

CITY OF OXNARD PLANNING COMMISSION AGENDA

REGULAR MEETING
Council Chambers, 305 West Third Street
Thursday, September 18, 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/3NpeGSbjNgiiL8NV7>, 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: 838 2354 4558
 3. Enter the meeting passcode: 796723
 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****C. PUBLIC 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: Vallarta Alcohol Special Use Permit - Alcohol Special Use Permit -** Planning and Zoning Permit No. 25-510-02 (Special Use Permit - Alcohol); Property located at 3443 Saviers Road; APN: 205-0-443-165 - A request to request for a new Alcohol Beverage Control (ABC) Type 21 (Off-Sale General) license to authorize the sale of alcohol for off-site consumption in a Vallarta Supermarket within an existing 43,875 square-foot tenant space. The proposed hours for alcohol sales are from 7:00 AM to 11:00 PM. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. Filed by designated agent Brett Engstrom, 1641 Paloma Street, Pasadena CA 91104 on behalf of the property owner Roussey Family Partnership, PO Box 5224, Oxnard CA 93031.

City Staff: Michael Lackmann, Assistant Planner

Recommendation: That the Planning Commission:

1. Find the Project to be Categorically Exempt (Class 1) from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and
2. Adopt Resolution 2025-XX approving Planning and Zoning Permit No. 25-510-01 for an Alcohol Special Use Permit, subject to certain findings and conditions.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/cJ74j-C1smc>

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.

2. **Project Name: Hendrickson Tri-Plex** - Planning and Zoning Permit Nos. 24-400-03 (Coastal Development Permit) and 24-300-04 (Tentative Map); Property Located at 5201 Driftwood Street (APN: 191-0-031-125) - A request to construct three-story residential condominiums on a 0.17-acre vacant site within the Multiple Family Coastal Medium Density (R-3-C) zone. The proposed development includes three attached residential units comprised of a total of 6,957 square-feet of habitable area with each unit providing an attached two-car garage, and subdivision of the existing lot into four lots (three residential units and one common area). Filed by designated agent Kenneth Wright, MDA Group, 9281 Sierra College Boulevard, Roseville, CA 95661 on behalf of the property owner Oren Charisky with Ocean Dreams Group LLC, 5900 Sepulveda Boulevard #102/3, Van Nuys, CA 91411.

City Staff: Rogelio Solis, Assistant Planner

Recommendation: That the Planning Commission:

1. Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures); and
2. Adopt Resolution 2025-XX approving Planning and Zoning Permit No. 24-400-03 (Coastal Development Permit), subject to certain findings and conditions; and
3. Adopt Resolution 2025-XX approving Planning and Zoning Permit No. 24-300-04 (Tentative Map) for a Parcel Map Waiver, subject to certain findings and conditions.

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

G. STUDY SESSION/REPORTS

H. PLANNING COMMISSION BUSINESS

1. **Parliamentary Informational Mini-Session:** Review the current wording and structure of the meeting script and process with members. Discuss the requirements and responsibilities of the Planning Commission as it relates to the Bylaws.

I. COMMUNITY DEVELOPMENT STAFF UPDATES

J. ADJOURNMENT

FUTURE MEETINGS

Regular Meeting: Thursday, October 2, 2025, 6:00 p.m., Council Chambers

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.