

### OXNARD CITY COUNCIL NOTICE OF PUBLIC HEARING

The Oxnard City Council will conduct a Public Hearing on Tuesday, October 5, 2021, at 6:00 P.M. at the City Council Chambers of the City of Oxnard located at 305 West Third Street in Oxnard, California to consider the following item. Pursuant to the Ventura County Public Health Official's order and Governor's Executive Order N-33-20, all City buildings are temporarily closed to the public. As such, the meeting will be conducted via video conference / telephone call.

**Project Name and Location:** City of Oxnard 2021-2029 Final Housing Element, and associated Oxnard City Code modifications. The project area is the entire City of Oxnard in Ventura County, California.

**Summary Project Description:** This public hearing is being conducted to review the City's Final 2021-2029 Housing Element and related amendments to the General Plan Land Use Element (Chapter 3, text and Land Use map changes) and Oxnard City Code Zoning Code (OCC, Chapter 16, text amendments and Zoning Map designation changes to approximately 106 parcels) consistent with the 2021-2029 Housing Element.

You can access proposed changes to the City's General Plan Land Use Map and Zoning designation changes by going to the following website: <https://arcg.is/HmSS1>.

**Detailed Project Description:** The Housing Element is a State-mandated General Plan chapter that provides zoning opportunity for development of the Regional Housing Needs Assessment (RHNA) allocation of 8,549 housing units to meet existing and projected future housing needs between 2021 and 2029 for all income levels as determined by the Southern California Association of Governments and the State of California, Department of Housing and Community Development. The Housing Element also includes goals, policies, and programs to assist the housing needs of special needs populations and affirmatively further fair housing. There are five actions being considered with this Housing Element update: 1.) Planning & Zoning (PZ) Permit No. 20-620-03, General Plan Amendment replacing in its entirety the current Chapter 8 (2013-2021 Housing Element) with the 2021-2029 Housing Element; 2.) PZ No. 21-620-02, update General Plan Land Use Element (Chapter 3) text by amending the General Commercial and Business Research Park land use descriptions to allow up to 30 dwelling units with 20% lower income units per acre when identified by a zoning suffix of "-AHP" (Affordable Housing Permitted) or "-AHD" (Affordable Housing Discretionary); 3.) PZ No. 21-620-03, amending the 2030 General Plan Land Use map to re-designate 13 parcels from Limited Manufacturing or Public/Semi Public to Business Research Park or General Commercial; 4.) PZ No. 21-580-03, amending Chapter 16 of the Oxnard City Code (OCC) to repeal the All-Affordable Housing Opportunity Program (AAHOP) and replace these regulations with newly created Affordable Housing, Permitted (-AHP) and Affordable Housing, Discretionary (-AHD) additive zone definitions, designations and regulations; and amending the text in the Business and Research Park (BRP) and General Commercial (C-2) zones to allow up to 30 dwelling units per acre with 20% lower income units on parcels with the "-AHP" or "-AHD" additive zone suffix; amending the Density Bonus ordinance approval authority; and creating a ministerial Site Plan Review process; and 5.) PZ No. 21-580-04, making Zoning Map Amendments to change zoning designations on approximately 106 parcels consistent with Supplement 1 of the Final Housing Element. The City of Oxnard has prepared Initial Study - Mitigated Negative Declaration (IS/MND) No. 2021-01 for the proposed 2021-2029 Housing Element and related actions in accordance with California Environmental Quality Act (CEQA) Guidelines, Section 15070. Filed by the City of Oxnard Planning Department, 305 West Third Street - Third Floor, Oxnard, CA 93030.

The City Council staff report, and report materials will be available 12 days prior to the City Council meeting by going to: <https://www.oxnard.org/city-meetings/> The public may view the meeting at which the public hearing will be conducted beginning at 6:00 PM on the City's website (<https://www.oxnard.org/city-meetings/>), on YouTube ([www.youtube.com/oxnardnews](http://www.youtube.com/oxnardnews)) or Spectrum channel 10 / Frontier channel 35.

For more information about this project please contact Kathleen Mallory, Planning & Sustainability Manager, at (805) 385-8370 or [planning@oxnard.org](mailto:planning@oxnard.org). The public may provide comments to the City Council via email at [planning@oxnard.org](mailto:planning@oxnard.org) no later than 3:00 PM on the day of the meeting. A telephone option for public comments is also available at this time. Requests to speak via telephone must be submitted no later than 3:00 PM on the day of the meeting. Use the form on the City's website to submit your request: <https://www.oxnard.org/city-meetings/> or call the Planning office at (805) 385-7878.

Published: VCVN September 23, 2021

### OXNARD CITY COUNCIL NOTICE OF PUBLIC HEARING

The Oxnard City Council will conduct a Public Hearing on Tuesday, October 5, 2021, at 6:00 P.M. at the City Council Chambers of the City of Oxnard located at 305 West Third Street in Oxnard, California to consider the item described below. As a precautionary measure to help slow the spread of COVID-19, the City Council facilities are temporarily closed to the public. As such, the meeting will be conducted

via video conference / telephone call.

**Project Name and Location:** Peninsula Street Vacation and Acceptance of a Public Access Easement at the southernmost 272 feet of Peninsula Road fronting 3605 Peninsula Road

**Project Name:** PLANNING AND ZONING PERMIT No. 21-660-01 (Street Vacation) Under the provisions of the State Streets and Highway Code and fixing a time and place for hearing thereof, notice is hereby given that the City Council of the City of Oxnard will proceed under the State Streets and

Highway Code to adopt a resolution to vacate the southernmost 272 feet of Peninsula Road fronting 3605 Peninsula Road and acceptance of a public access easement to allow for the continuation of vehicular circulation as shown on the attached map. The proposed project is categorically exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines. Filed by the City of Oxnard, Community Development Department, 214 South C Street, Oxnard, California 93030.

The City Council staff

report, report materials, and plans will be available 12 days prior to the City Council meeting by going to: <https://www.oxnard.org/city-meetings/> The public may view the meeting at which the public hearing will be conducted beginning at 6:00 PM on the City's website (<https://www.oxnard.org/city-meetings/>), on YouTube ([www.youtube.com/oxnardnews](http://www.youtube.com/oxnardnews)) or Spectrum channel 10 / Frontier channel 35.

For more information about this project please contact Isidro Figueroa, Project Planner, at (805)-385-8207 or [isidro.figueroa@oxnard.org](mailto:isidro.figueroa@oxnard.org). The

public may provide comments to the City Council via email at [cityclerk@oxnard.org](mailto:cityclerk@oxnard.org) no later than 2:00 PM on the day of the meeting. A telephone option for public comments is also available at this time. Requests to speak via telephone must be submitted no later than 2:00 PM on the day of the meeting. Use the form on the City's website to submit your request: <https://www.oxnard.org/city-meetings/> or call the City Clerk's office at (805) 385-7803.

Published: VCVN SEPTEMBER 16, 23, 2021

### NOTICE OF PUBLIC HEARINGS

**THE CITY COUNCIL OF THE CITY OF OXNARD THE BOARD OF COMMISSIONERS OF THE OXNARD HOUSING AUTHORITY**

**CITY COUNCIL AUTHORIZATION FOR THE OXNARD COMMUNITY DEVELOPMENT COMMISSION SUCCESSOR AGENCY TO TRANSFER REAL PROPERTY, AND BOARD OF COMMISSIONERS AUTHORIZATION FOR THE OXNARD HOUSING AUTHORITY TO PURCHASE SUCH REAL PROPERTY PURSUANT TO THE TERMS AND CONDITIONS OF A PROPOSED PURCHASE AND SALE AGREEMENT WITH SUCH SUCCESSOR AGENCY**

NOTICE IS HEREBY GIVEN that the City Council of the City of Oxnard (the "City") and the Board of Commissioners of the Oxnard Housing Authority (the "OHA") will each hold a public hearing online via Zoom on October 5, 2021, at 6:00 pm, or as soon thereafter as the matter may be heard. The public hearings may be held jointly and may be continued from time to time until completed. Any person desiring the opportunity to be heard will be afforded an opportunity to do so.

office of the City Clerk at 300 W. Third St, 4th Floor in the City of Oxnard and online at <https://www.oxnard.org/city-meetings>

All interested persons are encouraged to attend the public hearings to be held in favor of, in opposition to, or neutral with respect to such proposed transfer and the proposed purchase. A meeting link and information on submitting public comments will be available at <https://www.oxnard.org/city-meetings/>, on YouTube ([www.youtube.com/oxnardnews](http://www.youtube.com/oxnardnews)) or Spectrum channel 10 / Frontier channel 35.

Published: VCVN SEPTEMBER 16, 23, 30, 2021

### OXNARD PLANNING COMMISSION NOTICE OF PUBLIC HEARING

The Oxnard Planning Commission will conduct a public hearing to consider the following matter at a digital Public Hearing on Thursday, October 7, 2021, at 6:00 p.m. at the City of Oxnard Human Resources Activity Room, 300 West Third Street in Oxnard, California. Pursuant to the Ventura County Public Health Official's order and the Governor's Executive Order N-33-20, all City buildings are temporarily closed to the public. As such, the meeting will be conducted via video conference / telephone call.

**Project Name and Location:** HPC of Oxnard, LLC.- Commercial Cannabis Business Retail SUP - 360 West Esplanade Drive (APN:142-0-010-425)

**Project Description:** Planning and Zoning Permit No. 21-516-41 (Retail): A request to permit the operation of a commercial cannabis retail facility within an existing 2,760 square-foot commercial suite of a 5,950 square-foot multi-tenant commercial building on a 1.03-acre site within the General Commercial Planned Development (C-2-PD) zone. Proposed development includes tenant improvements: installation of interior wall partitioning, plumbing upgrades, upgrades to an existing fire alarm system, security upgrades to the existing building, and installation of new secure doors/windows. Cannabis retail operations will be conducted between the hours from 9:00 AM to 9:00 PM daily. The proposed project is exempt from environmental review, pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act. Filed by Beth Thuna on behalf of HPC of Oxnard, LLC.

The Planning Commission staff report, report materials, and plans will be available the Thursday prior to the Planning Commission meeting by going to: <https://www.oxnard.org/city-meetings/> The public may view the meeting at which the public hearing will be conducted beginning at 6:00 PM on the City's website (<https://www.oxnard.org/city-meetings/>), on YouTube ([www.youtube.com/oxnardnews](http://www.youtube.com/oxnardnews)) or Spectrum channel 10 / Frontier channel 35.

For more information about this project please contact Jose Coyotl, Project Planner, at (805)-385-7863 or [Jose.Coyotl@Oxnard.org](mailto:Jose.Coyotl@Oxnard.org). The public may provide comments to the Planning Commission via email at [planning@oxnard.org](mailto:planning@oxnard.org) no later than 3:00 PM on the day of the meeting. A telephone option for public comments is also available at this time. Requests to speak via telephone must be submitted no later than 3:00 PM on the day of the meeting. Use the form on the City's website to submit your request: <https://www.oxnard.org/city-meetings/> or call the Planning office at (805) 385-7878.

The action of the Planning Commission is final unless appealed in writing to the City Council no later than eighteen (18) days after the decision date (Section 16-545) of the Oxnard City Code. Appeal forms may be obtained from the City Clerk (300 West Third Street, Fourth Floor) and must be submitted with the appropriate fees before the end of the appeal period.

If you challenge the Planning Commission's action on this permit in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Division at, or prior to the public hearing.

Published: VCVN SEPTEMBER 23, 2021

### OXNARD PLANNING COMMISSION NOTICE OF PUBLIC HEARING

The Oxnard Planning Commission will conduct a Public Hearing on Thursday, October 7, 2021, at 6:00 P.M. at the City of Oxnard Human Resources Activity Room, 300 West Third Street in Oxnard, California to consider the following item. Pursuant to the Ventura County Public Health Official's order and Governor's Executive Order N-33-20, all City buildings are temporarily closed to the public. As such, the meeting will be conducted via video conference / telephone call.

**Project Name and Location:** Lockwood 2 Parcel Map Waiver - Located at

the southwest corner of Lockwood Street and Outlet Center Drive (APN: 213-0-090-285)

**Project Description:** Planning and Zoning Permit No. 21-300-03 (Tentative Parcel Map for a Parcel Map Waiver). A request to subdivide an existing undeveloped 6.68-acre parcel located at the southwest corner of Lockwood Street and Outlet Center Drive into two (2) lots of net size 3.08 and 3.60 acres within the Business & Research Park (BRP) zone. No structural development or infrastructure improvements are proposed. The site is located within the 2030 General Plan land use designation of Business Research Park (BRP) and is zoned Business Research Park (BRP) in the City of Oxnard. This proposal subdivides an existing vacant lot into two parcels. As a BRP zoned parcel the division of the parcel into two lots will not increase the development potential of the project area. Therefore, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b) (3). Requested by Mark Ross on behalf of Sunbelt Enterprises, LLC, 5715 Mesmer Avenue, Los Angeles, CA 90230, the property owner. The Planning Commission staff report, report materials, and plans will be available the Thursday prior to the Planning Commission meeting by going to: <https://www.oxnard.org/city-meetings/> The public may view the meeting at which the public hearing will be conducted beginning at 6:00 PM on the City's website (<https://www.oxnard.org/city-meetings/>), on YouTube ([www.youtube.com/oxnardnews](http://www.youtube.com/oxnardnews)) or Spectrum channel 10 / Frontier channel 35.

For more information about this project please contact Joe Pearson II, Project Planner, at (805)-385-8272 or [Joe.Pearson@oxnard.org](mailto:Joe.Pearson@oxnard.org). The public may provide comments to the Planning Commission via email at [planning@oxnard.org](mailto:planning@oxnard.org) no later than 3:00 PM on the day of the meeting. A telephone option for public comments is also available at this time. Requests to speak via telephone must be submitted no later than 3:00 PM on the day of the meeting. Use the form on the City's website to submit your request: <https://www.oxnard.org/city-meetings/> or call the Planning office at (805) 385-7878.

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the Ventura County Public Health Official's order and the Governor's Executive Order N-33-20, all City buildings are temporarily closed to the public. As such, the meeting will be conducted via video conference / telephone call.

**Project Name and Location:** FGH Retail Services, LLC. - Commercial Cannabis Business Retail SUP - 2320 North Rose Avenue (APN: 213-0-011-175, 213-0-011-255, 213-0-011-265, 213-0-011-275, 213-0-011-195, 213-0-011-205, 213-0-011-215, and 213-0-011-225)

**Project Description:** Planning and Zoning Permit No. 21-516-36 (Retail): A request to permit the operation of a commercial cannabis retail facility within an existing 23,275 square-foot commercial building on a 17.38-acre site within the General Commercial (C-2) zone. Proposed development includes tenant improvements: installation of interior wall partitioning, plumbing upgrades, upgrades to an existing fire alarm system, security upgrades to the existing building, and installation of new secure doors/windows, and upgrades to the storefront facade. Cannabis retail operations will be conducted between the hours from 9:00 AM to 9:00 PM daily. The proposed project is exempt from environmental review, pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act. Filed by Jeff Zook on behalf of FGH Retail Services, LLC.

The Planning Commission staff report, report materials, and plans will be available the Thursday prior to the Planning Commission meeting by going to: <https://www.oxnard.org/city-meetings/> The public may view the meeting at which the public hearing will be conducted beginning at 6:00 PM on the City's website (<https://www.oxnard.org/city-meetings/>), on YouTube ([www.youtube.com/oxnardnews](http://www.youtube.com/oxnardnews)) or Spectrum channel 10 / Frontier channel 35.

For more information about this project please contact Jose Coyotl, Project Planner, at (805)-385-7863 or [Jose.Coyotl@Oxnard.org](mailto:Jose.Coyotl@Oxnard.org). The public may provide comments to the Planning Commission via email at [planning@oxnard.org](mailto:planning@oxnard.org) no later than 3:00 PM on the day of the meeting. A telephone option for public comments is also available at this time. Requests to speak via telephone must be submitted no later than 3:00 PM on the day of the meeting. Use the form on the City's website to submit your request: <https://www.oxnard.org/city-meetings/> or call the Planning office at (805) 385-7878.

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Published: VCVN SEPTEMBER 23, 2021

### CITY OF OXNARD NOTICE OF PUBLIC HEARING REGARDING THE CITY'S REDISTRICTING PROCESS

Notice is hereby given that the City Council of the City of Oxnard will conduct a public hearing pursuant to Elections Code Section 21607.1 on September 30, 2021, at 6:00 p.m., at which time the City Council will receive a report regarding 1) preliminary 2020 census data; and 2) the redistricting map drawing tools available to the public.

All interested persons are invited to participate in said hearing and express opinions relating to this matter. The hearing will be conducted pursuant to AB 361. As a precautionary measure to help slow the spread of COVID-19, the City Council facilities are temporarily closed to the public.

The public may provide written comments by emailing them to [CityClerk@Oxnard.org](mailto:CityClerk@Oxnard.org) no later than 2:00 p.m. on September 30, 2021. For information on how to participate in the virtual meeting, please visit <https://www.oxnard.org/city-meetings/>, email the City Clerk's office or call (805) 385-7803.

Please contact the City Clerk's Office at (805) 385-7803 if live translation in an applicable language is needed for this hearing. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements.

City Clerk  
Notice Published: VCVN 9/16/2021, 9/23/2021



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