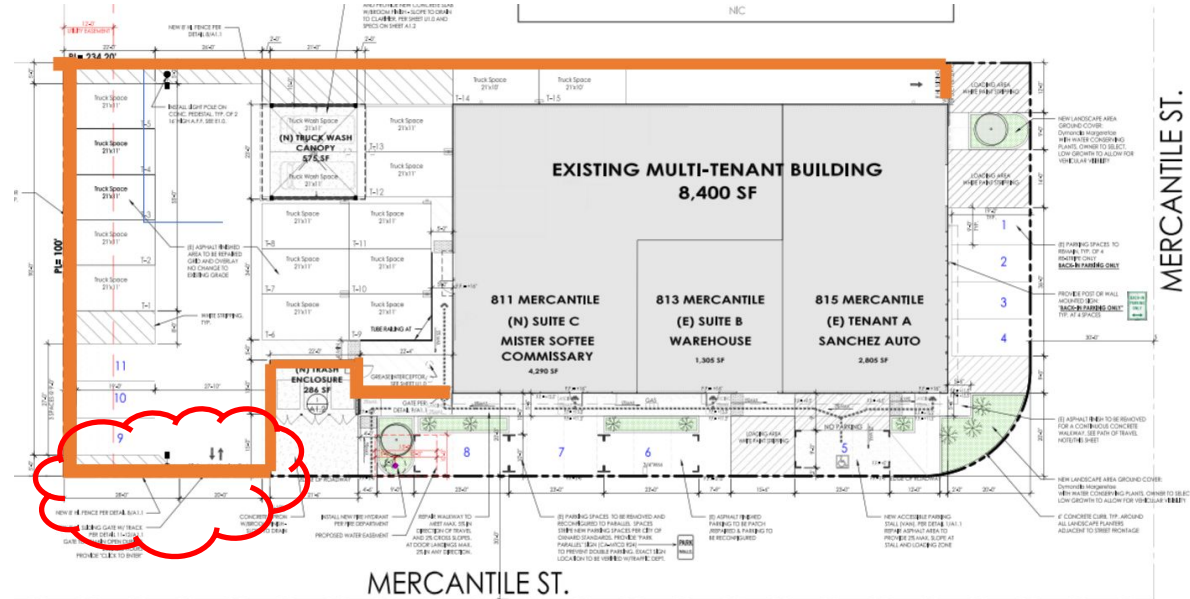
Project is consistent with:

- The Project is subject to the “Heavy Manufacturing” (M-2) zone district.
- A table was incorporated into the staff report showing and comparing applicable development standards for this project.
- The project is consistent with the development standards of the Oxnard City Code.
- The Special Use Permit approval will include approval of the fencing location in a portion of the front setback.



# Proposed Fencing

- A new eight-foot-high wrought iron style metal fence with mesh screen is proposed (shown in orange)
- The proposed fence is consistent with OCC requirements for height and screening in industrial zones (OCC Section 16-311).
- Section 16-311 contains a standard for fencing to be setback from the front property lines by ten feet unless the fence is reviewed and approved by means of a special use permit.
- A 50-foot portion of the fence, including a gate, is located on the southern property line in front of the project site (shown circled in red).



The placement of the fence does not require a deviation or variance from the code requirements, just approval of the location on the site plan as part of the special use permit approval.

# Environmental Review

- In accordance with CEQA Guidelines, Sections 15301 (Class 1, Existing Facilities) and 15303(c) (Class 3, New Construction Or Conversion Of Small Structures), projects involving “negligible or no expansion of use beyond that existing at the time of the lead agency’s determination” or projects involving “construction and location of limited numbers of new, small facilities or structures” are to be exempt from the requirements of CEQA. This project meets the requirements of the Class 1 and Class 3 exemptions because the project site contains an existing industrial building and yard and the proposed project involves negligible expansion of the existing use and involves minor construction of new small facilities and structures. The project is consistent with the zoning and general plan land use designations of the site. The use does not involve the use or storage of significant amounts of hazardous substances and public services and facilities are available to the site.
- No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Based on the above exemption and in accordance with CEQA

# Select Recommended Conditions of Approval

- Developer shall provide an accessible pedestrian path between the trash enclosure, building entrances, and accessible parking spaces (COA #71)
- Developer shall construct a public fire hydrant on the south end of the parcel and provide an easement for the City if located on private property (COA #72)
- Developer shall capture all water used for washing trucks at the car wash facility and route the water to a pretreatment system prior to the City sewer system (COA #73)
- The pavement in front of the project is less than ten years old; if trenching of the pavement occurs, the project shall grind and overlay curb to curb along the project frontage unless approved otherwise by the City Engineer (COA #79).
- Developer shall submit a Security Plan for review by the Police Department (COA #64)

# Community Workshop and Public Notice

- Community Workshop
  - A Community Workshop was held on November 20, 2023
  - There were no public speakers on the item
  - Notices of the workshop were mailed to property owners within the Five Points Northeast Neighborhood and posted on the project site.
- Notice of the Planning Commission hearing was provided:
  - Newspaper,
  - On-site posting; and
  - Mailed to property owners within 300 feet
  - No comments have been received as of the preparation of the staff presentation

# Staff Recommendation

That the Planning Commission:

- a) Find the project to be Categorical Exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15301 (Class 1, Existing Facilities) and 15303(c) (Class 3, New Construction Or Conversion Of Small Structures); and
- b) Adopt Resolution 2024-XX approving Planning and Zoning Permit No. 23-500-03 (Special Use Permit), subject to certain findings and conditions.

