

CITY OF OXNARD PLANNING COMMISSION AGENDA

REGULAR MEETING

Council Chambers, 305 West Third Street
Thursday, February 20, 2025, 6:00 p.m.

The public may view the meeting from home on Spectrum Channel 10, Frontier Channel 35, or YouTube at [Youtube.com/oxnardnews](http://www.oxnardnews.com). Video recordings are typically available online following the meeting at the City's website at <http://www.oxnard.org/city-meetings>. Please see the link for the Measure M pre-recorded presentation video for each item listed on this agenda.

YOU MAY PARTICIPATE IN THE MEETING IN THE FOLLOWING WAYS:

1. ATTEND THE MEETING AT THE LOCATION LISTED ABOVE: Submit a speaker card.
2. EMAILING COMMENTS OR REQUESTS TO SPEAK BEFORE THE MEETING
 - a. Submit an email to Planning@oxnard.org no later than 3:00 p.m. on the day of the meeting (Please indicate the agenda item number in the subject line). All email correspondence will be forwarded to the Planning Commission prior to the start of the meeting and made part of the legislative record.
 - b. Submit a request to speak before by no later than 3pm on the day of the meeting by using the form <https://forms.gle/Xp3WyFdy7JNQ4Xmp8>, emailing the Planning office at planning@oxnard.org, or calling (805) 385-7858.
3. PROVIDING PUBLIC COMMENTS DURING THE MEETING
 - a. Speakers shall have up to three minutes to speak.
 - b. If you wish to speak during public comments or a particular item on the agenda, please follow the below instructions:
 1. Dial phone number (888) 475-4499
 2. Enter the meeting ID: 868 8286 4882
 3. Enter the meeting passcode: 023378
 4. Wait in the Zoom waiting room. Once the Chair calls for public speakers, press *9 to raise your hand to inform the recording secretary you would like to speak.
 - c. Public comments on items not on the agenda shall be taken at the beginning of the meeting. If there are more speakers than can be accommodated during thirty minutes, additional speakers who will be given an opportunity to speak at the end of the meeting.
 - d. Public comments on items on the agenda shall be taken following the announcement of the item.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a meeting, you should contact the office of the City Clerk at (805) 385-7803. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

Written materials relating to an item on this agenda that are distributed to the Planning Commission within 72 hours before the item is to be considered at its regularly scheduled meeting will be made available for public inspection at 214 South C Street, during customary business hours.

A. ROLL CALL**B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES PUBLIC****C. COMMENTS - On Items Not On The Agenda**

At this time, a person may address the Planning Commission on matters within the jurisdiction of the Planning Commission, including information/consent items and any item not appearing on the agenda. The Chair shall limit public comments to three (3) minutes. The Planning Commission cannot take action on any item presented during public comments that is not on the agenda and such item may only be referred to the Commission Secretary. Persons wishing to speak on public hearing items should do so at the time of the public hearing.

D. CONSENT AGENDA**E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS****F. PUBLIC HEARING**

1. **Project Name: Oxnard Sand Management Plan - Planning and Zoning Permit No. 22-400-06 (Coastal Development Permit)** - A request for a Coastal Development Permit to implement a Sand Management Plan for the coastal areas generally within the Oxnard Shores community. The project includes collecting wind-blown beach sand from beach access points, sidewalks, streets, and walkways and redepositing the sand back onto the beach at 13 locations. The project is exempt from environmental review pursuant to Section 15304 of the CEQA Guidelines. Filed by Brian Yanez, Assistant Public Works Director on behalf of the City of Oxnard.

City Staff: Joe Pearson II, Planning and Environmental Services Manager

Recommendation: That the Planning Commission:

- a. continue the Oxnard Sand Management Plan item to the Planning Commission hearing date of March 6, 2025.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/KA08MOVqi10>

2. **Project Name: Townplace Suites Special Use Permit - Alcohol;** Planning and Zoning Permit No. 24-510-03 (Special Use Permit - Alcohol), Property Located at 701 Town Center Drive (APNs: 132-0-470-095, 132-0-470-125, 132-0-470-165). A request for a Special Use Permit-Alcohol (SUP) for a new ABC Type 70 license to authorize the sale or furnishing of beer, wine and distilled spirits for consumption on the premises to the

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establishment's overnight transient occupancy guests or their invitees within an existing hotel of approximately 80,133 square feet. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Ashika Keshav, Designated Agent, on behalf of property owner Sunflower LP, 42 Corporate Park, Suite 200, Irvine CA 92606.

City Staff: Michael Lackmann, Assistant Planner

Recommendation: That the Planning Commission:

- a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and
- b) Adopt Resolution 2025-XX approving Planning and Zoning Permit No. 24-510-03 (Special Use Permit - Alcohol), subject to certain findings and conditions.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/HRjSwrLQ37g>

- 3. Project Name: Springhill Suites Special Use Permit - Alcohol;** Planning and Zoning Permit No. 24-510-04 (Special Use Permit - Alcohol): Located at 801 Town Center Drive (APNs: 132-0-470-055, 132-0-470-075, 132-0-470-105, 132-0-470-135). A request for a Special Use Permit-Alcohol (SUP) for a new ABC Type 47 license to authorize the sale of beer, wine, and distilled spirits for on-site consumption within an existing hotel and rooftop bar that is approximately 83,110 square feet.. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Ashika Keshav, Designated Agent, on behalf of property owner Tulip LP, 42 Corporate Park, Suite 200, Irvine CA 92606.

City Staff: Michael Lackmann, Assistant Planner

Recommendation: That the Planning Commission:

- a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and

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- b) Adopt Resolution 2025-XX approving Planning and Zoning Permit No. 24-510-04 (Special Use Permit - Alcohol) subject to certain findings and conditions.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/XL0Hm9Hhfi0>

G. STUDY SESSION/REPORTS

H. PLANNING COMMISSION BUSINESS

I. COMMUNITY DEVELOPMENT STAFF UPDATES

J. ADJOURNMENT

FUTURE MEETINGS

Regular Meeting: Thursday, March 6, 2025, 6:00 p.m., Council Chambers

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