

MINUTES
OXNARD PLANNING COMMISSION
Thursday, February 20, 2025

A. ROLL CALL

1. At 6:02 p.m., the Oxnard Planning Commission convened in the Oxnard Chambers.
2. Chair Arruejo, Vice Chair Dr. Stewart, Commissioner Connelly, Lopez, Nash and Schuelke were present. Commissioner Zielsdorf was absent.
3. Staff members present were: Joe Pearson II, Planning & Environmental Services Manager; Ken Rozell, Chief Assistant City Attorney, Michael Lackman, Assistant Planner, Scott Swenson, Safer Neighborhoods & FACT Compliance Specialist and Christen Guzman, Administrative Services Specialist.
4. Chair Arruejo presided and called the meeting to order.

B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES

1. Commissioner Connelly led the pledge of allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. None.

D. CONSENT AGENDA

1. None.

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. None.

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

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.

Recommendation: That the Planning Commission:

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

Joe Pearson II, Planning Manager provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/KA08MOVqi10>

Joe Pearson II addressed the Commissioners to clarify the item only needed to be continued to the February 20, 2025 meeting.

The applicant, Brian Yanez, Assistant Public Works Director was present to answer questions.

Chair Arruejo opened the public comments portion of the public hearing.

No comments received by public speakers.

Chair Arruejo closed the public comments portion of the public hearing.

MOTION:

Chair Arruejo moved and Commissioner Nash seconded, to continue the Oxnard Sand Management Plan item to the Planning Commission hearing date of March 20, 2025.

MOTION VOTE:

Chair Arruejo, Vice Chair Dr. Stewart and Commissioners Nash, Connelly, Lopez, and Schuelke voted in favor. Commissioner Zielsdorf was absent. The motion carried 5:0:2:0:0

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 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 2025-05 approving Planning and Zoning Permit No. 24-510-03 (Special Use Permit - Alcohol), subject to certain findings and conditions.

Michael Lackmann, Assistant Planner provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda:: <https://youtu.be/HRjSwrLQ37g>

Michael Lackmann addressed the Commissioners and noted there were changes to be made to conditions; 2, 11, 17, and 28.

City Staff including: Joe Pearson, Planning & Environmental Services Manager, Michael Lackmann, Assistant Planner, Scott Swenson, Safer Neighborhoods & FACT Compliance Specialist, and Kenneth Rozell, Chief Assistant City Attorney were available for questions.

Vice Chair Dr. Stewart asked Scott Swenson, Safer Neighborhoods & FACT Compliance Specialist about the need for locking the refrigerator.

Chair Arruejo laid item F.2 on the table .

The applicant was present to answer any questions.

Chair Arruejo opened the public comments portion of the public hearing.

No comments received by public speakers.

Chair Arruejo closed the public comments portion of the public hearing.

MOTION:

Vice Chair Dr. Stewart moved and Chair Arruejo seconded, to find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and Adopt Resolution 2025-05 approving Planning and Zoning Permit No. 24-510-03 (Special Use Permit - Alcohol), subject to certain findings and conditions with the inclusion of the following edits:

Condition numbers 2, 11, 17, and 28 shall be edited as follows:

2. This permit is granted for the plans ~~dated~~ approved February 20, 2025, (“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).

11. This permit shall automatically be void 12 months from the date of issuance of the Certificate of Occupancy of the proposed building, unless the Applicant has received a License Type ~~4770~~ from the State Department of Alcoholic Beverage Control to sell alcoholic beverages on the Project property

17. Alcohol sales shall be limited to 6 a.m. to 2 a.m. ~~Refrigerators containing alcoholic beverages shall be secured with an approved locking system during the hours when alcohol sales is prohibited so as to prevent customer access to these products.~~

28.....

k. ~~Cameras and linked monitors shall be placed in areas where alcoholic beverages are displayed and stored. (PD)~~ shall be placed to monitor activity anywhere alcoholic beverages are stored or sold.

l. A system monitor shall be placed at the front desk to allow staff to observe the security cameras’ view throughout the premises.

MOTION VOTE:

Commissioner Connelly, Nash, and Schuelke voted in favor. Commissioner Dr.

Lopez, and Zielsdorf were absent. The motion carried 5:0:2:0:0.

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
- b) Adopt Resolution 2025-06 approving Planning and Zoning Permit No. 24-510-04 (Special Use Permit - Alcohol) subject to certain findings and conditions.

Michael Lackmann, Assistant Planner provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/XL0Hm9Hhfi0>

City Staff including: Joe Pearson, Planning & Environmental Services Manager, Michael Lackmann, Assistant Planner, Scott Swenson, Safer Neighborhoods & FACT Compliance Specialist, and Kenneth Rozell, Chief Assistant City Attorney were available for questions.

Michael Lackmann addressed the Commissioners and noted there were changes to be made to conditions; section 2, general plan conditions 2, and 17.

Commissioner Connelly asked Scott Swenson, Safer Neighborhoods & FACT Compliance Specialist, for clarification between alcohol license types. Chair Arruejo called for a maximum of a 10 minute recess in order to accommodate the applicant.

RECESS MOTION:

Chair Arruejo moved and Vice Chair Dr. Stewart seconded a motion to take a ten (10) minute recess.

MOTION VOTE:

Commissioner Connelly, Nash, and Shuelke voted in favor. Commissioner Dr. Lopez, and Zielsdorf were absent. The motion carried 5:0:2:0:0.

Following the arrival of the applicant the Chair resumed the meeting item F.3 then F. 2.

The applicant, Todd Temanson, was present to answer any questions.

Chair Arruejo opened the public comments portion of the public hearing.

No comments received by public speakers.

Chair Arruejo closed the public comments portion of the public hearing.

MOTION:

Vice Chair Dr. Stewart moved and Chair Arruejo seconded, to find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and adopt Resolution 2025-06 approving Planning and Zoning Permit No. 24-510-04 (Special Use Permit - Alcohol) subject to certain findings and conditions with the inclusion of the following edits:

Paragraph 1 of Section 2 shall be edited as follows:

“SECTION 2. The Planning Commission, in accordance with the California Environmental Quality Act (CEQA), determines that the Project (~~replacing type 20 with 21 license type 47 license~~) will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to CEQA Guidelines §15301 (Class 1) of the State CEQA Guidelines pertaining to projects involving “negligible or no expansion of use beyond that existing at the time of the lead agency’s determination” may be found to be exempt from the requirements of CEQA. The Project involves a request to sell alcohol for on-site consumption within an existing event center and will not increase the square footage of the existing building. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, the Planning Commission has determined that there is no substantial evidence that the project will have a significant effect on the environment. The Planning and Environmental Services

Manager is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to Section 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.”

Condition numbers 2, and 17 shall be edited as follows:

2. This permit is granted for the plans ~~dated August 19, 2024~~ approved February 20, 2025, (“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).

17. Alcohol sales in the mini-mart adjacent to the front desk shall be limited to 6 a.m. to 2 a.m. ~~Sales displays containing alcoholic beverages shall be secured with an approved locking system during the hours when alcohol sales are prohibited so as to prevent customer access to these products.~~

MOTION VOTE:

Commissioner Connelly, Nash, and Shuelke voted in favor. Commissioner Dr. Lopez, and Zielsdorf were absent. The motion carried 5:0:2:0:0.

F. STUDY SESSION/REPORTS

1. None

G. PLANNING COMMISSION BUSINESS

1. Vice Chair Dr. Stewart promoted Super Sunday hosted by California State Channel Islands for information regarding higher education enrollment.

H. COMMUNITY DEVELOPMENT STAFF UPDATES

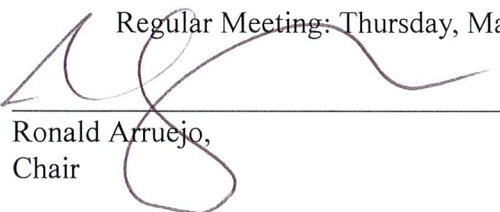
1. Joe Pearson II noted the next meeting would be 3/6/25 with the Sand Management Plan being the single item on the agenda.

I. ADJOURNMENT

1. At 6:39 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

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



Ronald Arruejo,
Chair

ATTEST 

Joe Pearson II, AICP
Planning & Environmental Services Manager