

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Michael Lackmann, Assistant Planner

DATE: September 18, 2025

SUBJECT: **Project Name: Vallarta Alcohol Special Use Permit;** Planning and Zoning Permit No. 25-510-02 (Special Use Permit - Alcohol), Property Located at 3443 Saviers Road, APN No. 205-0-443-165.

- 1) **Recommendation:** That the Planning Commission (“**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. 25-510-02 (Special Use Permit - Alcohol), subject to certain findings and conditions.
- 2) **Project Description and Applicant:** A 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.

Please see the reduced Project plans (Attachment B) for more details.

- 3) **Existing & Surrounding Land Uses:** The 0.9-acre site is currently developed with a 41,000 square-foot existing retail space located within the General Commercial (C2) Zoning District and Commercial General (CG) 2030 General Plan land use designation. The project site is surrounded by various commercial uses and some residential uses. The following table summarizes the land uses and zoning designations of the project site and adjacent properties, which are also illustrated below in Exhibit A:

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Commercial General (CG)	General Commercial (C2)	Grocery Store (Vallarta)
North	Commercial General (CG)	General Commercial (C2)	Various Commercial Uses
South	Commercial General (CG)	General Commercial Planned Development (C2-AHP)	Various Commercial Uses
East	Commercial General (CG)	General Commercial (C2)	Various Commercial Uses
West	Residential Low (RL)	Single-Family Residential (R1)	Apartments and Single Family Residences

- 4) **Background Information:** On May 29, 1958, Building Permit No. 8884 was approved to construct a 30,000 square-foot bowling center with associated site improvements. The bowling center was eventually demolished. In 1997, Building Permit No. 97-2122 was approved to demolish the existing bowling center. In 1997, Building Permit No. 97-1309 was approved to construct a new 48,000 sq. ft. grocery store. The grocery stores that existed in the space sold alcohol prior to the requirement for a Special Use Permit from the City of Oxnard. The grocery stores in question possessed the necessary ABC Licenses for alcohol sales. The applicant is now requesting a Type 21 ABC License to authorize the sale of alcohol for off-site consumption. Prior to issuance of an ABC alcohol license in the City of Oxnard the business is required to obtain a Special Use Permit approved by the Planning Commission.

5) **Environmental Determination:**

In accordance with Section 15301, Class 1 (Existing Facilities) of the State California Environmental Quality Act (CEQA) Guidelines, 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 commercial building 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, Staff has determined that there is no substantial evidence that the Project will have a significant effect on the environment and recommends that the Planning Commission accept the Notice of Exemption (Attachment C).

6) **Analysis:**

- a) **General Discussion:** The applicant proposes a request for a new ABC Type 21 license to authorize the sale of alcohol for off-site consumption in a Vallarta Supermarket within an existing 43,875 square-foot tenant space.

In accordance with the General Commercial Zoning District and Oxnard City Code Sec. 16-107, the ability to sell alcohol for on-site consumption is subject to approval of an SUP by the Planning Commission.

- b) **General Plan & Zoning Consistency:** The 2030 General Plan designation for the site is Commercial-General (CG) and the zoning designation is for General Commercial (C-2). General Plan Policy ICS-19.2 encourages Police Department review of development projects. The Project was reviewed by the Police Department and their recommendations are incorporated into the conditions of approval. Therefore, this Project is consistent with Policy ICS-19.2.

The Project is proposed in the General Commercial Zoning District. In accordance with the General Commercial Zoning District and Oxnard City Code Sec. 16-107, the ability to sell alcohol for on-site consumption is subject to approval of an SUP by the Planning Commission. Therefore, with approval of this permit, the proposed use is consistent with the zoning designation of the property.

- c) **Police Department Review:** The Oxnard Police Department provided a comprehensive report and analysis of the proposed alcohol request (Attachment D) in accordance with City Council Resolution No. 11,896 (Attachment E). The report analyzes the number of establishments selling alcoholic beverages within 350 feet and 1,000 feet of the Project site to determine whether a presumption of undue concentration exists, and whether approval of the SUP is likely to significantly aggravate policing problems. The Police Department's Report is broken down into an analysis of the concentration of alcohol outlets, crime statistics, police and community input, and conclusion. The table below summarizes the findings of the Police Department's Report:

Alcohol outlets located within 350 Feet

#	Business Name	Address	ABC Type	A S U P	O n / O f f - S a l e	Premise	Alcohol	Alc oh ol Ho urs *
1	Oxnard Market	160 Bryce Canyon	20	N	Off	Convenience Store	Beer & Wine	7a-1a

*Alcohol hours reflect the period the business is permitted to serve alcohol under State law or by established City conditions.

Alcohol outlets located between 350 Feet and 1000 Feet

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#	Business Name	Address	ABC Type	A S U P	O n / O f f - S a l e	Premise	Alcohol	Alc oh ol Ho urs *
1	7-Eleven	3280 Saviers Rd	20	N	Off	Convenience Store	Beer & Wine	7a-1a
2	Fred's Gas & Food	3211 Saviers Rd	20	N	Off	Gas/Convenience Store	Beer & Wine	7a-1a
3	Mariscos El Pulpo	3550 Saviers Rd	41	N	On	Restaurant	Beer & Wine	8a-10p
4	El Maguey Liquor	3610 Saviers Rd	21	N	Off	Liquor Store	Beer Wine Spirits	7a-11p

*Alcohol hours reflect the period the business is permitted to serve alcohol under State law or by established City conditions.

**These businesses are under construction. Shake Shack and Conico each have Alcohol SUPs. Springhill Suites' Alcohol SUP is pending approval.

Concentration of Alcohol Outlets:

The Oxnard Police Department has reviewed the application for a Special Use Permit to approve an ABC Type 21 license for the Vallarta Supermarket. The report states that there are no existing supermarkets with alcohol licenses within the vicinity of the project location. This establishes that there is not an undue concentration under City standards. Therefore, a finding of public convenience can be made for this proposal. The Oxnard Police Department has recommended approval of the requested application.

In the case of the applicant site, the annular crime rate is above the average annular citywide rate. This shows the site as having a crime rate above the standard established in 23958.4(1) B&P. Currently there are 3 off-sale licenses within the applicant's census tract. According to the ABC, 4 off-sale licenses are permitted within this census tract. Based on the above findings, there is not an undue concentration under the provisions of California Business and Professions Code Section 23958.4

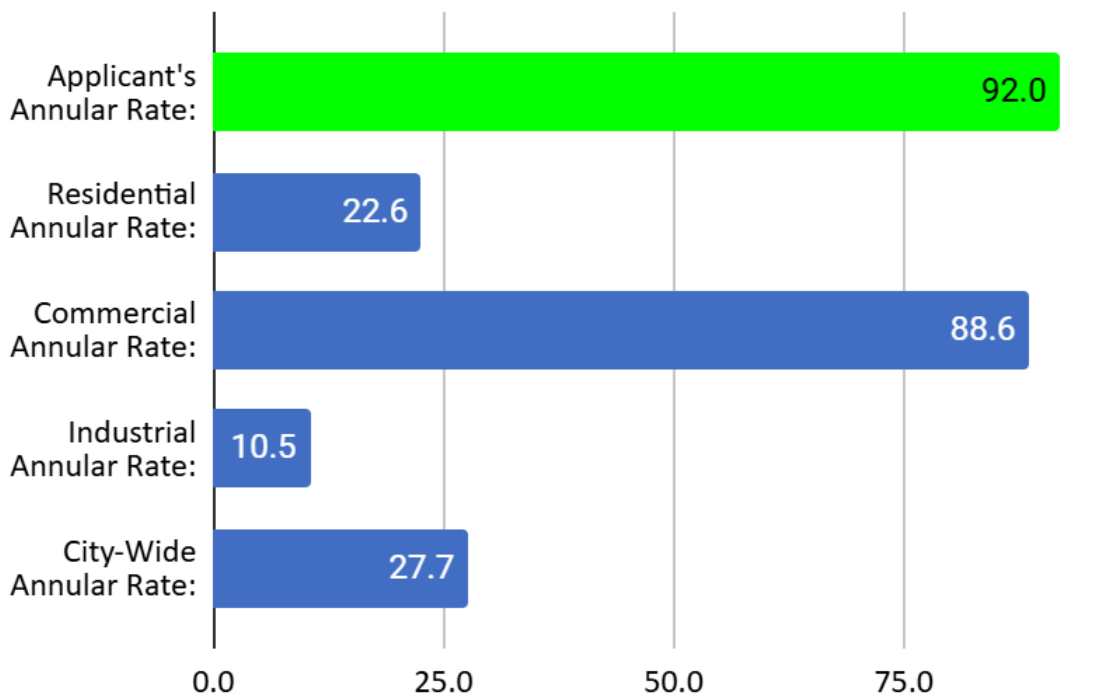
Crime Statistics:

For comparison purposes the Police Department calculates the average number of NIBRS¹ Group A and B crimes that occurred during a selected 12-month period. In the case of this report, all calculations are based on statistics from 2024. The average city-wide, annular average of Group A and B crimes is 27.7.

The average number of Group A and B crimes in the applicant's 1000 feet annular area is 92. This is above the average for commercial properties citywide and can be best illustrated in the graph below:

¹ NIBRS - The National Incident Based Reporting System is an incident based data collection process local law enforcement agencies use to collect and report crime stats annually to the FBI. NIBRS replaces the Uniform Crime Report data collection system that was initiated in 1929.

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Police Department Input:

The Beat Coordinator who is responsible for the day-to-day monitoring of the activity and deployment of police resources for the surrounding area said that in the past, the market site where the Vallarta is to be located has had policing problems. The problems ranging from shoplifting, theft in the parking lots, to homeless loitering on the property. As part of the remodel of the store, Vallarta has improved the parking lot lighting using LED instruments and has reached out to develop partnerships with the Police Department.

Community Input:

Several nearby business operators were contacted and interviewed regarding this business' request to sell alcohol. Some business operators had concerns because of the homeless issues in the area. Most of these concerns were tied to loitering, habitation and drug issues as opposed to specifically alcohol abuse. There was a general belief on the part of business operators that a grocery store should be able to sell alcoholic beverages as long as it is properly controlled.

Area Residents:

The Neighborhood Council Chairperson was contacted and briefed concerning this application. He had no objection to the project being approved and was supportive of the improvements at the store site.

Conclusion:

The applicant's site has operated as a supermarket for over twenty-five years. Over recent years problems with homelessness have adversely impacted the neighborhood and the supermarket site. Thefts and other problem activities in the parking lot often generated calls for police services. Shoplifts inside the store caused the operator, Ralphs, to relocate liquor and small vulnerable products to locked cases at the front of the store over the last several years of their operation.

From the outset of the application process, staff from Vallarta has recognized the noted issues and agreed to take pro-active steps to mitigate such concerns. As part of the remodel of the store, Vallarta has upgraded the parking lot lighting. The company has a policy of staffing uniformed security officers at each public entrance to the store to be ready to address shoplift and loitering issues.

Concentration, Public Convenience and Necessity:

As previously discussed, there is no undue concentration of alcohol establishments under the standards established by the State of California or the City of Oxnard. The area around the applicant site has an elevated crime rate when compared to other retail commercial centers in the City. In a large part, this factor can be attributed to the number of nearby convenience stores and the uptick in homelessness impacting this area since the COVID-19 Crisis.

A finding of public convenience can be made for this proposal as it is convenient for the public to have beer, wine and spirits available for purchase at a neighborhood supermarket.

Although the crime statistics around the applicant's site are elevated, with enhanced parking lot lighting and security measures as required though the proposed conditions of approval, it is believed that public safety issues will be adequately addressed. The assessment from the Beat Coordinator, and the input from the community there is no significant reason to oppose this application. Under the recommended operating conditions, it is believed that the service of alcoholic beverages at this business will have little, if any adverse impact on the community or policing services.

- 7) **Community Workshop and Public Input:** This Project is located within the Bryce Canyon North Neighborhood. The subject property is also adjacent to the neighborhoods of Blackstock North and Blackstock South. On August 7, 2025, the Applicant mailed notices of the Community Workshop meeting to all property owners within the Bryce Canyon North Neighborhood. The Applicant also provided a notice, on the Project site, with a brief description of the project and contact information. The Community Workshop was held on August 18, 2025. One member of the community was present at the Community Workshop

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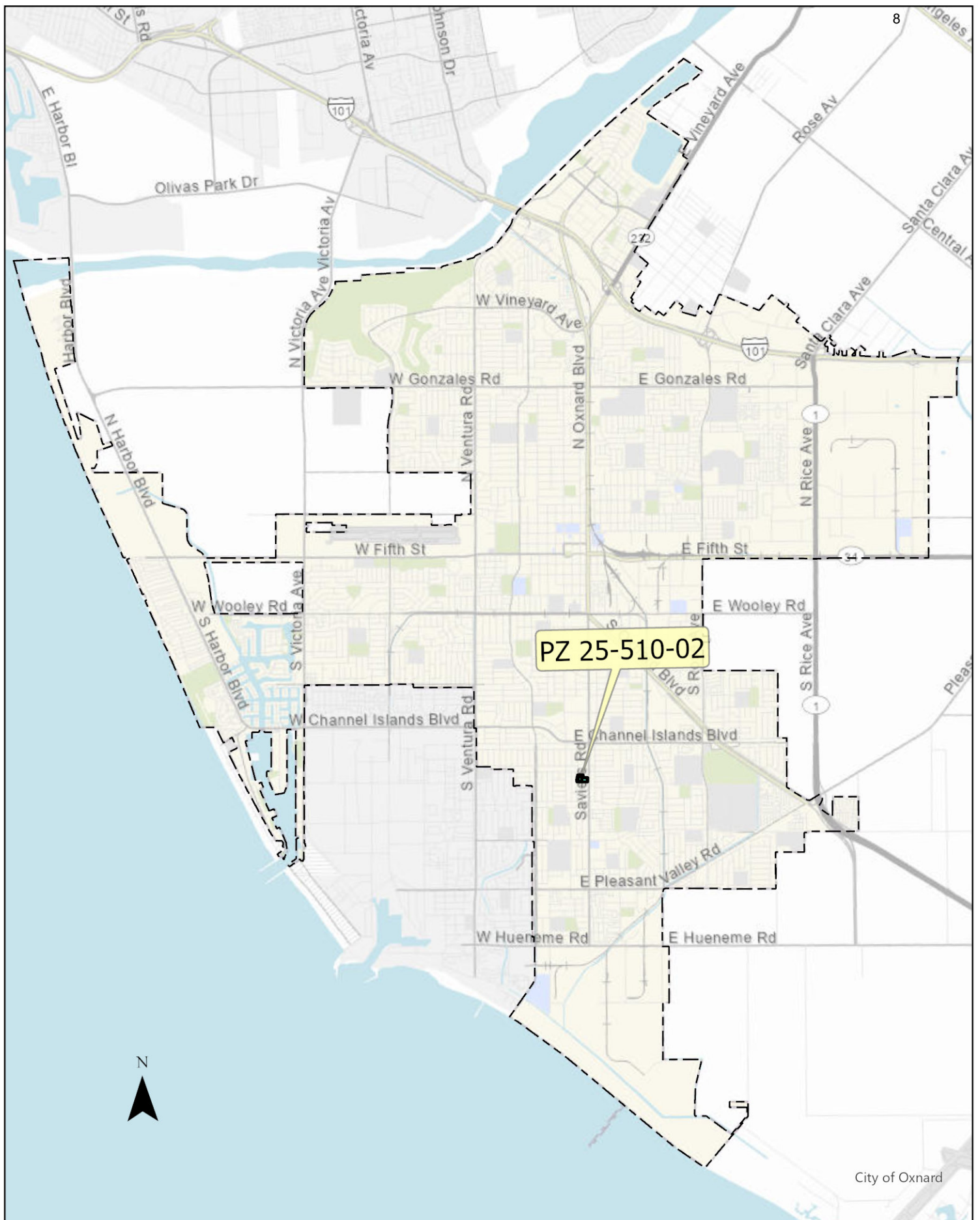
for this item. Staff received one comment in support of the project during the meeting.

Consistent with public noticing requirements, the Planning Commission hearing was advertised in the newspaper, with an on-going site posting, and by mail to property owners within 300 feet of the subject property. To date, Staff has received one public comment in support for the project.

- 8) Appeal Procedure:** In accordance with OCC Section 16-545 of the Oxnard City Code, 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 Planning Division's Office 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's decision, the decision of the Planning Commission shall be considered final.

Attachments:

- A. Maps (Vicinity, General Plan, Zoning, Aerial)
- B. Reduced Project Plans
- C. Notice of Exemption
- D. Police Department Report
- E. City Council Resolution No. 2025-XX
- F. Draft Resolution of Approval PZ 25-510-02 (Special Use Permit - Alcohol)
- G. Staff Presentation

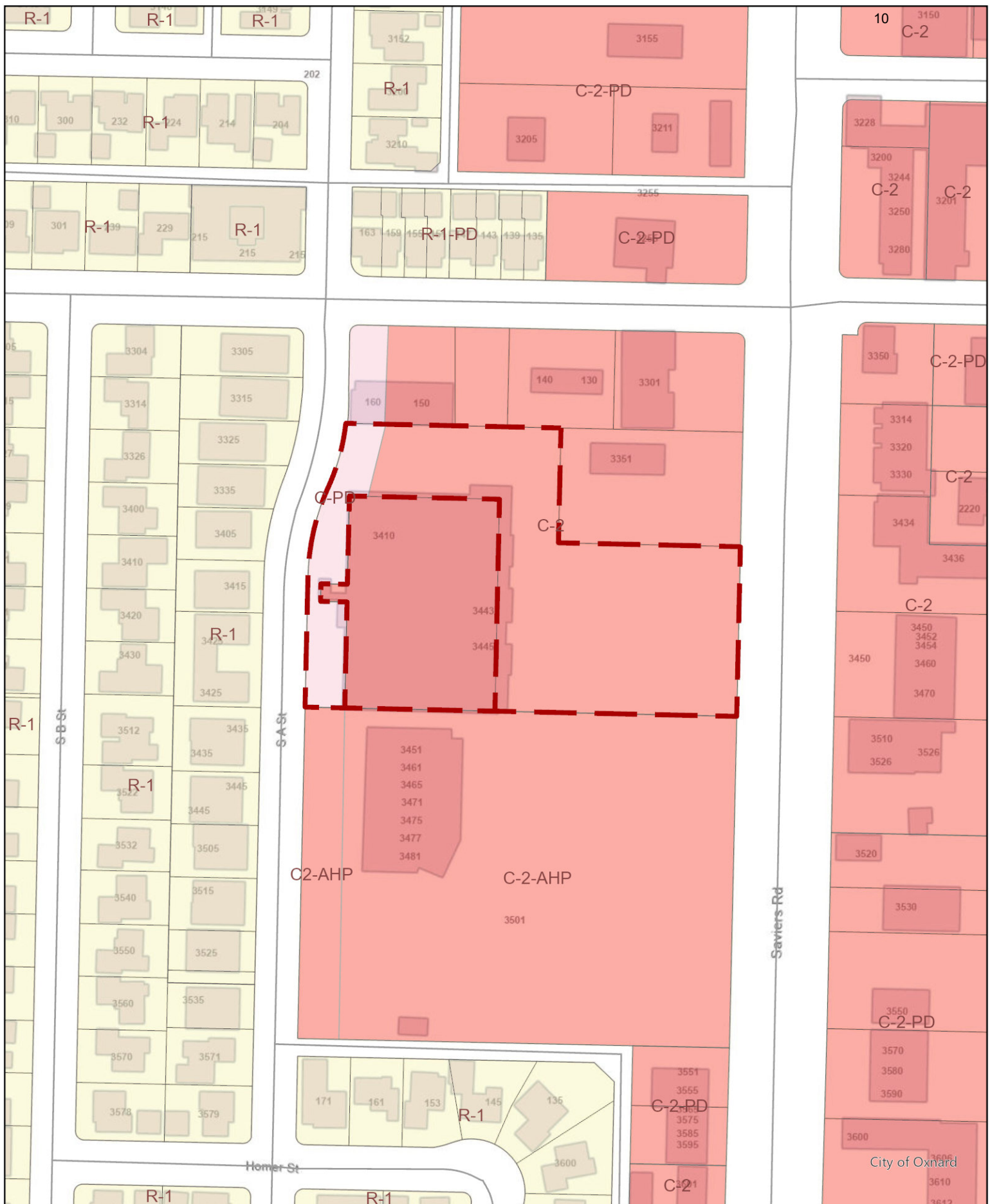


Vicinity Map
PZ 25-510-02



General Plan 2030 Map

PZ 25-510-02



0 0.01 0.02 0.04 Miles



Zoning Map

PZ 25-510-02



0 40 80 160 Feet

Aerial Map

PZ 25-510-02

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: Vallarta Supermarket Alcohol Special Use Permit

Project Applicant: Brett Engstrom

Project Location - Specific:

3443 Saviers Road, Oxnard, California 93033, County of Ventura
Assessor Parcel Number: 205-0-443-165

Description of Nature, Purpose and Beneficiaries of Project: Planning and Zoning Permit No. 24-510-02 (Special Use Permit - Alcohol): A 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 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.

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

Name of Person or Agency Carrying Out Project (Applicant): Brett Engstrom

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
- Statutory Exemptions. State code number: _____

Reason(s) why project is exempt: In accordance with Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines, 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 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. There are no proposed changes to the square footage of the structure. 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 may have a significant effect on the environment, the project is categorically exempt from the provisions of CEQA, there is no requirement to prepare an environmental document, and they hereby authorize and direct the Planning and Environmental Services Manager to file a Notice of Exemption with the Ventura County Clerk.

Lead Agency Contact Person: Michael Lackmann, Assistant Planner, 805-385-3923

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

Date

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



Police Department

Jason Benites, Chief of Police

September 2, 2025

To: Michael Lackmann, Assistant Planner
Joe Pearson II, Planning Division Manager

From: Dale McAlpine, Patrol Support Division Commander
Scott Swenson, Safer Neighborhoods and Alcohol Compliance Specialist

Subject: Zexta Enterprises, dba Vallarta Supermarket #21, 3443 Saviers Road
PZ 25-510-02, Alcohol SUP Review (ABC Type 21)

Site Information:

The applicant site is a 43,875 square foot grocery store previously operated by Ralph's Markets. The store site is located on Saviers Road within the Bryce Canyon North Neighborhood.

The store site is located on a commercial strip on Saviers Road between Yucca Street and Bryce Canyon Avenue. North of the site, there are other retail businesses facing Saviers Road as well as Bryce Canyon Avenue. East of the site across Saviers Road, there are additional retail businesses. Immediately south of the site is a retail strip consisting of several tenant spaces in one building. West of the site, is a residential area consisting of a mix of apartments and single family homes.

The Police Department is recommending that the service of alcoholic beverages are limited to the hours of 7 A.M. to 11 P.M.

Concentration, Crime and Policing Services

Concentration of retail alcohol outlets and crime can have a significant impact on public safety and the delivery of police services. The State of California¹ and the City of Oxnard² have established standards to weigh concentration factors, and, when appropriate, mitigations to address those factors. The below charts identify nearby retail alcohol establishments.

¹ *Concentration Standards for the State of California: §23958.4 Business and Professions Code*

² *Concentration Standards for the City of Oxnard: Council Resolution 11,896*

Alcohol outlets located within 350 Feet

#	Business Name	Address	ABC Type	A S U P	O n / O f f - S a l e	Premise	Alcohol	Alc oh ol Ho urs *
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*Alcohol hours reflect the period the business is permitted to serve alcohol under State law or by established City conditions.

Alcohol outlets located between 350 Feet and 1000 Feet

#	Business Name	Address	ABC Type	A S U P	O n / O f f - S a l e	Premise	Alcohol	Alc oh ol Ho urs *
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2	Fred's Gas & Food	3211 Saviers Rd	20	N	Off	Gas/Convenience Store	Beer & Wine	7a-1a
3	Mariscos El Pulpo	3550 Saviers Rd	41	N	On	Restaurant	Beer & Wine	8a-10p
4	El Maguey Liquor	3610 Saviers Rd	21	N	Off	Liquor Store	Beer Wine Spirits	7a-11p

City Council Resolution 11,896 establishes that there is undue concentration if there exists an alcohol establishment of a similar type within 350 feet of the applicant site. As noted on the chart above, there are no existing supermarkets with alcohol licenses within 350 feet of the applicant site. This establishes that there is not an undue concentration under City standards.

State standards for undue concentration are established under Business and Professions Code Section 23958.4.

(a) For purposes of Section 23958, "undue concentration" means the case in which the applicant premises for an original or premises-to-premises transfer of any retail license are located in an area where any of the following conditions exist:

- 1) The applicant premises are located in a crime reporting district³ that has a 20 percent greater number of reported crimes, as defined in subdivision c, than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency.
- 2) As to on-sale retail license applications, the ratio of on-sale retail licenses to population in the census tract or census division in which the applicant premises are located exceeds the ratio of on-sale retail licenses to population in the county in which the applicant premises is located.
- 3) As to off-sale retail license applications, the ratio of off-sale retail licenses to population in the census tract or census division in which the applicant premises are located exceeds the ratio of off-sale retail licenses to population in the county in which the applicant premises are located.

³ Oxnard P.D. does not collect crime data based on reporting districts. For the purposes of concentration of alcohol establishments, the crime stats are compared by 1000-foot annular areas.

In the case of the applicant site, the annular crime rate is above the average annular citywide rate. This shows the site as having a crime rate above the standard established in 23958.4(1) B&P.

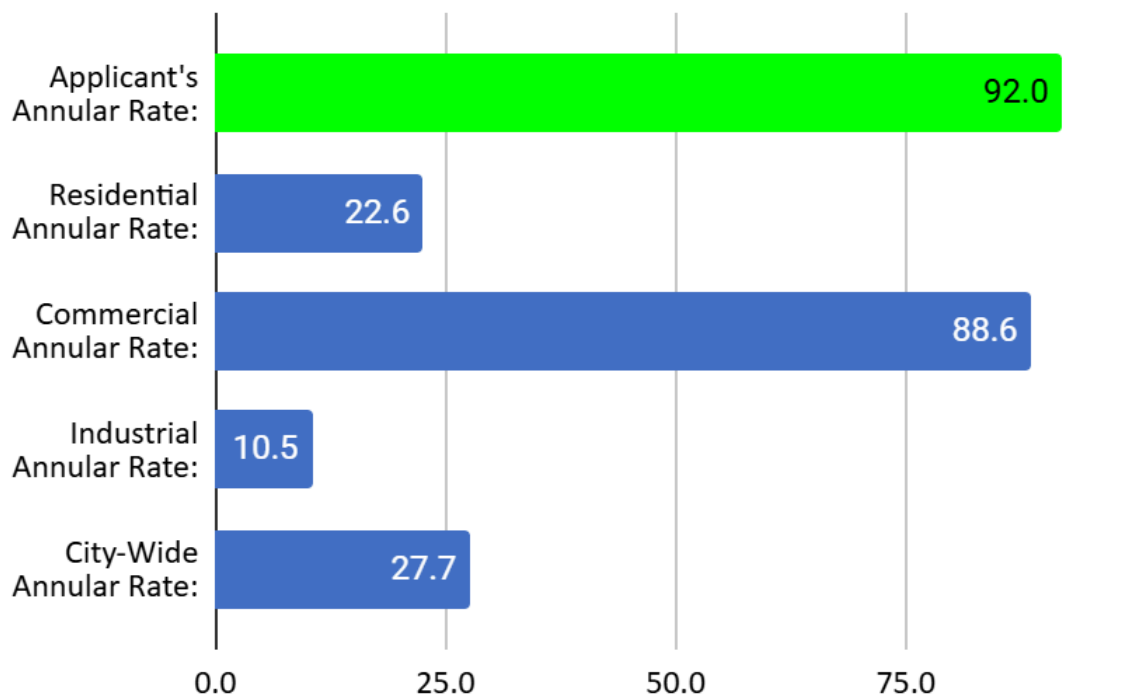
Currently there are 3 off-sale licenses within the applicant's census tract. According to the ABC, 4 off-sale licenses are permitted within this census tract.

Based on the above findings, there is not an undue concentration under the provisions of California Business and Professions Code Section 23958.4

Crime Statistics Review:

For comparison purposes the Police Department calculates the average number of NIBRS⁴ Group A and B crimes that occurred during a selected 12-month period. In the case of this report, all calculations are based on statistics from 2024. The average city-wide, annular average of Group A and B crimes is 27.7.

The average number of Group A and B crimes in the applicant's 1000 feet annular area is 92. This is above the average for commercial properties citywide and can be best illustrated in the graph below:



⁴ NIBRS - The National Incident Based Reporting System is an incident based data collection process local law enforcement agencies use to collect and report crime stats annually to the FBI. NIBRS replaces the Uniform Crime Report data collection system that was initiated in 1929.

Police Department Input:

The Beat Coordinator who is responsible for the day-to-day monitoring of the activity and deployment of police resources for the surrounding area said that in the past, the market site where the Vallarta is to be located has had policing problems. The problems ranging from shoplifting, theft in the parking lots, to homeless loitering on the property. As part of the remodel of the store, Vallarta has improved the parking lot lighting using LED instruments and has reached out to develop partnerships with the Police Department.

Community Input

Businesses:

Several nearby business operators were contacted and interviewed regarding this business' request to sell alcohol. Some business operators had concerns because of the homeless issues in the area. Most of these concerns were tied to loitering, habitation and drug issues as opposed to specifically alcohol abuse. There was a general belief on the part of business operators that a grocery store should be able to sell alcoholic beverages as long as it is properly controlled.

The Neighborhood Council Chairperson was contacted and briefed concerning this application. He had no objection to the project being approved and was supportive of the improvements at the store site.

Conclusion

The applicant's site has operated as a supermarket for over twenty-five years. Over recent years problems with homelessness have adversely impacted the neighborhood and the supermarket site. Thefts and other problem activities in the parking lot often generated calls for police services. Shoplifts inside the store caused the operator, Ralphs, to relocate liquor and small vulnerable products to locked cases at the front of the store over the last several years of their operation.

From the outset of the application process, staff from Vallarta has recognized the noted issues and agreed to take pro-active steps to mitigate such concerns. As part of the remodel of the store, Vallarta has upgraded the parking lot lighting. The company has a policy of staffing uniformed security officers at each public entrance to the store to be ready to address shoplift and loitering issues.

Concentration, Public Convenience and Necessity

As previously discussed, there is no undue concentration of alcohol establishments under the standards established by the State of California or the City of Oxnard. The area around the applicant site has an elevated crime rate when compared to other retail commercial centers in the City. In a large part, this factor can be attributed to the number of nearby convenience stores and the uptick in homelessness impacting this area since the COVID-19 Crisis.

A finding of public convenience can be made for this proposal as it is convenient for the public to have beer, wine and spirits available for purchase at a neighborhood supermarket.

Although the crime statistics around the applicant's site are elevated, with enhanced parking lot lighting and security measures as required though the proposed conditions of approval, it is believed that public safety issues will be adequately addressed. The assessment from the Beat Coordinator, and the input from the community there is no significant reason to oppose this application. Under the recommended operating conditions, it is believed that the service of alcoholic beverages at this business will have little, if any adverse impact on the community or policing services.

Police Operating Conditions Off Sale - Supermarket

RBS Training

- 1) Permittee and all managers, supervisors of cashier staff shall complete an approved course in Responsible Beverage Sales and Service (RBSS) (available through the ABC website for the LEAD Program at www.abc.ca.gov/education/lead-training) within thirty (30) days of license granting and/or date of employment. The permittee is responsible for maintaining records showing servers have completed the required training and shall submit this documentation upon request by the Oxnard Police Department.
- 2) Permittee shall maintain a record of their employees who have successfully completed the required Responsible Beverage Service Training and make that record available to any representative of the Oxnard Police Department upon demand.

Hours

- 3) Alcohol sales shall be limited to 7 a.m. to 11 p.m. If the business operates during hours beyond 7 a.m. to 11 p.m. all displays and 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.

Alcohol Control

- 4) All distilled spirits, not including cocktails and pre-mixed coolers, shall be secured in one of the below methods:

- a) A security guard posted at each public entrance throughout the hours the store is open to the public.
- b) Or, distilled spirits stored in a secured cabinet.
- c) Or, all alcoholic beverages placed in a semi-enclosed area in line of sight of cashier stations where there is no direct route to a store exit.

5) Single sales of alcoholic beverages shall be restricted as listed below:

a) Other than specialty beers and microbrews, beer, malt beverages and wine coolers in containers of 64oz in volume or less cannot be sold by single containers but must be sold in manufacturer pre-packaged multi-unit quantities. The sale of mass-produced, low priced beer or malt liquor in single servings is prohibited (PD)

b) No wine shall be sold with an alcoholic content of greater than 15% by volume except for "Dinner Wines" which have been aged two years or more and maintained in corked bottles (Port, Sherry, Saki, Marsala, Madeira, Muscat and Vermouth are permitted). (PD)

6) No temporary or permanent open displays of alcoholic beverages are permitted near customer entry/exit points. This includes stacked boxes, beer can "mountains" or cases containing alcohol beverages, portable coolers, promotional displays or any other alcohol displays where there is a clear, easy or unobstructed path to any entry or exit.

7) Employees involved in the sale of alcoholic beverages shall not be allowed to consume alcoholic beverages at any time during their shift. Employees shall not report for work with evidence of having consumed any intoxicants such as alcohol, illegal drugs or controlled substances.

License/Permit

8) The subject Alcoholic Beverage Control License shall not be exchanged for any other type of Alcoholic Beverage Control License without Planning Department review and approval by the Police Chief or designee. (PD)

9) Upon any individual transfer (person-to-person) of the subject Alcoholic Beverage Control License, or if the business is ever deemed a nuisance as defined in the Oxnard City Code, a review of the existing SUP shall be initiated and conditions may be added or removed as appropriate to mitigate existing or potential problems. (PD)

10) The permittee shall participate, when requested and reasonable, in programs and efforts of the Oxnard Police Department to inform and educate the patrons of alcohol establishments on the dangers of driving under the influence of alcohol or drugs. (PD)

11) A copy of these conditions must be maintained on the premises and made available upon the demand of any representative of the Oxnard Police Department at all times. (PL/PD)

Operations

12) The Police Chief or designee may immediately suspend operation of the use(s) approved by this permit pending a hearing on the suspension or revocation of this permit if the Chief determines that there have been significant violations of the conditions associated with the use(s) and/or Alcoholic Beverage Control (ABC) license and/or there is a single serious violent crime or single significant incident to which multiple police units or multiple police jurisdictions responded to that is associated with the operation of this use for which the Chief determines is detrimental to the public safety or health. The Chief shall immediately inform the Planning and Environmental Services Manager of the suspension and the manager shall schedule a hearing regarding the revocation of the permit by the Community Development Director to be held no more than 30 days after the suspension begins.

Additionally, violations of this permit which can lead to permit suspension can include, but not limited to:

- a) Failure to provide required operational documentation within 30-days when requested by mail or email. This would include, but not limited to quarterly food/alcohol sales, copies of security guard credentials, and proof of staff members' completion of RBS Training.
- b) Repeated violations of a specific condition within this document or successor documents or permits.
- c) Evidence of service of alcoholic beverages to minors.
- d) Repeated failure to maintain a staff trained in approved Responsible Beverage Service. (PD)
- e) Sales to habitual drunkards per section 25602(a) Business and Professions Code.

13) Permittee shall provide the Oxnard Police Department an email address for a responsible party for the business. This may be the owner, manager or other party who can respond to inquiries for the business. Permittee shall submit an email address to: specialprojects@oxnardpd.org . In the submission, identify the business name, the contact person's name and their role in the business.

Security

14) A Security Plan shall be submitted and approved prior to the issuance of building permits. The plan shall include:

- a. The Security Plan Sheet that identifies the location of each security camera, camera recording and support equipment.
- b. The Security Plan shall include a chart identifying each camera by an alpha-numeric, the scope of their capture area, placement of the camera above the floor/ground, make and model of the instrument, type of camera (dome, PTZ, etc.).

15) Prior to commencing the sale of alcohol permitted by this permit, permittee shall install a video surveillance system that shall be maintained at a reasonable industry standard and shall be operated 24-hours a day to monitor, at a minimum, the entrances and exits, any centralized point of sale and areas immediately surrounding the exterior of the business. Any video system installed to meet the requirement of these conditions shall meet the below minimum standards:

- a. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are required for infra-red lighting.
- b. Cameras shall be made by a reputable manufacturer and maintained to current industry standards.
- c. Cameras shall have sufficient low light capture ability to clearly monitor persons conducting transactions.
- d. The video system shall utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.
- e. The video system shall allow recording, live viewing and playback of recorded video for a period of at least 30 days.
- f. Recorded images shall bear a date and time stamp that cannot be altered.
- g. At a minimum, one camera shall be dedicated to capturing head and upper body images of each person entering any door to the business. Cameras dedicated to this purpose shall be mounted at 7-feet above the floor in order to capture quality face images.
- h. A monitor near each customer entrance shall be mounted near each public entrance. The bottom edge of the monitor shall be 7-feet above the floor. Its placement shall provide customers images upon entry into the business.

i. During normal business hours, the licensee shall provide access to the digital recordings for any and all law enforcement purposes as determined by the City of Oxnard. (PD)

j. Cameras and linked monitors shall be placed in areas where unsecured alcoholic beverages are displayed (PD)

k. Exterior camera installations shall be placed to monitor activity in parking lots as well as approaches to doors to the business including loading dock areas.

16) Failure to maintain the video surveillance system in good working order can be grounds for suspension of this permit. The permittee shall provide video records to the Chief of Police or his/her designee in a timely manner upon request.

17) Uniformed security officers employed by the permittee or under contract through a security patrol operator shall be attired consistent with Oxnard City Ordinance 7-261. Any security patrol operator serving this site shall have a business tax certificate issued by the City of Oxnard.

Crime Prevention Best Practices

17) The Permittee shall install and maintain a dual technology electronic intrusion detection system capable of differentiating between human and non-human motion. (burglary alarm). (PD)

18) Permittee shall have a safe and establish other responsible cash handling procedures to allow employees to reduce large amounts of cash to accumulate in any cash drawer throughout the day. (PD)

19) The permittee shall establish and maintain a cash handling system that reduces the likelihood of robberies and theft. The system shall include the following components and practices:

a) A safe having a programmable access control system. The access control system shall have the capability to restrict access times and record the individual passcode used at each opening of the safe.

b) Established cash drawer maximums requiring staff to transfer larger bills into the drop safe.

c) Cash drawer preparation and end-of-shift counts shall occur in a secure room away from customer access or view.

20) The permittee shall install height gauges at all exit doors. (PD)

21) Security gates or bars shall not be used as barriers to protect the front of the business. Security window films are recommended, however the product must have Police Department and Planning approval prior to installation.

Site Management

22) Any graffiti painted or marked upon the premises or on any adjacent area under the control of Permittee shall be removed or painted over within forty-eight (48) hours of being applied. (PL/PD)

23) 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:

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 provided the bulb is not visible, and the fixture has an opaque top 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 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.

f. 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.

24) Permittee shall regularly police the area under Permittee's control and shall not permit the loitering of persons about the premises. (PL/PD)

25) There shall be no advertising of alcoholic beverages visible from the outside of the establishment, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. (PL/PD)

26) Windows shall remain clear of signage, posters, advertisements, or any other item that interferes with clear sightlines into and out of the business. No display or other object near, on or adjacent to the windows shall appear in the area between 48 and 78-inches above the floor.

27) The permittee shall post prominent, permanent signs indicating that loitering, open containers, and/or the consumption of alcoholic beverages is prohibited. These signs shall be posted in the parking lot and other adjacent areas under Permittee's reasonable control, including exterior common walkways and corridors. (PD)

28) There shall be no amusement machines or video devices maintained on the premises at any time. (PD)

29) Prominent signs shall be posted throughout the business, in effect, "No persons under 21 will be sold alcoholic beverages" and "Valid ID is required to purchase or possess alcoholic beverages". (PD)

30) There shall not be any self-service displays of any type of tobacco or vaping product including, but not limited to cigarettes, cigars and smokeless tobacco. (PD)

31) The permittee's internet presence shall be consistent with these conditions. Any site or internet presence reasonably controlled by the permittee shall not advertise or illustrate circumstances or activities that conflict with the provisions set forth in this permit and/or the ABC license. (PD)

Police Special Conditions

32) The shipping/receiving doors at the rear of the store shall remain secured unless a designated staff member is present and in the process of receiving a delivery. (PD)

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO. 11.896

RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF OXNARD ADOPTING STANDARDS FOR
DETERMINING APPLICATIONS FOR SPECIAL USE
PERMITS TO SELL ALCOHOLIC BEVERAGES

WHEREAS, any person wishing to sell alcoholic beverages in the State of California must obtain a license to do so from the Department of Alcoholic Beverage Control; and

WHEREAS, Business and Professions Code Section 23790 provides that the Department of Alcoholic Beverage Control shall not issue a retail license "for any premises which are located in any territory where the exercise of the rights and privileges conferred by the license is contrary to a valid zoning ordinance of any county or city"; and

WHEREAS, the City of Oxnard has enacted zoning ordinances restricting the sale of alcoholic beverages to certain zones and requiring that a person wishing to sell alcoholic beverages in such zones first obtain a special use permit; and

WHEREAS, section 34-147 of the Oxnard City Code provides in part:

"Before a special use permit may be granted, the applicant must show and the planning commission must find that the proposed use is in conformance with the general plan and other adopted standards and that the following conditions are met:

"(a) The nature, condition and development of adjacent uses, buildings and structures shall be considered, and no proposed special use permit shall be granted where the commission finds such use will adversely affect or be materially detrimental to such adjacent uses, buildings or structures or to the public health, safety or general welfare."

WHEREAS, based on the experience of the Police Department that there is a relationship between crime and the consumption of alcohol and that establishments selling alcohol are incompatible with certain adjacent uses, the City Council wishes to adopt standards for determining when granting applications for special use permits to sell alcoholic beverages would adversely affect or be materially detrimental to adjacent uses, buildings or structures or to the public health, safety and general welfare; and

WHEREAS, this resolution applies only to the determination required by subsection (a) of section 34-147 of the City Code, and does not dispense with the requirement that in order to grant a special use permit to sell alcoholic beverages the application must satisfy the remainder of section 34-147; and

WHEREAS, in accordance with the California Environmental Quality Act, the Planning and Environmental Services Manager provided public notice of the intent of the City to adopt a negative declaration for the adoption of this resolution ("the project"), and the City Council has considered the proposed negative declaration, together with any comments received during the public review process, finds on the basis of the initial study and any comments received that there is no substantial evidence that the project will have a significant effect on the environment, further finds that the mitigated negative declaration reflects the independent judgment of the City, and approves the negative declaration.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. City Council Resolution No. 8597 is repealed.

2. The Planning and Environmental Services Division of the Development Services Department shall refer to the Police Department applications for special use permits to sell alcoholic beverages at retail. The Police Department shall prepare and submit to the secretary of the Planning Commission, at least ten calendar days before the date set for hearing on the special use permit, a written report on the following matters:

(a) The name and address and a description of the type of all establishments selling alcoholic beverages within 1,000 feet of the location for which the special use permit is applied. As used in this resolution, "the type" refers to the nature of the business (e.g., grocery store, liquor store, bar or restaurant), not to the type of State Alcoholic Beverage Control license issued to or sought for the business.

(b) The annual number of incidents involving police responses within 1,000 feet of the location for which the special use permit is applied and how this number compares to the City average of police responses.

(c) The likelihood that granting the application will create or significantly aggravate police problems at or near the subject location.

(d) A list of conditions recommended for inclusion in the special use permit to minimize police problems if the application is granted. One such condition shall be that the applicant provide Responsible Beverage Sales and Service (RBSS) training to all operators and employees of the establishment within 30 days of their employment. The applicant may apply to the Police Department for a waiver of RBSS training for temporary or short-term employees.

3. The Planning Commission shall consider the report, as well as any other relevant evidence, in determining whether, under subsection (a) of section 34-147 of the City Code, granting an application for a special use permit to sell alcoholic beverages at retail would adversely affect or be materially detrimental to adjacent uses, buildings or structures or to the

Resolution No. 11,896

Page 3

public health, safety or general welfare. Before making such determination, the Planning Commission shall make the following findings, as well as any other relevant findings:

(a) The proposed use is not likely to create or significantly aggravate police problems within 1000 feet of the location for which the special use permit is applied; and

(b) The proposed use will not result in or add to an undue concentration of establishments selling alcoholic beverages at retail within 1000 feet of the location for which the special use permit is applied. For purposes of making this determination, there is a presumption that an undue concentration will result or be added to if the establishment for which the special use permit is applied will be located less than 350 feet from another establishment of the same type, and there is a presumption that an undue concentration will not result or be added to if the establishment for which the special use permit is applied will be located 350 feet or more from another establishment of the same type. However, either presumption may be rebutted by a preponderance of the evidence, based on the facts of the particular case.

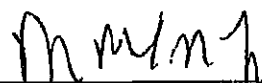
4. All of the procedures and other matters contained in section 34-146 et seq. of the City Code apply to applications for special use permits to sell alcoholic beverages at retail.

PASSED AND ADOPTED this 6th day of February, 2001, by the following vote:

AYES: Councilmembers Maulhardt, Pinkard, Zaragoza, Holden and Lopez.

NOES: None.

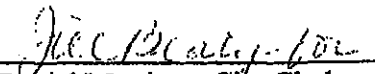
ABSENT: None.



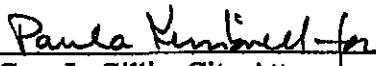
Dr. Manuel M. Lopez, Mayor

ATTEST:

APPROVED AS TO FORM:



Daniel Martinez, City Clerk



Gary L. Gillig, City Attorney

RESOLUTION NO. 2025 - XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 25-510-02 (SPECIAL USE PERMIT - ALCOHOL), TO ALLOW FOR A NEW ALCOHOL LICENSE (ABC TYPE 21) TO AUTHORIZE THE SALE OF ALCOHOL FOR OFF-SITE CONSUMPTION IN A VALLARTA SUPERMARKET WITHIN AN EXISTING 43,875 SQUARE-FOOT TENANT SPACE. 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.

WHEREAS, on July 2, 2025, Brett Engstrom, (the “**Applicant**” and/or “**Permittee**”) on behalf of property owner Roussey Family Partnership, submitted a request to a new Alcohol Beverage Control (ABC) Type 21 to authorize the sale of alcohol for off-site consumption in a Vallarta Supermarket. The subject property is an existing retail space located at 3443 Saviers Road; and

WHEREAS, on September 18, 2025, the Planning Commission of the City of Oxnard (“**Planning Commission**”) conducted a duly noticed public hearing to consider the Applicant’s request to approve Planning and Zoning Permit No. 25-510-02 (Special Use Permit - Alcohol), filed by Brett Engstrom in accordance with Section 16-530 through 16-553 of the Oxnard City Code and City Council Resolution No. 11,896; 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). Further, the project does not trigger any of the Exceptions to the Exemptions (Section 15300.2) to defeat the Exemption:

- (a) **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 is located within the 2030 General Plan land use designation of Commercial General (CG) and within the General Commercial Zoning District (C-2). The Project is surrounded by commercial and residential developments. 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.

- (b) **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.**

The proposed Special Use Permit request for alcohol is consistent with the 2030 General Plan and the Oxnard City Code and is compatible with the physical scale and character of other commercial development in the project area. Any projects requiring discretionary approval would be analyzed with the 2030 General Plan and the Oxnard City Code for consistency and CEQA for any potential impacts. Therefore the project will have no significant cumulative impact.

- (c) **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 Special Use Permit request for alcohol 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 residential and commercial character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is surrounded on all sides by commercial and residential development. Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

- (d) **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 adjacent to any roads designated as state scenic highways according to Caltrans and does not result in any physical site changes. Therefore, the Special Use Permit will have no impact on scenic resources adjacent to the state scenic highway.

- (e) **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 project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code.

- (f) 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.

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 Planning Commission Staff Report and all attachments thereto, the Planning Commission finds:

- 1) The proposed use is in conformance with the City of Oxnard 2030 General Plan and the elements thereof and other adopted standards.**

As described in the Staff Report, the subject site is within the General Commercial Zoning District (C-2), with a 2030 General Plan designation of Commercial General (CG). The existing 43,875 square-foot retail space requests a new ABC Type 21 license to authorize the sale of alcohol for off-site consumption. The ability to sell alcohol for off-site consumption in the General Commercial Zoning District is subject to approval of Special Use Permits by the Planning Commission pursuant to Oxnard City Code Sec. 16-107. Therefore, the request for a new ABC Type 21 license is in conformance with the 2030 General Plan and the elements thereof and other adopted standards. Therefore, this Project meets this finding.

- 2) The proposed use will not 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, the Project will allow the sale of beer, wine, and distilled spirits for off-site consumption at an existing retail space. According to the Police report there are no other existing supermarkets with off-site licenses within the vicinity of the project location; therefore, the Police Department has determined that there is not an undue concentration of establishments selling alcohol, there is only one market with alcohol licenses within 350 feet of the applicant site. In the case of the applicant site, the annular crime rate is above the average annular citywide rate.

In addition, the Project will be subject to conditions of approval as recommended by the Oxnard Police Department Alcohol SUP Report to prevent aggravation of policing issues. Therefore, as conditioned, the proposed new Type 21 License will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health safety or general welfare. The Project will not aggravate policing issues when

properly regulated through the imposition of and compliance with the conditions of approval. Based on these factors, this business, responsibly managed, would not have an adverse impact on area crime or demand for police services. As such, this Project meets this finding.

- 3) The site for the proposed use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and all items required by the conditions of approval.**

As described in the Staff Report, the proposed new Type 21 license to sell alcohol for off-site consumption, all sales will occur entirely within an existing building that is adequate for the proposed sales.

- 4) The site for the proposed use will be served by highways adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate.**

The project site is currently served by existing infrastructure which includes Saviers Road. The proposed new Type 21 license is not anticipated to generate significant traffic that would require improvements to infrastructure. Therefore, the site for the proposed new Type 21 license for alcohol sales will be served by roadways adequate in width and improved as necessary to carry project-generated traffic. As such, this Project meets this finding.

- 5) The site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.**

The project site is currently served by adequate sewerage, water, fire protection and storm drainage facilities. The proposed alcohol sales license will not generate significant impacts that would require additional facilities. Therefore, the site for the proposed alcohol sales Type 21 License will be provided with adequate sewerage, water, fire protection, and storm drainage facilities. As such, this Project meets this finding.

- 6) The proposed use is not likely to create or significantly aggravate police problems within 1,000 feet of the location for which the special use permit is applied.**

The Project will not create, or significantly aggravate police problems within 1,000 feet of the location for which the Special Use Permit is requested, as discussed in the Staff Report and Oxnard Police Department Alcohol SUP Report. Based on the conditions to be placed on the business and the input from the community as well as the Beat Coordinator, there is no reason to oppose this application. As such, this Project meets this finding.

- 7) The proposed use will not result in or add to an undue concentration of establishments selling alcoholic beverages at retail within 1,000 feet of the location for which the special use permit is applied. For purposes of making this**

determination, there is a presumption that an undue concentration will result or be added to if the establishment for which the special use permit is applied will be located less than 350 feet from another establishment of the same type, and there is a presumption that an undue concentration will not result or be added to if the establishment for which the special use permit is applied will be located 350 feet or more from another establishment of the same type. However, either presumption may be rebutted by a preponderance of the evidence, based on the facts of the particular case.

As described in the Staff Report, and Oxnard Police Department Alcohol SUP Report, there are 5 establishments with an alcohol license within 1,000 feet of the subject property. The Police Department has determined that there is not an undue concentration under the established City Standards.

The annual crime rate is above the average annual citywide rate. Despite these findings, the Police Department believes the approval of the permit will not be detrimental to the community. Although the crime statistics around the applicant's site are elevated, with enhanced parking lot lighting and security measures as required though the proposed conditions of approval, it is believed that public safety issues will be adequately addressed. The assessment from the Beat Coordinator, and the input from the community there is no significant reason to oppose this application. Under the recommended operating conditions, it is believed that the service of alcoholic beverages at this business will have little, if any adverse impact on the community or policing services.

SECTION 2. The Planning Commission, in accordance with the California Environmental Quality Act (CEQA), determines that the Project (Type 21 Alcohol 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 authorize the sale of alcohol for off-site consumption in a Vallarta Supermarket within an existing 43,875 square-foot tenant space 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.

SECTION 3. Based on the findings set forth herein, the Planning Commission hereby approves Planning and Zoning Permit 25-510-02 (Special Use Permit - Alcohol), 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 Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Landscape Design	CE	Code Compliance

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property and use 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 approved September 18, 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*).
3. 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*).

4. Applicant agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend (with counsel selected by the City in its discretion) 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).
5. 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).
6. 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).
7. 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).
8. Applicant shall not permit any combustible refuse or other flammable materials to be burned on the Project property (FD, G-12).
9. Applicant 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).
10. If Applicant, owner or tenant fails to comply with any of the conditions of this permit, the Applicant, owner or tenant shall be subject to a civil fine pursuant to the Oxnard City Code (CA, G-14).

PLANNING DIVISION SPECIAL CONDITIONS

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 21 from the State Department of Alcoholic Beverage Control to sell alcoholic beverages on the Project property (PL).
12. Unless the use is inaugurated no later than 12 months from the date of issuance of the Certificate of Occupancy of the proposed building and is diligently pursued thereafter, this approval will expire pursuant to the Oxnard City Code Section 16-553.

13. This permit shall be granted for a retail use only, and change to the use of the site shall require a modification to this Special Use Permit.

POLICE DEPARTMENT CONDITIONS

RBS Training

14. Permittee and all managers, supervisors of cashier staff shall complete an approved course in Responsible Beverage Sales and Service (RBSS) (available through the ABC website for the LEAD Program at www.abc.ca.gov/education/lead-training) within thirty (30) days of license granting and/or date of employment. The permittee is responsible for maintaining records showing servers have completed the required training and shall submit this documentation upon request by the Oxnard Police Department.
15. Permittee shall maintain a record of their employees who have successfully completed the required Responsible Beverage Service Training and make that record available to any representative of the Oxnard Police Department upon demand.

Hours

16. Alcohol sales shall be limited to 7 a.m. to 11 p.m. If the business operates during hours beyond 7 a.m. to 11 p.m. all displays and 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.

Alcohol Control

17. All distilled spirits, not including cocktails and pre-mixed coolers, shall be secured in one of the below methods:
 - A. A security guard posted at each public entrance throughout the hours the store is open to the public.
 - B. Or, distilled spirits stored in a secured cabinet
 - C. Or, all alcoholic beverages placed in a semi-enclosed area in line of cashier stations where there is no direct route to a store exit.
18. Single sales of alcoholic beverages shall be restricted as listed below:
 - A. Other than specialty beers and microbrews, beer, malt beverages and wine coolers in containers of 64oz in volume or less cannot be sold by single containers but

must be sold in manufacturer pre-packaged multi-unit quantities. The sale of mass-produced, low priced beer or malt liquor in single servings is prohibited (PD)

- B. No wine shall be sold with an alcoholic content of greater than 15% by volume except for “Dinner Wines” which have been aged two years or more and maintained in corked bottles (Port, Sherry, Saki, Marsala, Madeira, Muscat and Vermouth are permitted). (PD)
19. No temporary or permanent open displays of alcoholic beverages are permitted near customer entry/exit points. This includes stacked boxes, beer can “mountains” or cases containing alcohol beverages, portable coolers, promotional displays or any other alcohol displays where there is a clear, easy or unobstructed path to any entry or exit.
20. Employees involved in the sale of alcoholic beverages shall not be allowed to consume alcoholic beverages at any time during their shift. Employees shall not report for work with evidence of having consumed any intoxicants such as alcohol, illegal drugs or controlled substances.

License/Permit

21. The subject Alcoholic Beverage Control License shall not be exchanged for any other type of Alcoholic Beverage Control License without Planning Department review and approval by the Police Chief or designee. (PD)
22. Upon any individual transfer (person-to-person) of the subject Alcoholic Beverage Control License, or if the business is ever deemed a nuisance as defined in the Oxnard City Code, a review of the existing SUP shall be initiated and conditions may be added or removed as appropriate to mitigate existing or potential problems. (PD)
23. The permittee shall participate, when requested and reasonable, in programs and efforts of the Oxnard Police Department to inform and educate the patrons of alcohol establishments on the dangers of driving under the influence of alcohol or drugs. (PD)
24. A copy of these conditions must be maintained on the premises and made available upon the demand of any representative of the Oxnard Police Department at all times. (PL/PD)

Operations

25. The Police Chief or designee may immediately suspend operation of the use(s) approved by this permit pending a hearing on the suspension or revocation of this permit if the Chief determines that there have been significant violations of the conditions associated with the use(s) and/or Alcoholic Beverage Control (ABC) license and/or there is a single

serious violent crime or single significant incident to which multiple police units or multiple police jurisdictions responded to that is associated with the operation of this use for which the Chief determines is detrimental to the public safety or health. The Chief shall immediately inform the Planning and Environmental Services Manager of the suspension and the manager shall schedule a hearing regarding the revocation of the permit by the Community Development Director to be held no more than 30 days after the suspension begins.

- a. Additionally, violations of this permit which can lead to permit suspension can include, but not limited to:
 - b. Failure to provide required operational documentation within 30-days when requested by mail or email. This would include, but not limited to quarterly food/alcohol sales, copies of security guard credentials, and proof of staff members' completion of RBS Training.
 - c. Repeated violations of a specific condition within this document or successor documents or permits.
 - d. Evidence of service of alcoholic beverages to minors.
 - e. Repeated failure to maintain a staff trained in approved Responsible Beverage Service. (PD)
 - f. Sales to habitual drunkards per section 25602(a) Business and Professions Code.
26. Permittee shall provide the Oxnard Police Department an email address for a responsible party for the business. This may be the owner, manager or other party who can respond to inquiries for the business. Permittee shall submit an email address to: specialprojects@oxnardpd.org . In the submission, identify the business name, the contact person's name and their role in the business.

Security

27. A Security Plan shall be submitted and approved prior to the issuance of building permits. The plan shall include:
- a. The Security Plan Sheet that identifies the location of each security camera, camera recording and support equipment.
 - b. The Security Plan shall include a chart identifying each camera by an alpha-numeric, the scope of their capture area, placement of the camera above the floor/ground, make and model of the instrument, type of camera (dome, PTZ, etc.).

28. Prior to commencing the sale of alcohol permitted by this permit, permittee shall install a video surveillance system that shall be maintained at a reasonable industry standard and shall be operated 24-hours a day to monitor, at a minimum, the entrances and exits, any centralized point of sale and areas immediately surrounding the exterior of the business. Any video system installed to meet the requirement of these conditions shall meet the below minimum standards:

- a. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are required for infra-red lighting.
- b. Cameras shall be made by a reputable manufacturer and maintained to current industry standards.
- c. Cameras shall have sufficient low light capture ability to clearly monitor persons conducting transactions.
- d. The video system shall utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.
- e. The video system shall allow recording, live viewing and playback of recorded video for a period of at least 30 days.
- f. Recorded images shall bear a date and time stamp that cannot be altered.
- g. At a minimum, one camera shall be dedicated to capturing head and upper body images of each person entering any door to the business. Cameras dedicated to this purpose shall be mounted at 7-feet above the floor in order to capture quality face images.
- h. A monitor near each customer entrance shall be mounted near each public entrance. The bottom edge of the monitor shall be 7-feet above the floor. Its placement shall provide customers images upon entry into the business.
- i. During normal business hours, the licensee shall provide access to the digital recordings for any and all law enforcement purposes as determined by the City of Oxnard. (PD)
- j. Cameras and linked monitors shall be placed in areas where unsecured alcoholic beverages are displayed (PD)
- k. Exterior camera installations shall be placed to monitor activity in parking lots as well as approaches to doors to the business including loading dock areas.

29. Failure to maintain the video surveillance system in good working order can be grounds for suspension of this permit. The permittee shall provide video records to the Chief of Police or his/her designee in a timely manner upon request.
30. Uniformed security officers employed by the permittee or under contract through a security patrol operator shall be attired consistent with Oxnard City Ordinance 7-261. Any security patrol operator serving this site shall have a business tax certificate issued by the City of Oxnard.

Crime Prevention Best Practices

31. The Permittee shall install and maintain a dual technology electronic intrusion detection system capable of differentiating between human and non-human motion. (burglary alarm). (PD)
32. Permittee shall have a safe and establish other responsible cash handling procedures to allow employees to reduce large amounts of cash to accumulate in any cash drawer throughout the day. (PD)
33. The permittee shall establish and maintain a cash handling system that reduces the likelihood of robberies and theft. The system shall include the following components and practices:
 - a) safe having a programmable access control system. The access control system shall have the capability to restrict access times and record the individual passcode used at each opening of the safe.
 - b) Established cash drawer maximums requiring staff to transfer larger bills into the drop safe.
 - c) Cash drawer preparation and end-of-shift counts shall occur in a secure room away from customer access or view.
34. The permittee shall install height gauges at all exit doors. (PD)
35. Security gates or bars shall not be used as barriers to protect the front of the business. Security window films are recommended, however the product must have Police Department and Planning approval prior to installation.

Site Management

36. Any graffiti painted or marked upon the premises or on any adjacent area under the control of Permittee shall be removed or painted over within forty-eight (48) hours of being applied. (PL/PD)

37. 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:
 - 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 provided 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 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.
 - f) 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.
38. Permittee shall regularly police the area under Permittee's control and shall not permit the loitering of persons about the premises. (PL/PD)
39. There shall be no advertising of alcoholic beverages visible from the outside of the establishment, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. (PL/PD)
40. Windows shall remain clear of signage, posters, advertisements, or any other item that interferes with clear sightlines into and out of the business. No display or other object

near, on or adjacent to the windows shall appear in the area between 48 and 78-inches above the floor.

41. The permittee shall post prominent, permanent signs indicating that loitering, open containers, and/or the consumption of alcoholic beverages is prohibited. These signs shall be posted in the parking lot and other adjacent areas under Permittee's reasonable control, including exterior common walkways and corridors. (PD)
42. There shall be no amusement machines or video devices maintained on the premises at any time. (PD)
43. Prominent signs shall be posted throughout the business, in effect, "No persons under 21 will be sold alcoholic beverages" and "Valid ID is required to purchase or possess alcoholic beverages". (PD)
44. There shall not be any self-service displays of any type of tobacco or vaping product including, but not limited to cigarettes, cigars and smokeless tobacco. (PD)
45. The permittee's internet presence shall be consistent with these conditions. Any site or internet presence reasonably controlled by the permittee shall not advertise or illustrate circumstances or activities that conflict with the provisions set forth in this permit and/or the ABC license. (PD)

POLICE SPECIAL CONDITIONS

46. The shipping/receiving doors at the rear of the store shall remain secured unless a designated staff member is present and in the process of receiving a delivery. (PD)

(Signatures on Following Page)

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 18th day of September 2025.

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 this 18th day of September 2025, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Joe Pearson II, Secretary

City of Oxnard Planning Commission

September 18, 2025

Vallarta Supermarket Alcohol SUP
3443 Saviers Road
PZ 25-510-02
(Special Use Permit - Alcohol)

Applicant: Brett Engstrom - Agent
Case Planner: Michael Lackmann

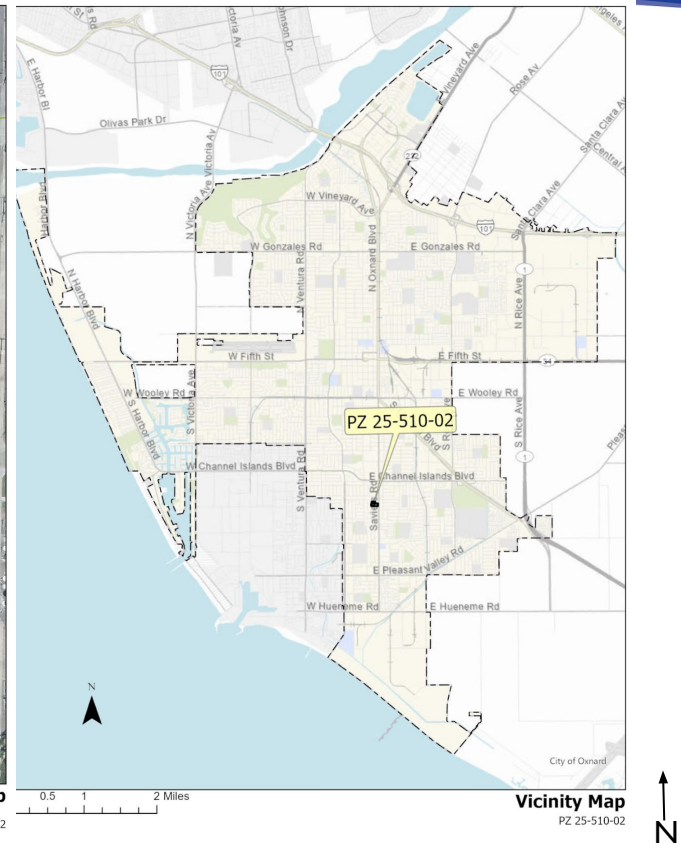
A request for a new Alcohol Beverage Control (ABC) Type 21 (Off-Sale General) license to authorize the sale of alcohol for off-site consumption in a Vallarta Supermarket within an existing 43,875 square-foot tenant space. The proposed hours for alcohol sales are from 7:00 AM to 11:00 PM.

Project Location

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Vallarta Supermarket:

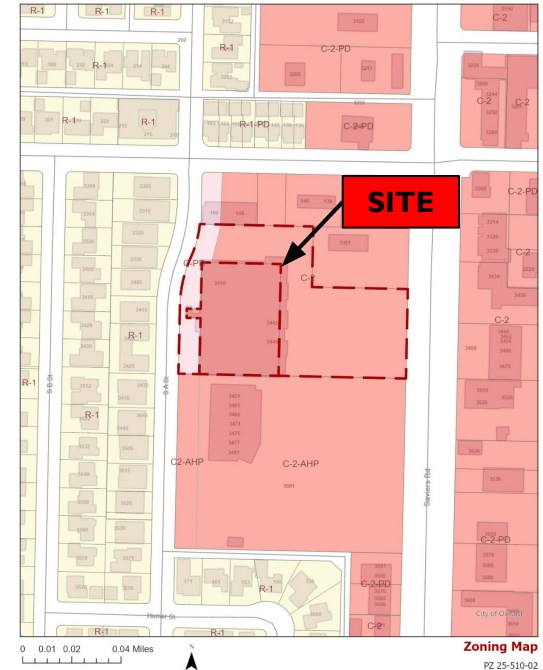
- The general location of the project site is within the Commercial General (C-2) Zoning District
- The supermarket is located west of Saviers Road.



2030 General Plan: Commercial General (CG)



Zoning Designation: General Commercial (C-2)

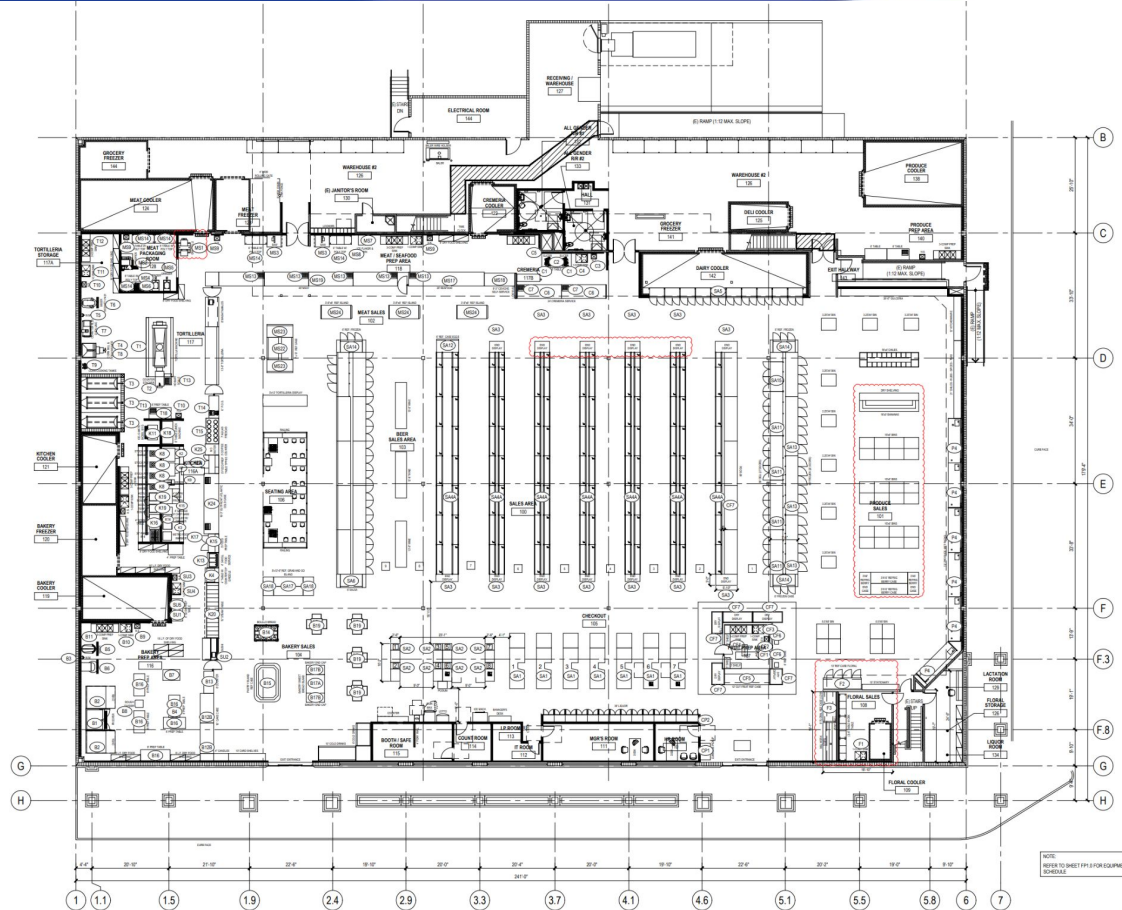


LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Commercial General (CG)	General Commercial (C-2)	Grocery Store (Vallarta)
North	Commercial General (CG)	General Commercial (C-2)	Various Commercial Uses
South	Commercial General (CG)	General Commercial Planned Development (C-2-AHP)	Various Commercial Uses
East	Commercial General (CG)	General Commercial (C-2)	Various Commercial Uses
West	Residential Low (RL)	Single-Family Residential (R-1)	Apartments and Single Family Residences

- In 1997, Building Permit no. 97-1309 was approved to construct a new 48,000 grocery store. The grocery store has previously operated as both a Hughes and a Ralphs.
- The approved building permit(s) does not address the topic of alcohol sales and consumption. The previous grocery stores sold alcohol prior to the requirement of an Alcohol SUP.

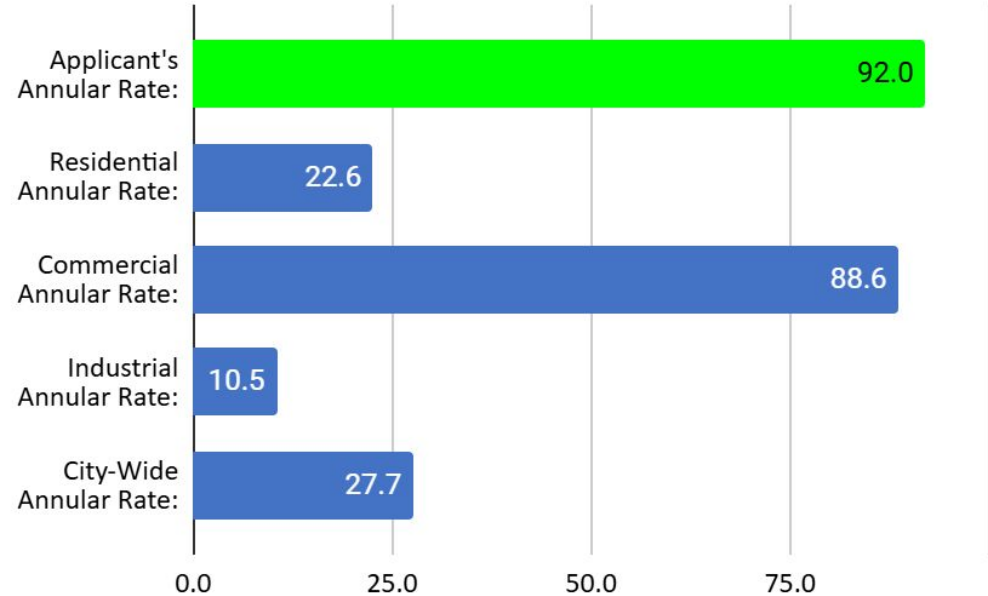
May 16, 2025





Crime:

- The crime rate within 1,000 feet of the site is higher than the average for commercial properties citywide. Crime rate is a concern for this project.
- Site is considered to be a policing problem. However, Vallarta has made significant security improvements.



Findings:

- Crime rate around the site is above commercial average.
- The applicant's site has operated as a supermarket for over twenty-five years. Over recent years problems with homelessness have adversely impacted the neighborhood and the supermarket site. Thefts and other problem activities in the parking lot often generated calls for police services. Shoplifts inside the store caused the operator, Ralphs, to relocate liquor and small vulnerable products to locked cases at the front of the store over the last several years of their operation.

From the outset of the application process, staff from Vallarta has recognized the noted issues and agreed to take proactive steps to mitigate such concerns. As part of the remodel of the store, Vallarta has upgraded the parking lot lighting. The company has a policy of staffing uniformed security officers at each public entrance to the store to be ready to address shoplift and loitering issues.

As part of the remodel of the store, Vallarta has improved the parking lot lighting using LED instruments and has reached out to develop partnerships with the Police Department.

- There is not an undue concentration per City and State standards.

Select Recommended Conditions of Approval

54

- CofA #39:

There shall be no advertising of alcoholic beverages visible from the outside of the establishment, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. (PL/PD)

CofA #38:

Permittee shall regularly police the area under Permittee's control and shall not permit the loitering of persons about the premises. (PL/PD)

- CofA #46:

The shipping/receiving doors at the rear of the store shall remain secured unless a designated staff member is present and in the process of receiving a delivery.

Exempt from California Environmental Quality Act (CEQA) (Section 15301 “Existing Facilities”)

- Project does not require physical development.
- Does not trigger thresholds in City CEQA Guidelines or Exceptions to the Exemptions.
- A Notice of Exemption will be filed.

- The Project was presented on August 18, 2025, to Community Workshop. One public comment in support of the project was received.
- Notice of Planning Commission hearing posted on-site.
- Notice of Planning Commission sent to surrounding property owners.

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. 25-510-02 (Special Use Permit - Alcohol), subject to certain findings and conditions.

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Rogelio Solis, Assistant Planner

DATE: September 18, 2025

SUBJECT: **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).

- 1) **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 15303 (New Construction or Conversion of Small Structures); and
 - b) Adopt Resolution 2025-XX approving Planning and Zoning Permit No. 24-400-03 (Coastal Development Permit), subject to certain findings and conditions; and
 - c) 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.
- 2) **Project Description and Applicant:** 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.
- 3) **Existing & Surrounding Land Uses:** The project site is a vacant 0.17-acre parcel on the southwest corner of Driftwood Street and Harbor Boulevard. The subject property has a Local Coastal Program Land Use Designation of “Residential Existing” (REX) and a Zoning Designation of “Coastal Medium Density Multiple-Family” (R-3-C). The following table summarizes the land use and zoning designations of the Project site and existing land uses immediately adjacent to the site.

PZs 24-400-03 & 24-300-04, Hendrickson Tri-Plex
Planning Commission Date: September 18, 2025
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LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Residential Existing (REX)	Coastal Medium Density Multiple-Family (R-3-C)	Vacant
North	Mobile Home Park Coastal (MHP)	Mobile Home Park Coastal (MH-PC)	Mobile Home Park
South	Residential Existing (REX)	Coastal Medium Density Multiple-Family (R-3-C)	Residential Triplex
East	Visitor Serving Commercial (VSC)	Coastal Visitor-Serving Commercial (CVC)	Vacant
West	Residential Existing (REX)	Coastal Medium Density Multiple-Family (R-3-C)	Residential Triplex

- 4) **Background Information:** The Project site is located on one of the few remaining undeveloped parcels in the Oxnard Shores Neighborhood. On February 7, 2019 the Planning Commission adopted Resolution Nos. 2019-04 and 2019-05 to approve Coastal Development Permit 18-400-07 as well as a Tentative Map 18-300-11 to subdivide, for condominium purposes, a 0.17-acre parcel in addition to the construction of a three unit, three-story residential structure. The Project was never actualized with a building permit and therefore the associated entitlements have expired. The applicant is now seeking approval for a similar development at the subject site.
- 5) **Environmental Determination:** In accordance with Section 15303, Class 3 of the State CEQA Guidelines, projects involving “New Construction or Conversion of Small Structures” may be found to be exempt from the requirements of the California Environmental Quality Act (CEQA). Specifically, per Section 15303(b) this includes but is not limited to “A duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units”. This proposal meets these criteria as the Project proposes four-parcel condominium subdivision and development of three units in addition to one common area on a vacant 0.17-acre urban infill Project totaling no more than four dwelling units. Therefore, staff has determined that there is no substantial evidence that the project will have a significant effect on the environment and recommends that the Planning Commission accept the Notice of Exemption (see Attachment C).
- 6) **Analysis:**
 - a) **General Discussion:** The project consists of a request for an approval of a Coastal Development Permit (PZ No. 24-400-03) and Tentative Map (PZ No. 24-300-04) to develop three residential condominiums, with an interior parking court along the west

PZs 24-400-03 & 24-300-04, Hendrickson Tri-Plex
Planning Commission Date: September 18, 2025
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property line with vehicle access being provided from the alley along the north property line. Approval of both permits would result in the development of three condominiums with a Homeowners Association that would be responsible for all on-site maintenance.

The subdivision of land requires the recordation of a parcel map when the request involves four or fewer parcels. In situations where all public services are available on-site and sufficient environmental protections are in place, Section 15-11(C) of the Oxnard City Code authorizes the Planning Commission to grant a parcel map waiver. A parcel map waiver simplifies the subdivision process in applicable situations such as with this request.

Once the Planning Commission approves the Tentative Map for a Parcel Map Waiver, the subdivider submits exhibits directly to the City Surveyor to assure that the map is technically correct. With the City Surveyor's recommendation, the Community Development Director certifies compliance with the conditions set forth in the Planning Commission's Resolution by granting a Certificate of Approval for the Parcel Map Waiver. Both the Certificate and the Parcel Map Waiver are recorded with the Ventura County Recorder's office.

- b) **General Plan and Local Coastal Program (LCP) Consistency:** The City's 2030 General Plan land use designation for the subject site is for Existing Residential uses which allows residential uses. Approval of this Coastal Development Permit and Tentative Parcel Map would be consistent with the 2030 General Plan and LCP land use designations. Consistency with the 2030 General Plan and LCP is defined by the relationship between applicable 2030 General Plan and LCP policies and the proposed Project.

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).

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-1.5	I	Housing Variety Promote the development of a variety of housing types throughout the City including apartments,	Project is proposing an attached three-story residential structure

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		condominiums, lofts, townhouses, and attached or detached single family units.	consisting of three condominium units.
CD-1.7	I	Compact Development Promote the use of development patterns that are more compactly built and use space in an efficient aesthetic manner as part of the community vision.	Project is designed as an attached three-story residential structure consisting of three units.
CD-3.1	I	Neighborhood Preservation Protect existing residential neighborhoods from the encroachment of incompatible activities and land uses as determined through environmental review and/or determination by the Planning Commission.	Project is consistent with the allowed residential uses of the neighborhood.
SH-6.2 SH-6.4	I	Limiting Construction Activities New Development Noise Compatibility	Project construction periods are limited by the City Code to not exceed certain hours of construction and to remain compliant with applicable decibel thresholds.
CD-3.4 CD-14.1 CD-14.2 CD-14.3 ER-10.1	II	Neighborhood Quality of Life Program Design Review Process Development Advisory Committee (DAC) Function Quality of Design Promote use of Native and water Wise Plants	The DAC review process led to changes in the Project and/or conditions of approval that meet these Level II policies.
All others	III	All policies not listed above	No or distant applicability to the proposed Project.

Coastal Act Policies (CA) and Local Coastal Plan (LCP) Policies

POLICY NO.	POLICY	EXPLANATION
Local Coastal Policy No. 3 (p. III-5):	All urban development shall be restricted to the area within the urban-rural boundary, as defined by LCP Map and the LCP Land Use Map.	The subject property is within an urban area as noted on Map 6 in the Coastal Land Use Plan. Furthermore, the Coastal Land Use Plan notes that the Oxnard Shores area is suitable for new residential development (p. II-3). Therefore the Project is consistent with this policy.

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Local Coastal Policy No. 37 (p. III-23):	All new development in the coastal zone shall be designed to minimize impacts on the visual resources of the area. Particular care should be taken in areas of special quality, such as those identified in the LCP.	The proposed project is compatible with the physical scale and character of allowable development in the project area. The project will not alter the residential character of the surrounding development, and will serve to enhance what is currently a vacant parcel.
Local Coastal Policy No. 41 (p. III-28):	All new development in the coastal zone shall employ the most recent water conservation methods, including (but not limited to): low-flow pipes and toilets; flow restrictions on all shower heads; underground drip irrigation systems; and use of low-water use vegetation for landscaping.	The proposed development has been conditioned to implement and maintain the mandatory water conservation requirements of the water conservation ordinance in effect or as amended/replaced. Therefore the Project is consistent with this policy.
Local Coastal Policy No. 42 (p. III-28):	Consideration of all proposed projects in the coastal zone shall include consideration of the remaining water and sewer capacities. This shall include a calculation of the proposed project's use of remaining capacity in percent. Projects shall be approved only when sufficient water and sewer services are available.	The proposed project will be served by existing water and sewer mains along Driftwood Street and/or Harbor Service Boulevard. Furthermore, the project has been conditioned to ensure each structure shall be severed by separate sewer and water services in accordance with the City Code.
All others		All policies not listed above

The proposed Project complies with the above CAP and LCP policies and as shown below, the Project is fully consistent with the development standards of the Coastal Energy Facilities (EC) zone which implements the above LCP policies.

- c) **Conformance with Zoning Development Standards:** The proposed development is located in the Coastal Medium Density Multiple-Family, Sub-Zone (R-3-C) zone district. In accordance with the City Code, the proposed residential condominium development may be permitted with an approved Coastal Development Permit and a Tentative Parcel Map. Applicable development standards of the (R-3-C) zone and the have been compared with the proposed project, as follows:

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Maximum Building Height (OCC 17-14(D)(1))	Three stories, not to exceed 35 feet	35 feet	Yes

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Minimum Lot Area (OCC 17-14(D)(2))	Lots of record prior to May 21, 1981, which have a minimum of 4,800 square-feet may contain three dwelling units, provided minimum width is met	Project site has a lot size greater than 4,800 square feet with and complies with the minimum lot width requirement	Yes
Minimum Lot Width (OCC 17-14(D)(3))	60 feet	61 feet and 4 inches	Yes
Interior Yard Space (OCC 17-14(D)(4))	25% of lot area; minimum dimension of 15 feet; 25% of required interior yard space may be on building decks having a minimum dimension of 10 feet and a minimum area of 200 square feet	Project provides 1,718 square feet at ground level and 655 square feet via the sunset terraces for a total of 2,373 square feet of Interior Yard Space which amounts to 32% of the lot area	Yes
Front Yard Setback (OCC 17-14(D)(5))	15 feet if all vehicle access is off alley	15 feet	Yes
Rear Yard Setback (OCC 17-14(D)(6))	25 feet	25 feet	Yes
Side Yard Setback (OCC 17-14(D)(7))	10 feet for three-story structures	10 feet along Harbor Service Boulevard 10 feet along west side	Yes
Off-Street Parking (OCC 16-622(F))	Two garage spaces per dwelling	Three 2-car garages (one for each unit)	Yes
Design Standards (OCC 17-46(B))	Pursuant to Section 17-46	Contemporary style building that includes stucco, metal siding, split-face concrete blocks, grey tone color palette with accents in addition to aluminum clad doors and large windows	Yes

Landscaping Standards (OCC 17-47(B))	Pursuant to Section 17-47. All landscaping shall be installed and maintained in accordance with Chapter 16 of the code	Project provides several trees along the perimeter of the site, specifically within the setback areas. Project conditioned to comply with the maintaining and installation of said landscaping	Yes
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- d) **Site Design:** The proposed residential condominium building is located on a corner parcel oriented towards South Harbor Service Boulevard. Units A and B front South Harbor Service Boulevard, while Unit C fronts Driftwood Street. Each unit will have its own designated sidewalk entrance. The project will provide three trash enclosures, one for each unit, with two of them being located behind Unit B near its garage, and the third enclosure located along the side of Unit A. The project is proposing a trash staging area along the alleyway to facilitate pick-up access. As a result, the project shall be conditioned to reconstruct the pedestrian ramp on the northwest corner of Driftwood and Harbor to meet current accessibility standards, in addition to replacing any broken, damaged, or uplifted sidewalk.
- e) **Circulation and Parking:** The project provides each unit with its own two-car garage as well as one assigned exterior parking space for each tenant space. Vehicle access for the project is provided exclusively via the alley way along the north side of the parcel which leads to an interior parking court that is shielded by the residential condominium building. The project is consistent with the off-street parking spaces required by the Oxnard Zoning Code.
- f) **Building Design:** The proposed three-story residential building consists of three attached contemporary-style units (A, B, and C) with a flat roof that includes a roof deck area for each tenant. The project will provide a bedroom and bathroom on each floor for a total of three per unit, in addition to an attached two-car garage. The building will provide large prominent windows and balcony doors framed by aluminum clad features that contrast with the surrounding stucco walls and metal siding. The color scheme for the structure includes silver, charcoal, and dark purple. Exterior lighting provided on the building will be shielded and faced downwards and will be conditioned to comply with city requirements. The building's size and design is compatible with existing three-story structures along Driftwood and will be consistent with the character of the neighborhood.
- g) **Landscaping and Open Space:** The project is proposing a significant amount of landscaping, primarily within the required front and side setbacks along Driftwood Street and Harbor Service Boulevard. The applicant has identified a variety of succulents, ground covers, accent plants, and trees within the landscape plan. The project will be conditioned to maintain landscape planting and irrigation systems that are consistent with the mandatory water conservation requirements set forth in the water conservation

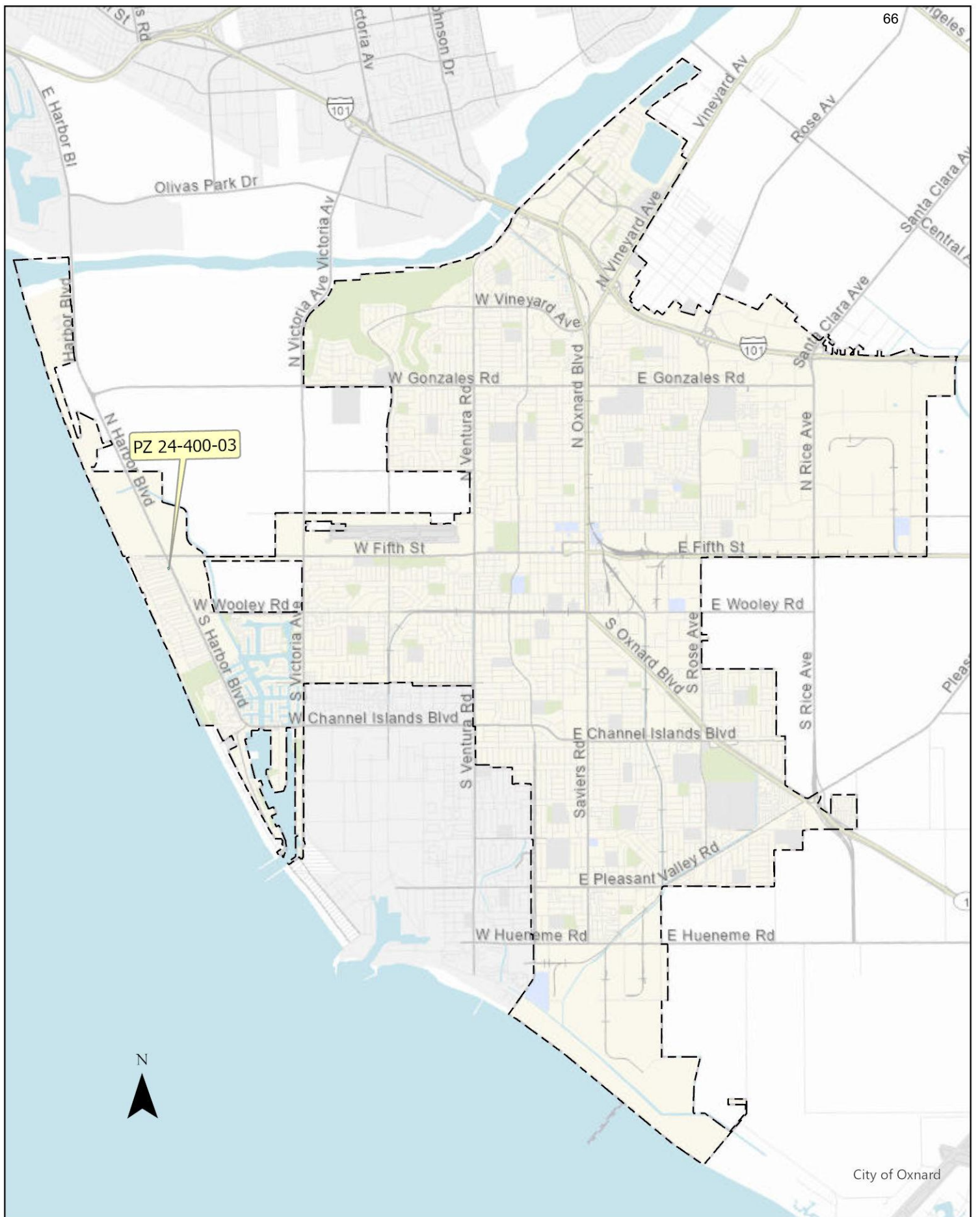
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ordinance in effect at the time.

- h) **Tentative Parcel Map:** The proposed three-unit condominium tentative parcel map in addition to one common area was circulated to other divisions for review. On July 17, 2025 the Engineering Division found the Tentative Parcel Map to be complete for entitlement purposes. The proposed subdivision of land complies with the requirements established by the Subdivision Map Act and Section 15-11(C). Attachment E includes the Tentative Parcel Map PZ No. 24-300-04 Resolution.
- 7) **Development Advisory Committee:** The Development Advisory Committee (DAC) reviewed this project on October 9, 2024 and on April 23, 2025. Recommendations of the DAC are included in the attached resolutions.
- 8) **Community Workshop and Public Input:** On May 8, 2025, the applicant mailed 3,039 notices of the Community Workshop meeting to all property owners within the Oxnard Shores Neighborhood. A notice of this meeting was posted on the project site with a brief description and contact information. The Community Workshop was conducted on May 19, 2025. Participants expressed concerns regarding the building's height and its compliance with the maximum building height allowed in the Coastal Medium Density Multiple-Family (R-3-C) zone, as well as the feasibility of the trash pick-up area, and the site visibility along the alleyway. The project is consistent with the 35-foot maximum height requirement per the R-3-C zone. Additionally, the project has been conditioned to ensure that the trash enclosures are accessible and that the property owner provides for ingress/egress of refuse and recycling equipment on days of service between 5:00 a.m. to 5:00 p.m. Furthermore, the project has also been conditioned to ensure that site improvements and landscaping shall not obstruct the alley sight triangle.
- 9) **Appeal Procedure:** In accordance with Section 17-58(J) of the City Code, the Planning Commission's action may be appealed to the City Council within 10 working 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. In accordance with Section 15-25 of the City Code, an appeal from the Planning Commission's action may be taken in the manner provided by Cal. Gov. Code Section 66452.5.

Attachments:

- A. Maps (Vicinity, General Plan, Zoning)
- B. Reduced Project Plans
- C. Notice of Exemption
- D. Draft Resolution Approving Planning and Zoning Permit No. 24-400-03 (Coastal Development Permit)
- E. Draft Resolution Approving Planning and Zoning Permit No. 24-300-04 (Tentative Map)
- F. Staff Presentation



Vicinity Map
PZ 24-400-03



RP

REX67

VSC

MHP

RP

REX5246

REX

REX

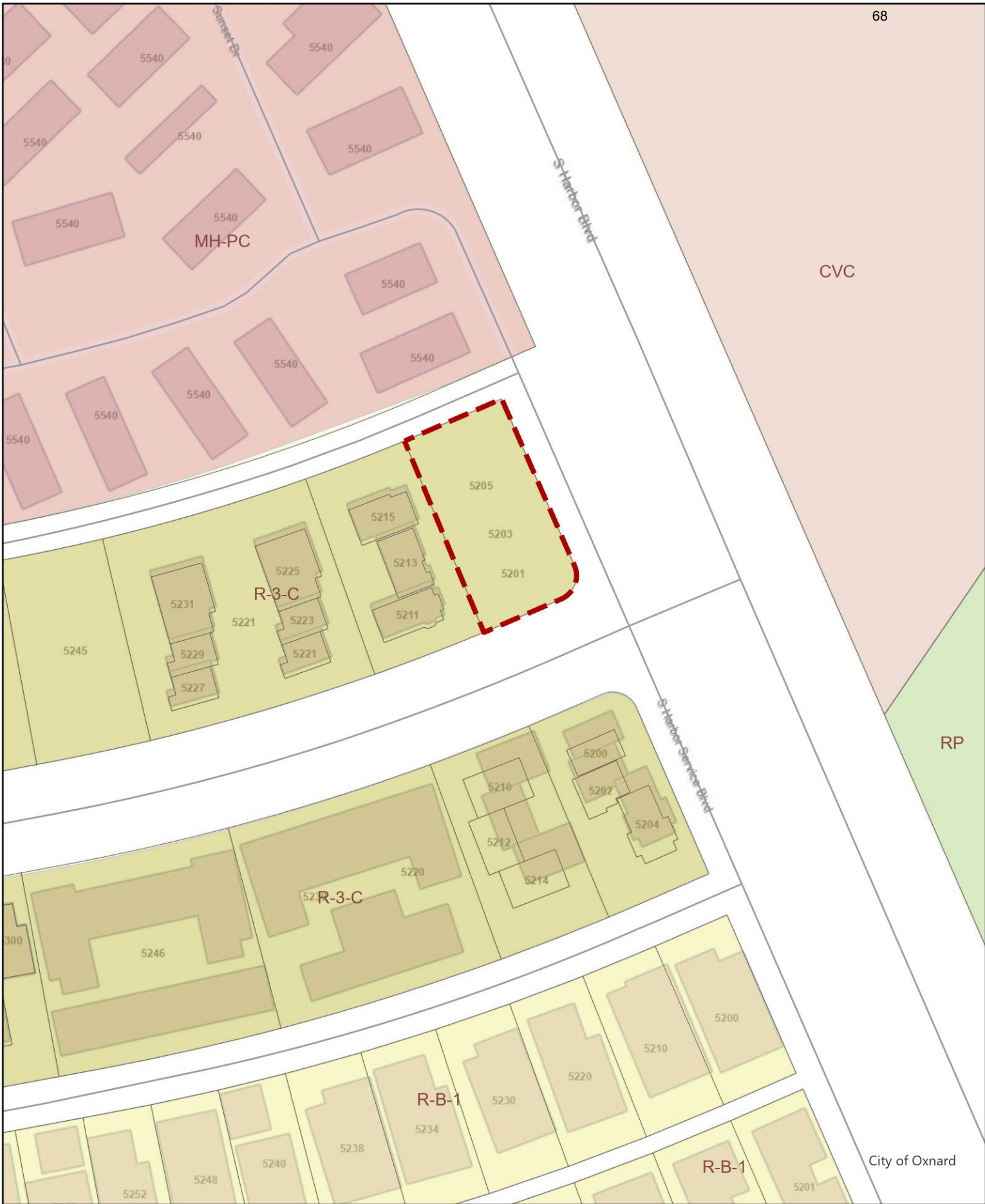
City of Oxnard

General Plan 2030 Map

PZ 24-400-03

0 0.01 0.02 0.04 Miles





0 0.01 0.01 0.02 Miles



Zoning Map

PZ 24-400-03



0 15 30 60 Feet

SUPPRESSION SYSTEMS

SHEET INDEX

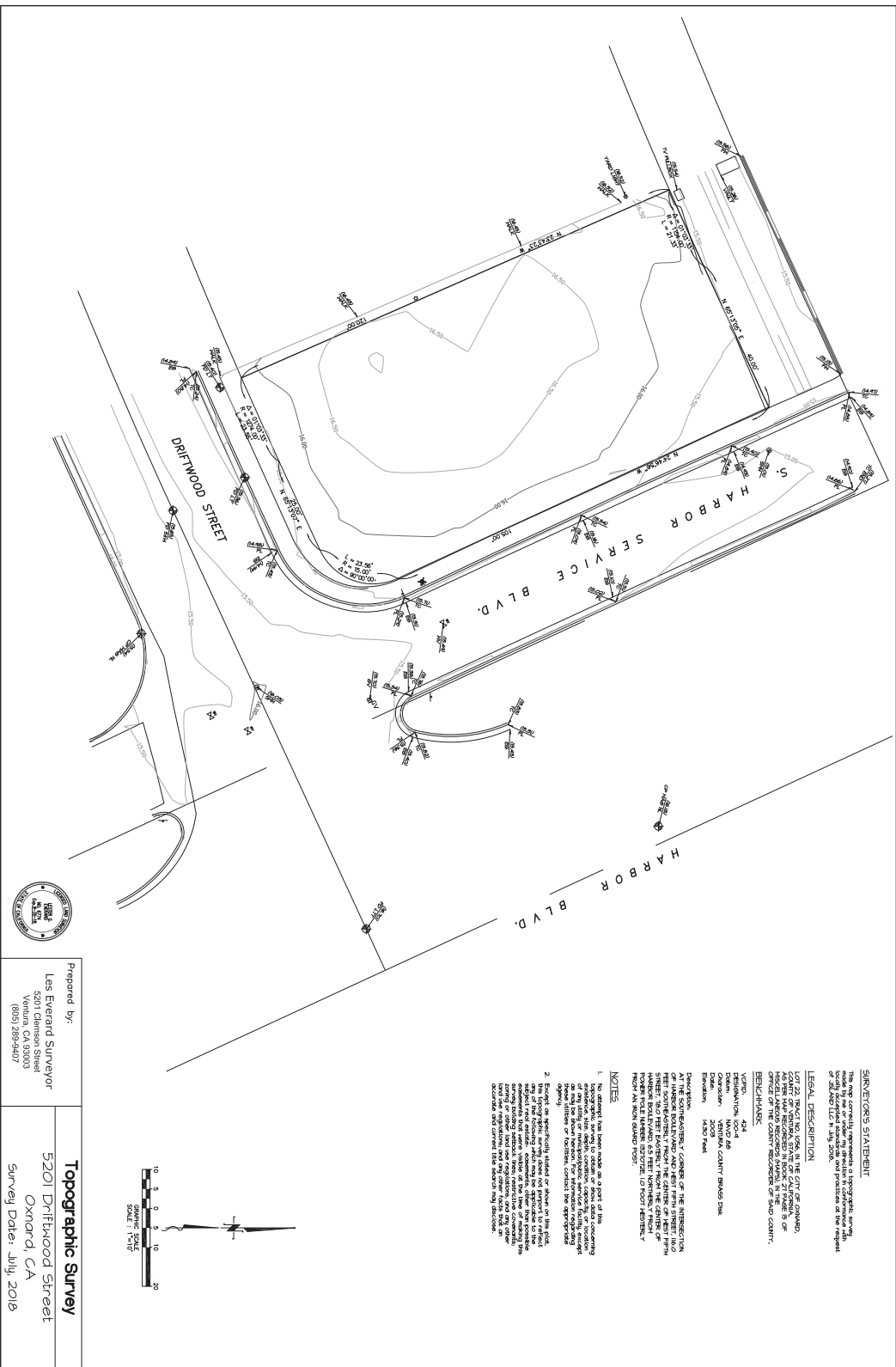
SYMBOLS LEGEND

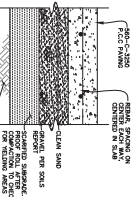
CODE COMPLIANCE

ALL CONSTRUCTION ACTIVITIES SHALL CONFORM WITH:

- 2002 CALIF. BUILDING CODE
- 2002 CALIF. MECHANICAL CODE
- 2002 CALIF. PLUMBING CODE
- 2002 CALIF. ELECTRICAL CODE
- 2002 CALIF. ENERGY CODE
- 2002 CALIF. FIRE CODE
- 2002 CALIF. GREEN BUILDING STANDARDS CODE

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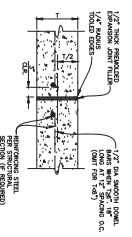
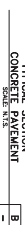




STRUCTURAL SECTION TABLE	
P.C.C.	4"
REBAR	#4 AT 24"
SAND	2"
GRAVEL	4"
SUBGRADE	12"

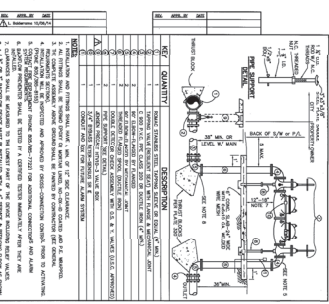
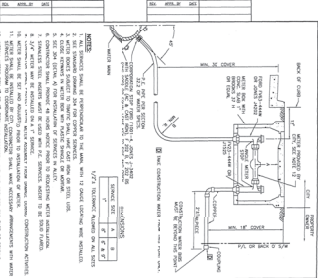
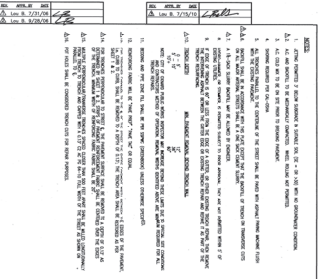
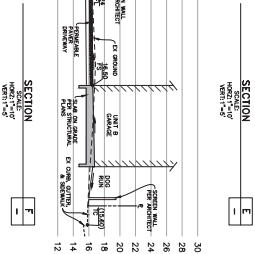
NOTES:

1. ASPEREGATE BASE AND SUBGRADE SOILS SHALL BE COMPACTED TO 95% OR MAXIMUM DESIGN AS DETERMINED BY ASTM C-1557.
2. INSTALL WEDGED PLANE JOINTS PER ARCHITECT'S PLAN AND PER DETAIL "C", TH SHEET.
3. INSTALL EXPANSION JOINTS PER PLAN AND



-
 The McGraw-Hill Companies

1. SEE STRUCTURAL SECTION FOR THICKNESS ("T") AND JOINT LOCATIONS.
2. USE SMOOTH BARS FOR DOMLS, OR/ELSE EXPOSED END PRIOR TO SECOND POUR TO PREVENT BOND.
3. PROVIDE ADEQUATE SUPPORT FOR DOMLS TO ENSURE THEY REMAIN LEVEL, WITH FINISH SURFACE.
4. EXCESS FILLER MATERIAL, SHALL BE TRIMMED OFF IN A WORKMANLIKE MANNER.



STANDARD PLATE 2000	PLATE 602	
STD. TRENCH BACKFILL REQUIREMENT		
TRAINING ROOM, 1000 S. BROAD ST. Department of Public Works <i>Lee J. Williams</i> Director, Department of Public Works		

Demand 6176 48 Department of Public Works	STANDARD 1" POLY (HOLE) SERVICE INSTALLATION	STANDARD 306 PLATE 306
	DIVISION: STREET COS.: STREET UNIT: <i>Landfill</i> SPECIALTY: <i>Landfill</i>	SHEET 1 OF 1

 OXNARD INCORPORATED 1954	2" & LARGER FIRE LINE INSTALLATION	ENGINEER PLAN 2010
JOHNNIE C. GIBSON, JR. & ASSOCIATES Department of Public Works	 JOHN C. GIBSON, JR., CIVIL ENGINEER	PLATE 311 SHEET 1 OF 2



Photo-No.1



Photo-No.2



Photo-No.3



Photo-No.4



Photo-No.5



Photo-No.6



Photo-No.7



Photo-No.8



Photo-No.9



Photo-No.10



PROJECT SITE
LOCATION

AERIAL VIEW OF EXISTING SITE & KEY MAP

NOT TO SCALE



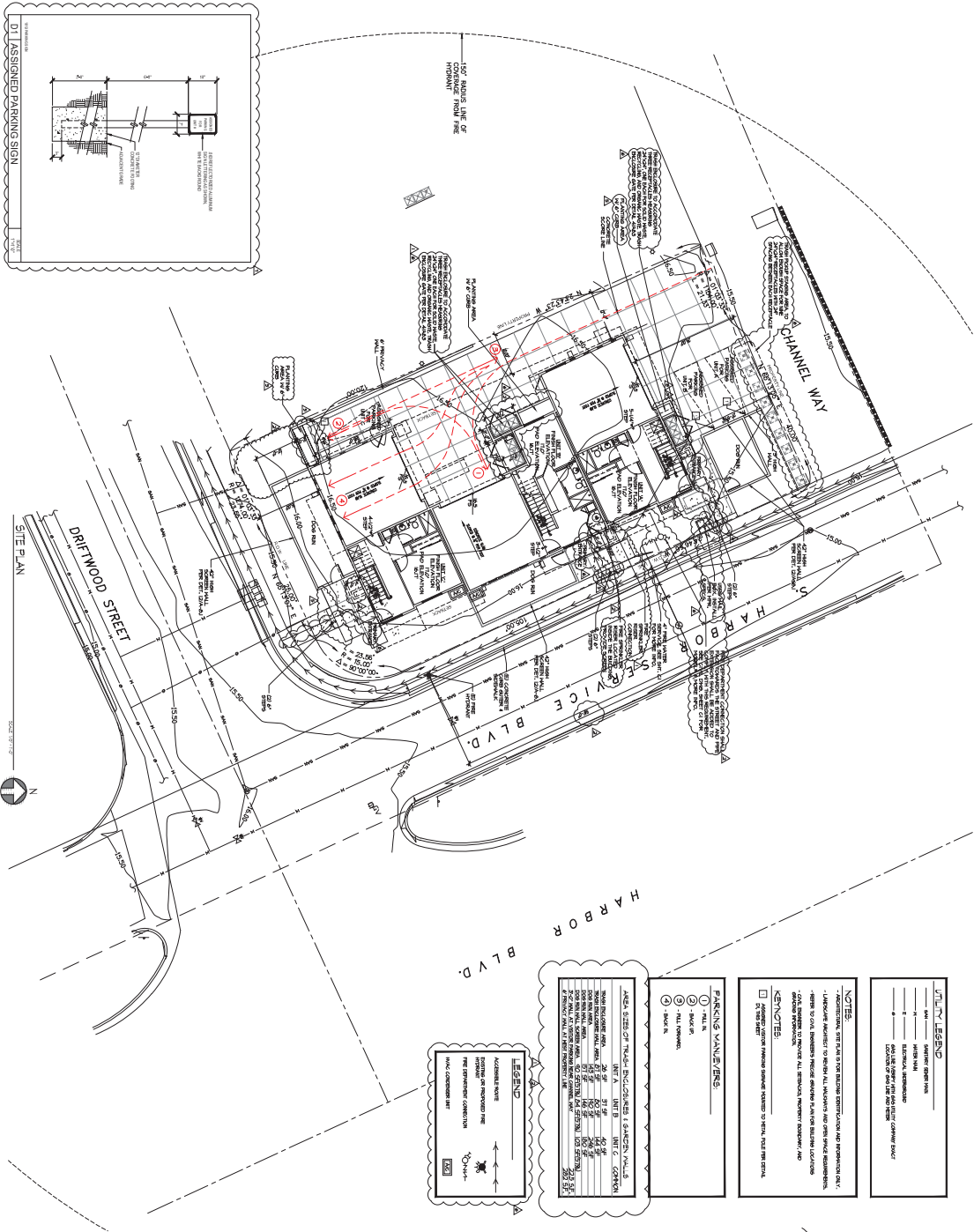
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CITY OF OXNARD
CITY ENGINEER
DATE: 01/11/2024
PROJECT: 2024-001

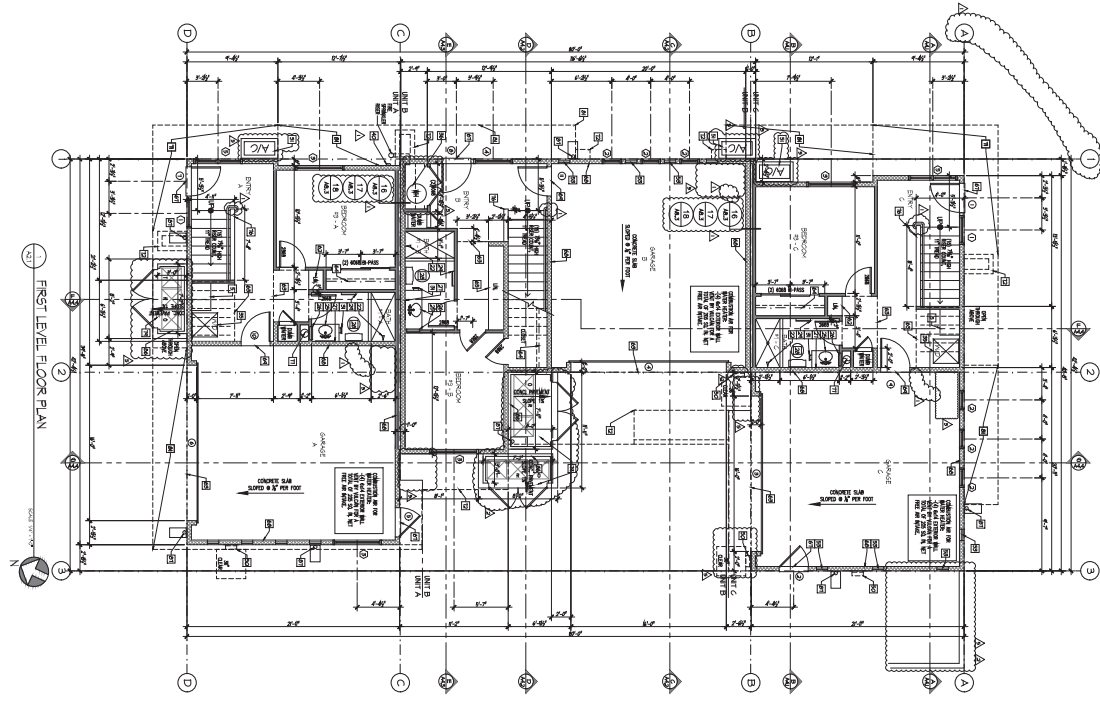
APPROVED FOR THE
CITY OF OXNARD
CITY ENGINEER
DATE: 01/11/2024
PROJECT: 2024-001

HENDRICKSON TRI-PLEX
5201 DRIFTWOOD STREET
OXNARD, CALIFORNIA

DATE	REVISION	DESCRIPTION
01/11/2024	001	INITIAL DESIGN
01/11/2024	002	REVISIONS
01/11/2024	003	REVISIONS
01/11/2024	004	REVISIONS
01/11/2024	005	REVISIONS
01/11/2024	006	REVISIONS
01/11/2024	007	REVISIONS
01/11/2024	008	REVISIONS
01/11/2024	009	REVISIONS
01/11/2024	010	REVISIONS

SITE PHOTOGRAPHS
A-01
1/11/2024

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- KEY NOTES**
1. SEE GENERAL NOTES.
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MDA GROUP

ARCHITECTS

1000 WEST 10TH STREET, SUITE 100
OXNARD, CALIFORNIA 93054
TEL: (805) 340-1000
WWW.MDAGROUP.COM

HENDRICKSON TRI-PLEX

5201 DRIFTWOOD STREET
OXNARD, CALIFORNIA

FIRST LEVEL FLOOR PLAN

A21

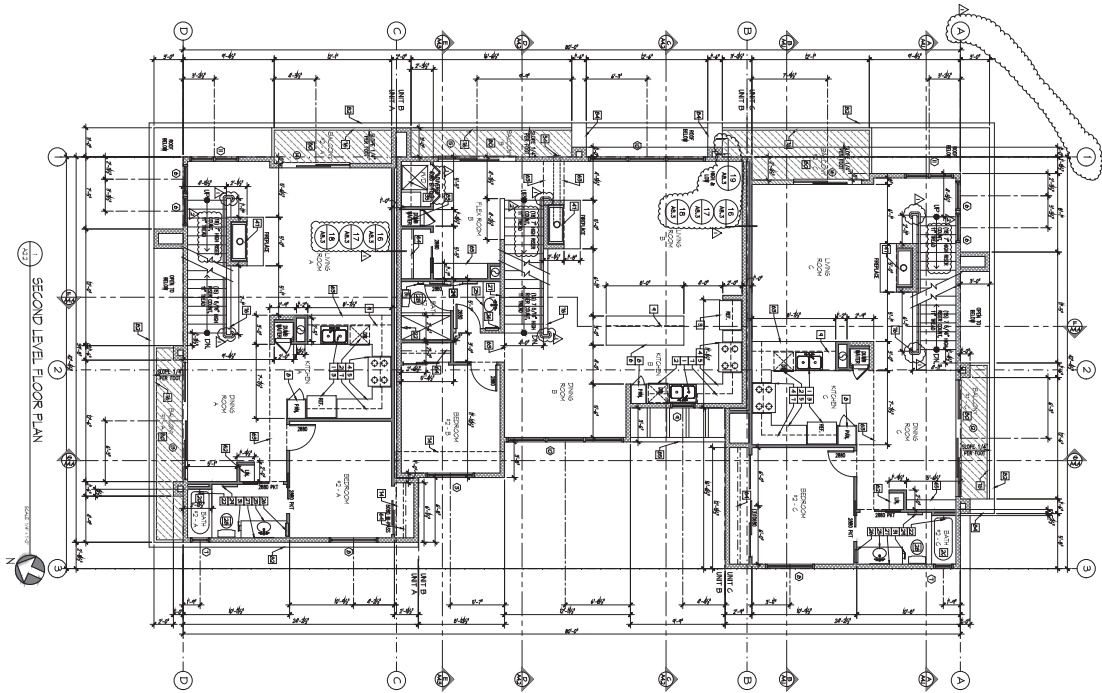
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BY: [Signature]

PROJECT: [Signature]

SCALE: 1/8" = 1'-0"

NOTES: [Signature]



NO.	DESCRIPTION	DATE	BY	CHKD.
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HENDRICKSON TRI-PLEX

5201 DRIFTWOOD STREET

OXNARD, CALIFORNIA

MIDA GROUP

ARCHITECT

1000 WEST 10TH STREET

OXNARD, CALIFORNIA 93030

PHONE (805) 340-0111

SECOND LEVEL FLOOR PLAN

DATE: 10/1/88

BY: J. HENDRICKSON

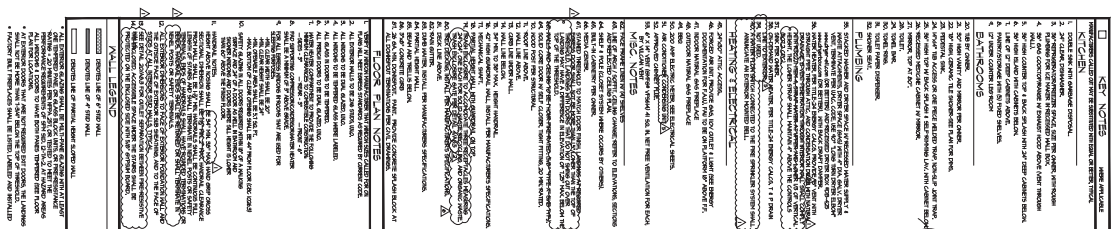
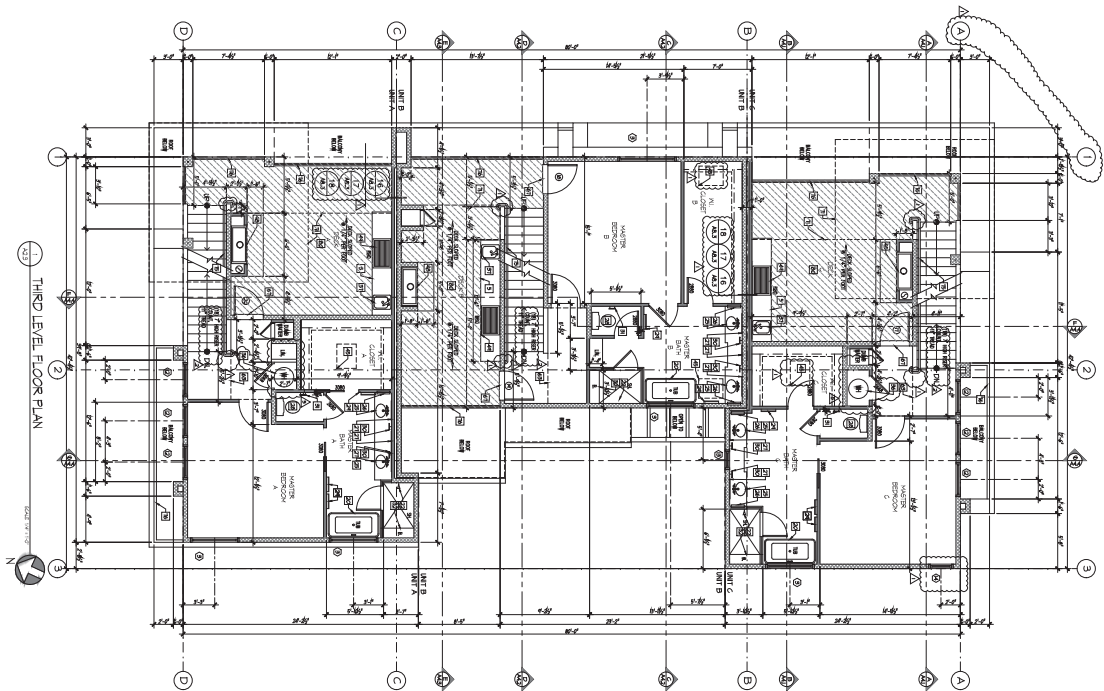
CHKD: J. HENDRICKSON

LEGEND

DOOR: A symbol showing a door with a handle and a swing arrow.

WINDOW: A symbol showing a window with a frame and a handle.

Other symbols include a circle with a dot, a circle with a cross, and a circle with a triangle.



HENDRICKSON TRI-PLEX
5201 DRIFTWOOD STREET
OXNARD, CALIFORNIA



- A. Labeled nucleic acids can be used as probes for the detection of specific nucleic acid sequences.
- B. Labeled nucleic acids can be used as probes for the detection of specific proteins.
- C. Labeled nucleic acids can be used as probes for the detection of specific lipids.
- D. Labeled nucleic acids can be used as probes for the detection of specific carbohydrates.
- E. Labeled nucleic acids can be used as probes for the detection of specific vitamins.

10. Which of the following is NOT a characteristic of a good probe?

- A. It should be highly specific for the target sequence.
- B. It should be highly sensitive to the target sequence.
- C. It should be highly stable under the conditions of use.
- D. It should be highly soluble in the medium of use.
- E. It should be highly reactive with the target sequence.

11. Which of the following is NOT a characteristic of a good probe?

- A. It should be highly specific for the target sequence.
- B. It should be highly sensitive to the target sequence.
- C. It should be highly stable under the conditions of use.
- D. It should be highly soluble in the medium of use.
- E. It should be highly reactive with the target sequence.

12. Which of the following is NOT a characteristic of a good probe?

- A. It should be highly specific for the target sequence.
- B. It should be highly sensitive to the target sequence.
- C. It should be highly stable under the conditions of use.
- D. It should be highly soluble in the medium of use.
- E. It should be highly reactive with the target sequence.

13. Which of the following is NOT a characteristic of a good probe?

- A. It should be highly specific for the target sequence.
- B. It should be highly sensitive to the target sequence.
- C. It should be highly stable under the conditions of use.
- D. It should be highly soluble in the medium of use.
- E. It should be highly reactive with the target sequence.

LEGEND

[illegible][illegible]

GENERAL NOTES

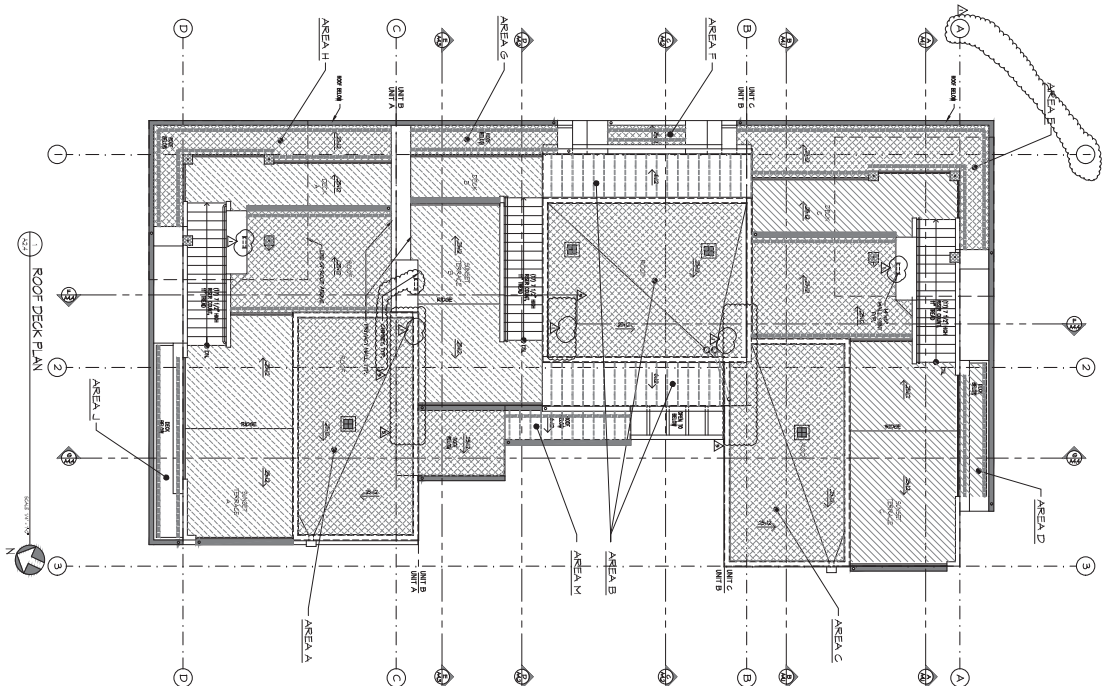
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DRAFT STOPS

4. DUE TO STORMS REQUIRED WITH ANY PORTION OF THE ATTIC SPACE EXCEEDS 5,000 SQ. FT., OR

ROOF NOTES

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ATTIC VENTILATION CALCULATIONS

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HENDRICKSON TRI-PLEX
5201 DRIFTWOOD STREET
OXNARD, CALIFORNIA

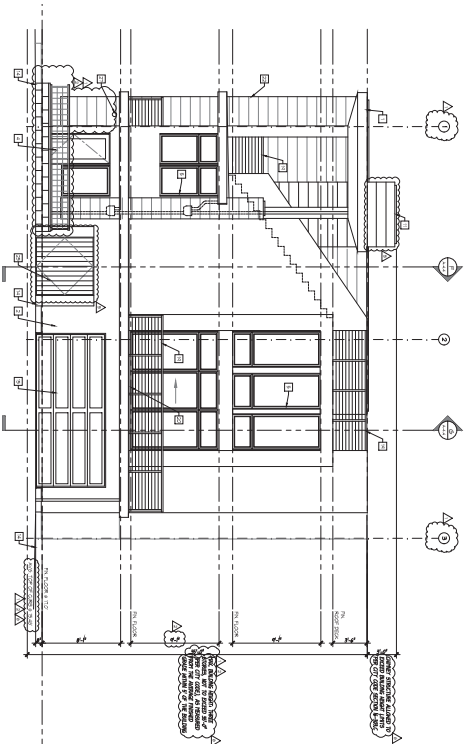


5251 SERRA COLLEGE BLVD
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CALIFORNIA 95065
(916) 312-2131
www.mda-group.com
email@mda-group.com

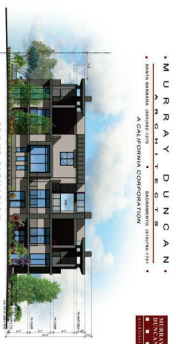
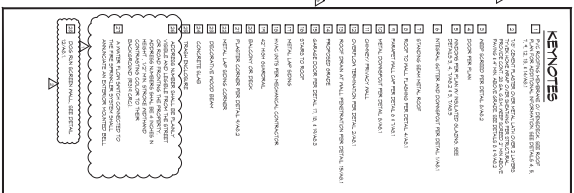
ROOF DECK
PLAN

A2.4

SCALE 1/4" = 1'-0"



SCALE 1/4" = 1'-0"



		WHITE COLOR RAL 9010
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		ACCENT ROOM 1
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		ACCENT ROOM 2
WALL CORNER 90° COLOR: BLACK R9010 FINISH: MATTE 300x300x10mm	FRAMED GLASS 90° COLOR: DARK BROWN R9010 FINISH: MATTE 300x300x10mm	ACCENT ROOM 3
		ENTRY LIGHT FRAMED
WALL CORNER 90° COLOR: WHITE R9010 FINISH: MATTE 300x300x10mm	FRAMED GLASS 90° COLOR: WHITE R9010 FINISH: MATTE 300x300x10mm	ENTRY LIGHT FRAMED

HENDRICKSON TRI-PLEX
5201 DRIFTWOOD STREET
OXNARD, CALIFORNIA

A3.1

EXTERIOR
ELEVATIONS

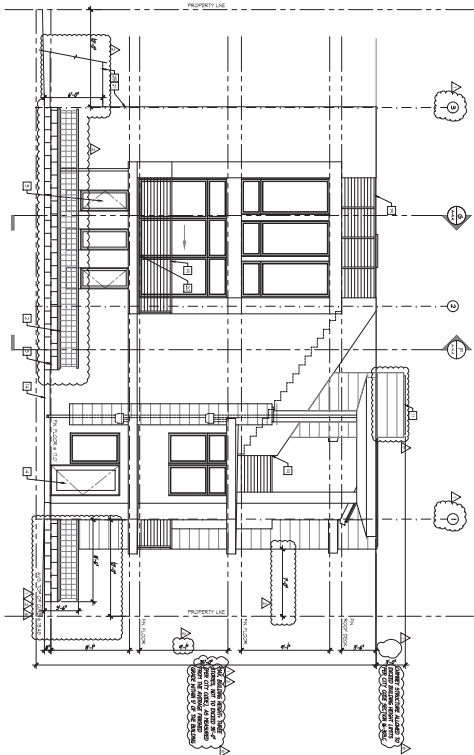
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email@mda-grp.com



MIDA GROUP

SCALE 1/4" = 1'-0"



SCALE 1/4" = 1'-0"

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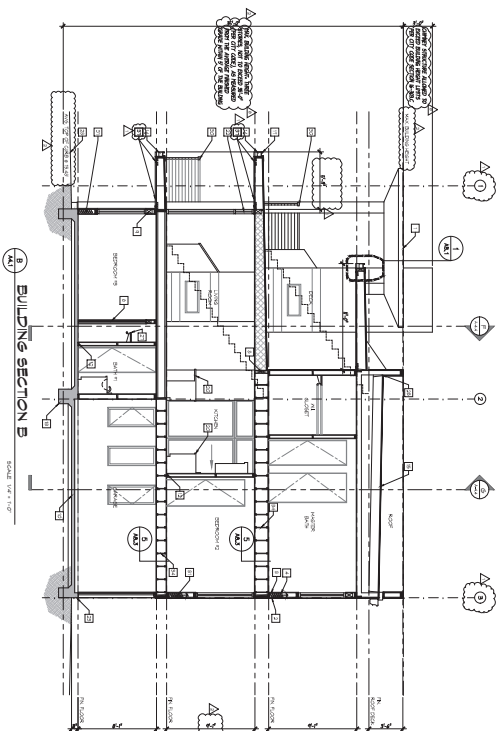
HENDRICKSON TRI-PLEX
5201 DRIFTWOOD STREET
OXNARD, CALIFORNIA

EXTERIOR ELEVATIONS

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30 JUL 2017

SCALE 1/4" = 1'-0"



SCALE 1/8" = 1'-0"

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MDA GROUP

MDA GROUP
P.O. BOX 1000
DUBLIN 1
IRELAND

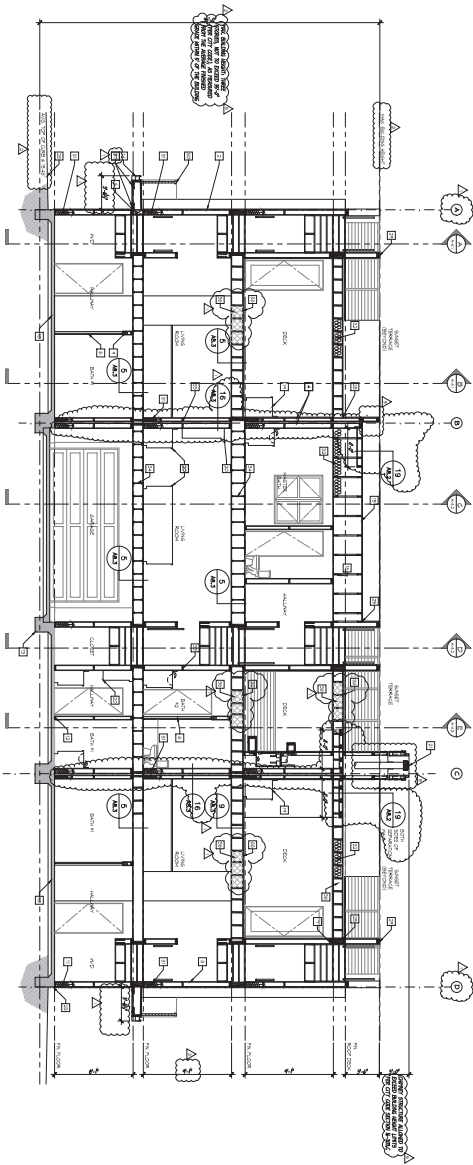
MDA GROUP

AND CHEMIE
RESEARCH
RESEARCH
MINERAL OILS
ANALYTIC

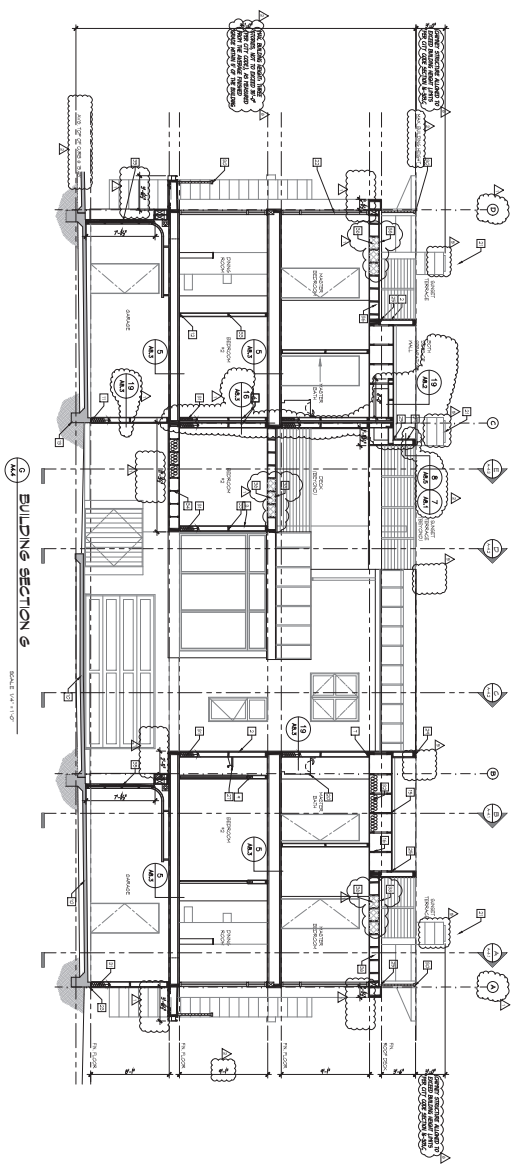
10011 SERPENT COLLEGE BLVD,
CANTON, N.Y.
(716) 313-2471

www.mda-group.com
email: info@mda-group.com

A CAI GROUP CORPORATION
10011 SERPENT COLLEGE BLVD,
CANTON, N.Y. 14015
TEL: (716) 313-2471 FAX: (716) 313-2472
E-MAIL: info@mda-group.com



BUILDING SECTION F
SCALE: 1/8" = 1'-0"



BUILDING SECTION G
SCALE: 1/8" = 1'-0"

- KEYNOTES**
- 1. SEE SECTION 05100 FOR FINISHES AND MATERIALS.
 - 2. SEE SECTION 05200 FOR MECHANICAL AND ELECTRICAL.
 - 3. SEE SECTION 05300 FOR PLUMBING AND PIPING.
 - 4. SEE SECTION 05400 FOR ROOFING AND CLADDING.
 - 5. SEE SECTION 05500 FOR INTERIORS AND PARTITIONS.
 - 6. SEE SECTION 05600 FOR EXTERIORS AND LANDSCAPE.
 - 7. SEE SECTION 05700 FOR SPECIALTIES AND EQUIPMENT.
 - 8. SEE SECTION 05800 FOR FURNITURE AND FIXTURES.
 - 9. SEE SECTION 05900 FOR SIGNAGE AND MARKING.
 - 10. SEE SECTION 06000 FOR MAINTENANCE AND REPAIR.
 - 11. SEE SECTION 06100 FOR SAFETY AND SECURITY.
 - 12. SEE SECTION 06200 FOR ACCESSIBILITY.
 - 13. SEE SECTION 06300 FOR ENVIRONMENTAL CONTROL.
 - 14. SEE SECTION 06400 FOR INFORMATION TECHNOLOGY.
 - 15. SEE SECTION 06500 FOR TRANSPORTATION.
 - 16. SEE SECTION 06600 FOR UTILITIES AND INFRASTRUCTURE.
 - 17. SEE SECTION 06700 FOR CONSTRUCTION AND DEMOLITION.
 - 18. SEE SECTION 06800 FOR SPECIALTIES AND EQUIPMENT.
 - 19. SEE SECTION 06900 FOR FURNITURE AND FIXTURES.
 - 20. SEE SECTION 07000 FOR SIGNAGE AND MARKING.

MDA GROUP

ARCHITECTS AND PLANNERS

1000 WEST 10TH AVENUE, SUITE 1000
DENVER, COLORADO 80202
(303) 733-1111

MDA GROUP

ARCHITECTS AND PLANNERS

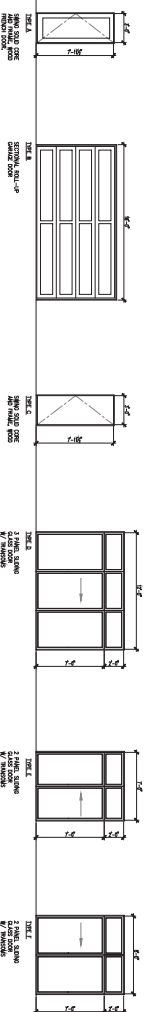
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DENVER, COLORADO 80202
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HENDRICKSON TRI-PLEX
5201 DRIFTWOOD STREET
OXNARD, CALIFORNIA

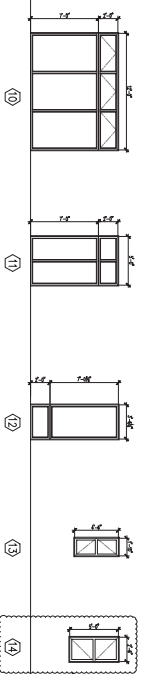
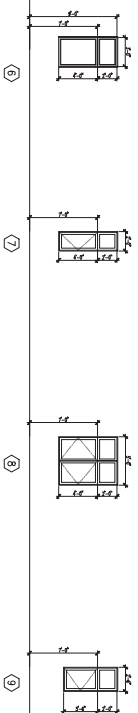
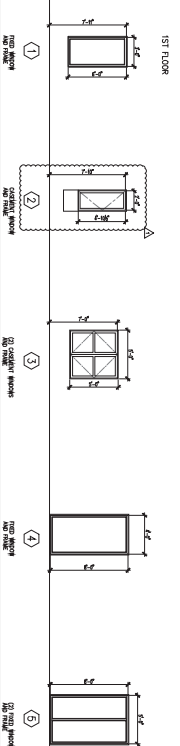
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SECTION 05200	05/20/2010	J. HENDRICKSON	J. HENDRICKSON
SECTION 05300	05/20/2010	J. HENDRICKSON	J. HENDRICKSON
SECTION 05400	05/20/2010	J. HENDRICKSON	J. HENDRICKSON
SECTION 05500	05/20/2010	J. HENDRICKSON	J. HENDRICKSON
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SECTION 05700	05/20/2010	J. HENDRICKSON	J. HENDRICKSON
SECTION 05800	05/20/2010	J. HENDRICKSON	J. HENDRICKSON
SECTION 05900	05/20/2010	J. HENDRICKSON	J. HENDRICKSON
SECTION 06000	05/20/2010	J. HENDRICKSON	J. HENDRICKSON

A4.4
SECTION

DOOR TYPES



WINDOW TYPES



NO.	REMARKS	DATE	REASON	REMARKS
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REFER TO SHEET OS-5 FOR
GLAZING SPECIFICATIONS AND
REQUIREMENTS

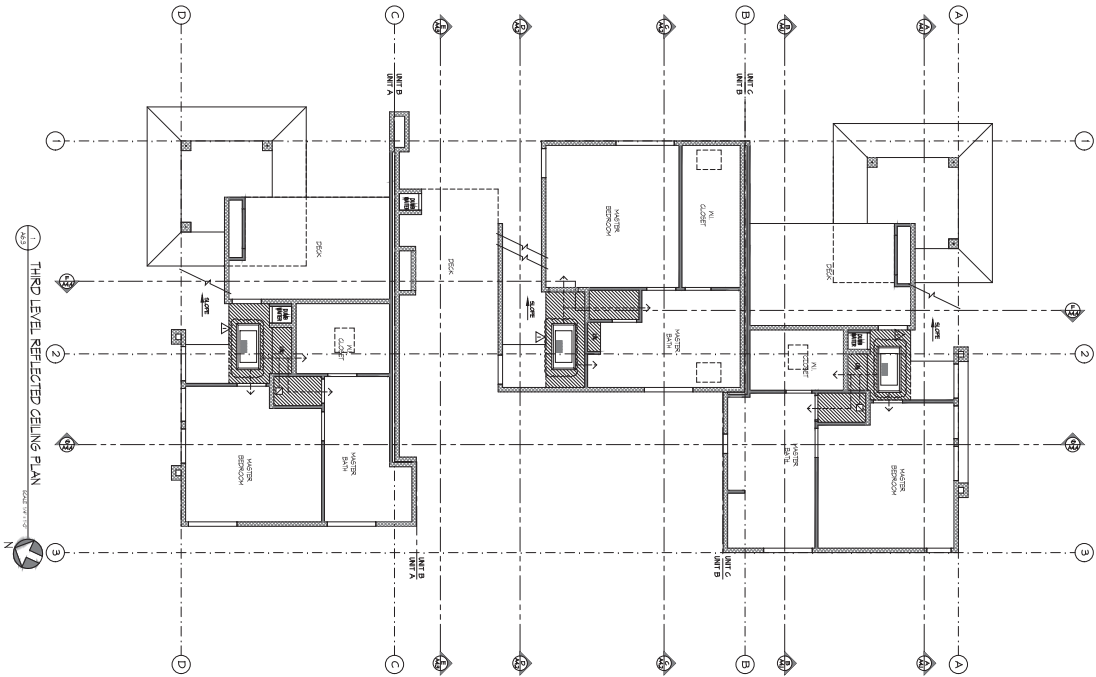
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DOOR & WINDOW SCHEDULES

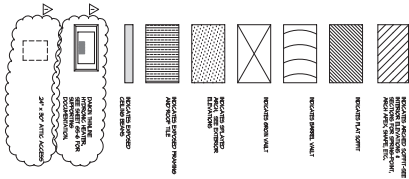
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706-7075



THIRD LEVEL REFLECTED CEILING PLAN

CEILING LEGEND



NOTES: 1. ALL CEILING MATERIALS SHALL BE 15' MAXIMUM SPACING. 2. ALL CEILING MATERIALS SHALL BE 15' MAXIMUM SPACING. 3. ALL CEILING MATERIALS SHALL BE 15' MAXIMUM SPACING. 4. ALL CEILING MATERIALS SHALL BE 15' MAXIMUM SPACING. 5. ALL CEILING MATERIALS SHALL BE 15' MAXIMUM SPACING. 6. ALL CEILING MATERIALS SHALL BE 15' MAXIMUM SPACING. 7. ALL CEILING MATERIALS SHALL BE 15' MAXIMUM SPACING. 8. ALL CEILING MATERIALS SHALL BE 15' MAXIMUM SPACING. 9. ALL CEILING MATERIALS SHALL BE 15' MAXIMUM SPACING. 10. ALL CEILING MATERIALS SHALL BE 15' MAXIMUM SPACING.

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THIRD LEVEL REFLECTED CEILING PLAN
A63
1-4-2023



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www.ltda-group.com
email: ltda@group.com

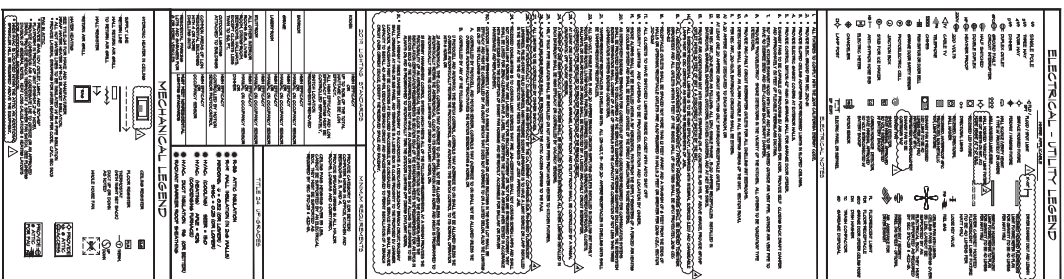
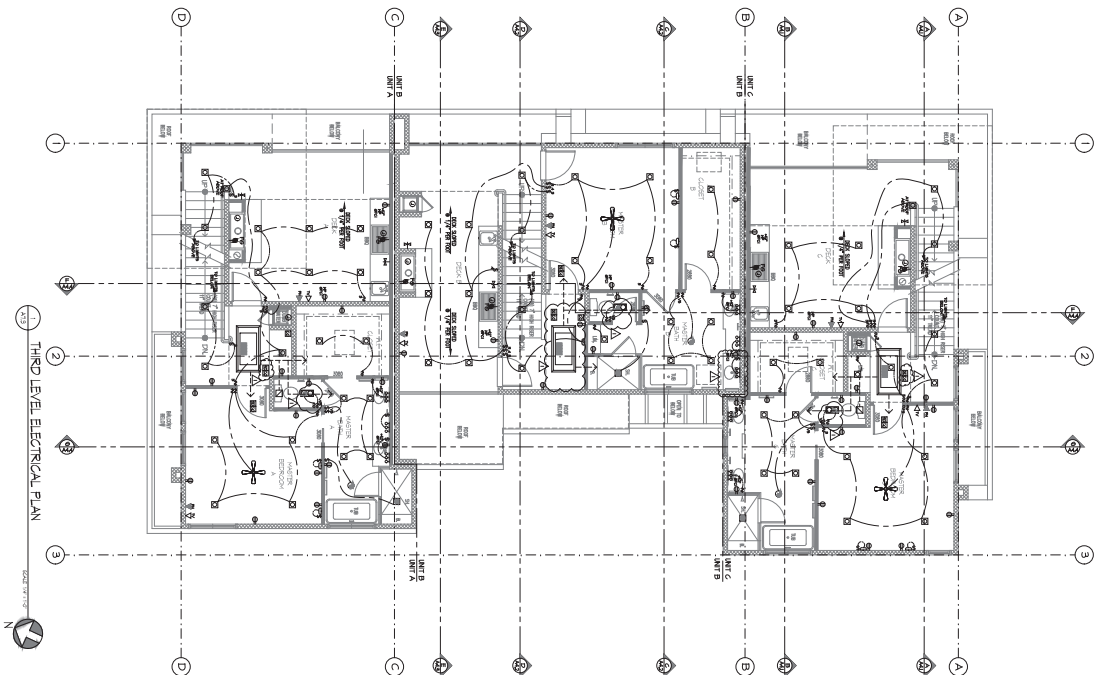
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<u>PLAN</u>	<u>SHEET</u>	<u>CHECKED</u>
BY	BY	NO
JOB NUMBER	1812	
REVISIONS	DESCRIPTION	D.A.T.
1	ADD DISCONNECT	SPROCK
2	CHANGE DISCONNECT	6/20/97

SECOND LEVEL
ELECTRICAL PLAN

A7.2
8-28-2019



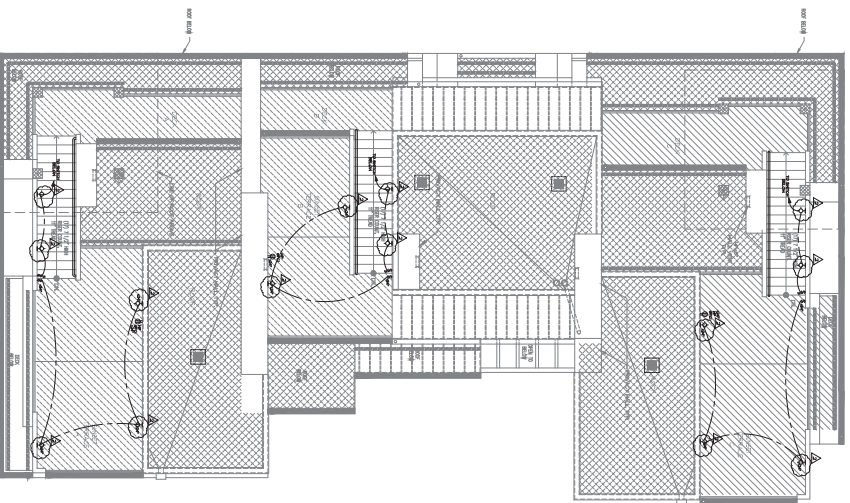
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THIRD LEVEL
ELECTRICAL PLAN

A7.3

8-28-2009



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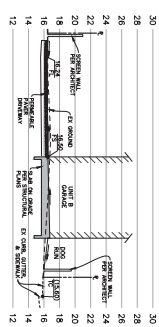
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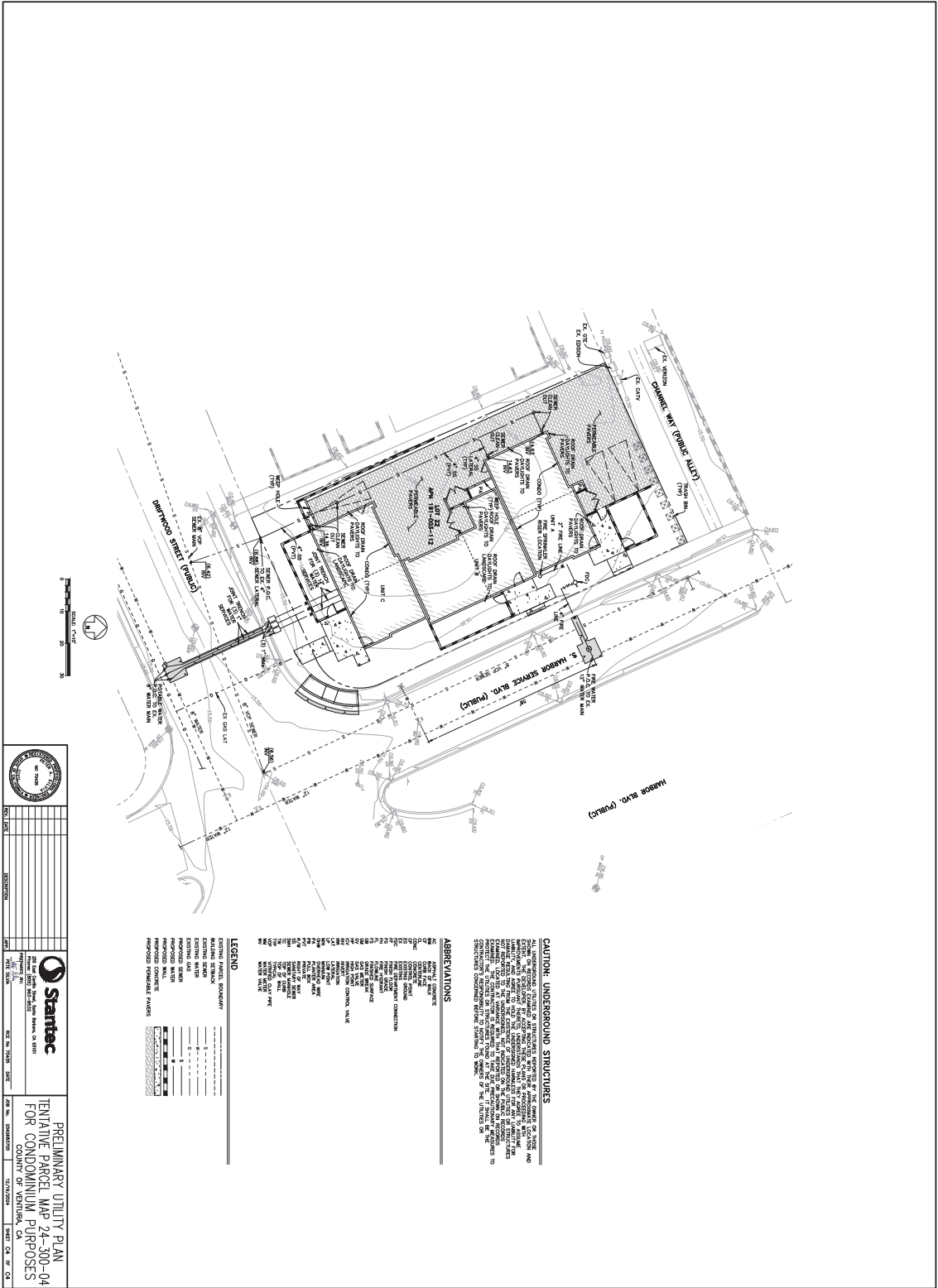
■ ■ ■

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DUNCAN**
Architects
**MURRAY DUNCAN
ARCHITECTS**

ROOF LEVEL
ELECTRICAL PLAN







IRRIGATION LEGEND

[illegible]

DRIP IRRIGATION LEGEND DRIP VALVE ASSEMBLY - Landscape Contractor shall include & install all Drip Irrigation items indicated with a "Check" Mark ✓			
SYMBOL	MODEL	MODEL #	DESCRIPTION
	 Hunter	ICZ-101-40	Remote Control Drip Valve Assembly (Install in Valve Box) Includes 1-1/2" KCV Globe Valve w/ Commercial In-Line 1-1/2" HY-400 Filter

	HE-050-B thru HE-60-B TWPE HQPE P.L.D.-LOC-FHS P.L.D.-LOC-A95	Cleaning System w/ 150 Mesh Stainless Steel Screen & 40 PSI Regulator Pressure Compensating Emitters 3/8" Polyethylene Tubing - (Secure in Place @ 5'-0" O.C. Max. Spacing) 3/8" Distribution Tubing - (Secure in Place @ 3'-0" O.C. Max. Spacing) Flush Cap 3/8" Drain Adapter P.L.D.-LOC-075 3/8" Drain Adapter
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[illegible]

EMITTER LAYOUT
(Install Each Valve Station w/ ALL Drip Irrigation Valve Assembly Components as Listed Above)
Typ Drip Irrigated Shrub Bed - Contractor shall install Drip Emitters, Poly Tubing as per Irrigation Details & Specifications

EMITTER LAYOUT
*** Install all rigid pipe as near to edges of planting areas, to avoid conflict with large plants.

- 1. Calsonic Plant: 2-1 GPH (Hester 38HE-4) Emitters per Plant +50" Box Tree: 4-6 GPH (Hester 60HE-4) Emitters per Plant
- 2. Calsonic Plant: 2-1 GPH (Hester 38HE-4) Emitters per Plant +50" Box Tree: 4-6 GPH (Hester 60HE-4) Emitters per Plant

A. CONTRACTOR SHALL CONSIDER AND SELECT APPROPRIATE NOZZLE SIZE (IN GPH) TO CORRESPOND TO A SPECIFIED PLANTS INHERENT AND LOCAL WATER NEEDS. THEN, CONSIDER A SPECIFIED PLANTS CONTAINER SIZE, SOLAR EXPOSURE, INDIRECT WATER USE CHARACTERISTICS IN ORDER TO INSTALL BALANCE & PROPERLY DISTRIBUTE WATER TO EACH PLANT IN THE APPROPRIATE AMOUNT.

 Tree Box - Intersection of 1/2" Dip Poly Line & 40 PVC Lateral Line - Locate in 6" Valve Box, Typ.
 (Install Dip Poly Lines in Shores at all Locations that Cross under Highway or Walkway Paving)
 Sch. 80 PVC Sleeves - Install at all Locations that Cross under Hardscape and/or Permeable Masonry Walls, Typ.

BACKFLOW PREVENTER SCREENING
(SEE PLAN VIEW)



• w/ Adjoining Shade Tolerant Screen Plantings

- *Caprosma* 'Marble Queen' or Sim. - (3 @ 5 Gal)
- *Mahonia* 'Soft Cares' or Sim. - (6 @ 5 Gal)
- *Festuca* 'Elph Blue' or Similar - (10 @ 1 Gal)

HYDROZONES PLAN

NEW DROUGHT TOLERANT PLANTINGS - SUN

WUCOLS - VERY LOW

NEW DROUGHT TOLERANT PLANTINGS - SHADE

WUCOLS - MEDIUM
NEW DROUGHT TOLERANT PLANTINGS - SUN
WUCOLS - LOW

HYDROZONE MAP
SCALE: 1" = 20'-0"

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: Hendrickson Tri-Plex

Project Applicant: Kenneth Wright (Designated Agent), and Oren Charisky on behalf of Ocean Dreams Group, LLC (Property Owner)

Project Location - Specific: 5201 Driftwood Street, Oxnard, CA 93035, Ventura County, APN: 191-0-031-125

Description of Nature, Purpose and Beneficiaries of Project: PZ Nos. 24-400-03 (Coastal Development Permit) and 24-300-04 (Tentative Map) - 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 a two-car attached 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.

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

Name of Person or Agency Carrying Out Project (Applicant): Kenneth Wright

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: Section 15303, Class 3
- ☐ Statutory Exemptions. State code number: _____

Reason(s) why project is exempt: In accordance with the State CEQA Guidelines and Section 15303,

Class 3 of the State CEQA Guidelines, projects involving the, “construction and location of limited numbers of new, small facilities or structures” may be found to be exempt from the requirements of CEQA. This proposal includes the construction of three attached residential condominium units comprised⁴⁰⁷ of a total of 6,957 square-feet of habitable area with each unit providing a two-car attached garage, and subdivision of the existing lot into four lots (three residential units and one common area) on a 7,312 square-foot vacant site, which is consistent with the construction of small structures and other allowances by the Class 3 exemption. 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 project is categorically exempt from the provisions of CEQA, and there is no requirement to prepare an environmental document.

Lead Agency Contact Person: Rogelio Solis, Assistant Planner, (805) 385-7850

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

Date

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

RESOLUTION NO. 2025-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. PZ 24-400-03 (COASTAL DEVELOPMENT PERMIT) FOR THE CONSTRUCTION OF A THREE-UNIT, THREE-STORY, RESIDENTIAL CONDOMINIUM BUILDING ON A 0.17-ACRE VACANT LOT, LOCATED AT 5201 DRIFTWOOD STREET, 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.

WHEREAS, on September 16, 2024, designated agent Kenneth Wright with MDA Group (the **“Applicant”** and/or **“Developer”**), submitted a request to approve Planning and Zoning Permit No. 24-400-03 (Coastal Development Permit); and

WHEREAS, on September 16, 2024, the applicant, submitted a request to approve Planning and Zoning Permit No. 24-300-04 (Tentative Map) to subdivide a single parcel for condominium purposes, concurrent with a Coastal Development Permit (Planning and Zoning Permit No. 24-400-03) located at 5201 Driftwood Street (APN: 191-0-031-125); and

WHEREAS, The Planning Commission is concurrently approving Planning and Zoning Permit No. 24-300-04 (Tentative Map) for a Parcel Map Waiver to subdivide a single parcel for condominium purposes; and

WHEREAS, said Coastal Development Permit was referred to City departments for recommendations and conditions of approval for the project that are incorporated within the recommended entitlements, and

WHEREAS, on September 18, 2025, 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 Section 17-14 of the Oxnard City Code (OCC); and

WHEREAS, the Planning Commission finds that the Project complies with all requirements of the Oxnard City Code; and

WHEREAS, the Planning Commission finds that the Coastal Development Permit, the proposed site, and the design and improvement of the development requested are consistent with the 2030 General Plan and Local Coastal Program elements thereof; 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 3 Categorical Exemption (Section 15303). Further, the project does not trigger any of the Exceptions to the Exemptions (Section 15300.2) to defeat the Exemption:

- (a) **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**

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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 has a General Plan and Local Coastal Program land use designation of Residential Existing (REX) and a zoning designation of Coastal Medium Density Multiple-Family (R-3-C). The proposed project is located within a developed residential neighborhood. 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.

- (b) **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.**

The proposed three-unit residential, three-story condominium building is consistent with the 2030 General Plan and Local Coastal Program 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 2030 General Plan and Local Coastal Program and the Oxnard City Code for consistency and CEQA for any potential impacts. Therefore, the project will have no significant cumulative impact.

- (c) **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 development for condominium purposes 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 residential character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is generally surrounded by residential development. Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

- (d) **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.

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- (e) **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.

- (f) **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, on September 18, 2025, the Planning Commission of the City of Oxnard ("Planning Commission") considered the Applicant's request to approve Planning and Zoning Permit No. 24-400-03 (Coastal Development Permit) in accordance with OCC.

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

SECTION 1. The Recitals above are true and correct and incorporated herein by this reference.

SECTION 2. Based 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 finds:

- (1) **The proposed use is in conformance with the General Plan and Local Coastal Program and other adopted standards.**

The project site has a General Plan and Local Coastal Program land use designation of Residential Existing (REX) and a zoning designation of Coastal Medium Density Multiple-Family (R-3-C). As described in the Planning Commission Staff Report, the Project site is located within a vacant parcel proposed to be improved with a 3-unit residential condominium building, one common area, and associated improvements. The three-story condominium building consists of three, 3-bedroom, 3-bathroom, 2-car garage units. Thus, the proposed use is in conformance with the City of Oxnard 2030 General Plan and Local Coastal Program Designation, Zoning Designation, and applicable policies as conditioned.

- (2) **The nature, condition and development of adjacent uses was considered, and such use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.**

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The proposed Project and use is consistent with uses considered and permitted by the Coastal Medium Density Multiple-Family (R-3-C) zone. The proposed 3-unit residential condominium building is subject to standard construction requirements of the local Building, Fire, and Traffic Codes. Therefore, the proposed use and improvements are not expected to have adverse effects or be materially detrimental to adjacent uses, buildings, or structures or to the public health, safety, or general welfare.

- (3) The site for the proposed use is adequate in size and shape to accommodate any yards, walls, fences, parking and loading facilities, landscaping and any items required as a condition of approval of this special use permit.**

The proposed development will be located on a vacant 0.17-acre (7,312 square-feet) lot. The proposed residential building is consistent with applicable City standards (see Staff Report). The project has been designed to be consistent with the development and design standards found within the Zoning Code, including, but not limited to maximum building height, front, side, and rear setbacks, lot coverage, landscaping, and parking standards. The project site provides vehicle access from the alleyway which leads to an interior parking court, shielded by the residential building, that provides direct access to each unit's two-car garage. Additionally, the perimeter of the project site includes significant landscaping that helps to enhance the proposed residential development. Thus, the site for the proposed condominium building is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards.

- (4) The site for the proposed use will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic such use will generate.**

The project site will be served by existing streets. The proposed residential development of the vacant parcel is consistent with the residential character of the neighborhood, and therefore it has been determined the site will have sufficient access to streets and highways that are adequate in width.

- (5) The site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.**

The Project is considered an infill development that has been found to be consistent with anticipated development for this site. Furthermore, the Project will be served by existing water and sewer mains along Driftwood Street and/or Harbor Service Boulevard. Additionally the Project has been conditioned to submit an engineering report or letter outlining how the project complies with the stormwater requirements or is exempted from the stormwater requirements.

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SECTION 3. The Planning Commission, in accordance with the California Environmental Quality Act (CEQA), determines that the Project will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, § 15303 (Class 3) of the State CEQA Guidelines. The section pertains to projects characterized as a multi-family residential structure, totaling no more than four dwelling units, meeting certain conditions as described in the findings contained within this resolution. The Planning and Environmental Services Division is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to § 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

SECTION 4. This Resolution shall not become effective unless and until the Planning Commission approves the associated Planning and Zoning Permit No. 24-300-04 (Tentative Map). If the Planning Commission fails to approve the Tentative Map, then this Resolution shall become null and void and be of no further force and effect.

SECTION 4. Upon approval of Planning and Zoning Permits 24-400-03 the Planning Commission of the City of Oxnard after conducting the public hearing hereby allows the construction of the three-store, three-unit residential condominium building totaling 3,957 square feet on a 0.17-acre lot and said Resolution shall be of no further force and effect.

SECTION 5. The decision of the Planning Commission shall be final unless an appeal of the action is filed in accordance with the provisions of Section 17-58(J) of the Oxnard City Code.

SECTION 6. Based on the findings set forth herein, the Planning Commission hereby approves Planning and Zoning Permit No. 24-400-03 (Coastal Development Permit), subject to the attached conditions of approval.

SECTION 7. The Secretary shall certify the adoption of this Resolution.

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

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 approved September 18, 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*)
3. This permit shall automatically become null and void 24 months from the date of its issuance, unless Permittee has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. A one time extension to this permit may be granted for a maximum of 12 additional months. The request for the extension shall be applied for prior to the expiration of the permit. (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

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Manager allows the 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, Developer 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. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend (with counsel selected by the City in its discretion) 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. Developer 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, Developer 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. (PL/B, G-9)
10. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer 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)

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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*).
16. Prior to issuance of building permits, Developer shall execute an agreement, in a form approved by the City Attorney, to hold harmless, indemnify and defend the City, its City Council, and each member thereof, and every officer, employee, representative or agent of City, from any and all liability, claims, demands, actions, damages (whether in contract or tort, including personal injury, death at any time, or property damage), costs and financial loss, including all costs and expenses and fees of litigation or arbitration, that arise directly or indirectly from the City's approval of this permit or other permits; from construction of the project or any part thereof approved herein; and from land failure, erosion, inundation, or wave attacks on the subject property or on any property near or adjacent thereto, arising out of or resulting from or caused by work performed or authorized by Developer. (PL/CA, *G-16*)

LANDSCAPE STANDARD CONDITIONS

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 the City's Landscape Architect. (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 ensure compliance. (PK, *PK-4*)
20. Prior to the issuance of a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to the 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*)

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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. The project is required to implement and maintain the mandatory water conservation requirements of the water conservation ordinance in effect or as amended/replaced.
24. Developer shall offer a low water-use front yard landscape option to buyers at no extra cost. Developer shall also provide low water-use landscape literature to each buyer. (PK, PK-8)
25. Developer's landscape plans for townhomes shall show, where appropriate, a typical landscape and irrigation treatment for north, south, east or west site orientation, for corner lots as well as internal lots. (PK, PK-9)
26. Developer shall provide an automatic irrigation controller and a written seasonal watering schedule for all front yard and street side yard landscaping. The watering schedule shall include variations for seasonal changes, sun and shade exposure of plants, type of plants, duration and frequency of irrigation, and suggestions as to how to conserve water. As part of the landscape plan check submittal process, the City's Landscape Architect shall review the sufficiency of instructions for the operation of the irrigation controller and the watering schedule cycles. (PK, PK-11)
27. At the close of escrow or at the time of occupancy of each dwelling unit, Developer shall review with and provide instructions to each buyer concerning the irrigation controller operation and the watering schedules. (PK, PK-12)
28. Developer shall install sod or other alternative drought tolerant and California native friendly landscaping in the lawn areas of all front yards and street side yards. (PK, PK-13)
29. Developer agrees that the project has aesthetic impacts arising from conversion of undeveloped land to developed land, which the landscaping improvements for the project are intended to mitigate. Developer further agrees that the landscaping improvements must be maintained in order to continue to mitigate such impacts. In order to provide for such maintenance, Developer agrees to establish a homeowners' association for the project as directed by the City, to fund such maintenance. Before or during escrow for the sale of property within the project, Developer shall provide each buyer with a document disclosing, in large type, that the project property is subject to annual assessments for landscape maintenance, and stating the probable range of dollar amounts of such assessments for the next fiscal year. To confirm that the buyer has read the document, Developer shall require the buyer to sign the document. Developer shall retain all such documents for at least three years and shall allow the City to inspect and copy all such documents upon reasonable request. (PK, PK-18)
30. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, PK-22)

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31. 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)
32. 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 Article XIII Landscape Water Conservation Standards of the Oxnard City Code (Section 22-240 through 22-247, which adopted the City of Oxnard Landscape Water Conservation Standards, and applicable water conservation requirements of the State of California". (PK, PK-24)
33. At the time of Plan Check submittal, the landscape plans shall contain an exhibit titled "Tree Tabulation Chart". The Tree Tabulation Chart shall contain a listing of all existing trees on site and shall refer to them by number as identified in the Arborist's Tree Report. The Tree Tabulation Chart shall clearly list all trees to remain, be removed or transplanted. The Chart shall contain the Arborist's economic appraisal value of each tree(s) removed as well as computations and calculations showing how the value of the removed tree(s) was put back into new tree sizes for the project that are in addition to meeting the City's minimum tree size of 24" box. (PK)

FIRE DEPARTMENT STANDARD CONDITIONS

34. Developer shall construct all vehicle access driveways on the project property to be at least 26 feet wide. Developer shall mark curbs adjacent to designated fire lanes in parking lots to prohibit stopping and parking in the fire lanes. Developer shall mark all designated fire lanes in accordance with the California Vehicle Code. (FD/B, F-1)
35. All roof covering materials on the project property shall be of non-combustible or fire retardant materials approved by the Fire Chief and in compliance with the City Code. (FD, F-2)
36. 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)
37. At Developer's expense, Developer shall obtain two certified fire flow tests for the project property. The first test shall be completed before City approval of building plans and the second shall be completed after construction and prior to the issuance of a certificate of occupancy. A mechanical, civil, or fire protection engineer must certify the tests. Developer shall obtain permits for the tests from the Engineering Division. Developer shall send the results of the tests to the Fire Chief and the City Engineer. (FD/DS, F-4)
38. 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)

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39. The project shall meet the minimum requirements of the “Fire Protection Planning Guide” published by the Fire Department. (FD, *F-6*)
40. At all times during construction, developer shall maintain paved surfaces capable of handling loads of 76,000 pounds which will provide access for fire fighting apparatus to all parts of the project property. (FD/DS, *F-7*)
41. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)
42. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, *F-10*)
43. Developer shall provide automatic fire sprinklers as required by the City Code and shall contact the Fire Chief to ascertain the location of all connections. (FD, *F-12*)
44. Developer shall install in each structure in the project a detection/alarm system with a central station monitor that will automatically notify the Fire Department in the event of a fire in the structure. The alarm system shall include a UL or State Fire Marshal approved device, which shall not exceed design specifications, that reports the location of the fire and allows the central station monitor to inform the Fire Department of the point of entry into the structure that is nearest the fire. (FD, *F-13*)
45. Developer shall install a carbon monoxide detector on each level of the residence in accordance with the manufacturer’s specifications. The detector shall be hardwired with a battery backup. (FD, *F-17*)

FIRE DEPARTMENT SPECIAL CONDITIONS

46. Fire sprinkler coverage is required for:
 - a. Patios, overhangs or any other projections that are 48” or more from the structure.
 - b. Open areas beneath stairs that serve a habitable space or when that area is accessible for storage or has mechanical equipment.
 - c. The protection of the forced air unit when located in the attic or other areas that are normally inaccessible.
47. All emergency egress/Fire Department access windows or doors that serve any room that can be utilized for sleeping, shall have access to a public right-of-way without re-entering the structure.

PLANNING DIVISION STANDARD CONDITIONS

48. 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)

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49. 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 and/or the City Council in all sets of construction documents and specifications for the project. (PL, *PL-3*)
50. 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*)
51. During the plan check review process, the Developer shall provide a lighting plan that provides design details (light standards, bollards, wall mounted packs, etc.) and illumination site information within alleyways, pathways, streetscapes, and open spaces proposed throughout the Project. An electrical engineer shall prepare the site lighting plan demonstrating that adequate lighting ranges will be provided throughout the Project without creating light spillover, light pollution, or conflicts with surrounding factors such as tree locations, off-site or adjacent lighting. (PL)
52. Prior to issuance of building permits, Developer shall demonstrate that light standards illustrated on conceptual lighting plans do not conflict with tree locations. Developer shall submit a plan showing both the lighting and landscape on the same sheet.
53. Outdoor lighting instruments shall not be placed in close proximity to trees. In the event outdoor lighting instruments and trees are in close proximity a 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. 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. Plan sheet shall include:
 - a. Tree species table which shows canopy bottom, top, and broadest diameter at a 20-year maturity. Bottom of tree canopies shall not be less than 15-above any drive area to provide clearance for Fire and Solid Waste Vehicles.
 - b. Uplighting shall not count towards the photometric foot-candle requirements.
 - c. Areas where walkways exist opposite from parking stalls, Pole and arm instruments should be placed directly opposite from finger-planters.
 - d. Luminares used in the photometric calculations shall only include those instruments mounted 8-feet or more above walking/driving surface.
54. Project on-site lighting shall be of a type and in a location that does not constitute a hazard

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- 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*)
55. 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*)
 56. 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*)
 57. 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*)
 58. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
 59. Because of water limitations placed upon the City by its water providers, approval of this permit does not guarantee that the City will issue building permits. Issuance of building permits may be delayed as a result of implementation of a water conservation or allocation plan. (PL, *PL-15*)
 60. 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*).
 61. Developer shall install all roof and building rain gutters and downspouts to integrate as closely as possible with building design elements, including matching adjacent building colors as closely as possible. Developer shall submit a plan and scheme for approval by the Planning Division Manager prior to issuance of building permits. (PL, *PL-18*)

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62. Developer shall provide utility meters, mailboxes and address directories, placed in decorative cabinets and clustered for efficient access for residents and service persons. Developer shall coordinate placement and design of such items accordingly, with the Planning Division Manager, the appropriate utility service provider and the United States Postal Service, prior to issuance of building permits. (PL, *PL-19*)
63. Developer shall provide automatic garage door openers for all garages. (PL/B, *PL-20*)
64. Garages closer than 23 feet to the front property line shall have sectional roll-up garage doors. (PL/B, *PL-21*)
65. Prior to issuance of fine grading plans, Developer shall provide at least two types of driveway finishes or decorative designs. The details of the driveways shall be to the satisfaction of the Planning Division Manager. (PL, *PL-22*)
66. Railings and enclosures for patios and balconies shall provide at least 50 percent enclosure for screening and privacy. Developer shall include details of the railings and enclosures on the construction documents. (PL/B, *PL-24*)
67. Walls separating the patio areas of different units shall be of solid construction, such as masonry, stucco, or wood over wood. Ground level patios shall be enclosed by walls not less than five feet high, except as otherwise approved by this permit. (PL/B, *PL-25*)
68. Additions and patio covers shall conform to the requirements of the (R-3-C) zone setbacks, or as otherwise approved by this permit, and match the materials and style of the residence. (PL/B, *PL-27*)
69. All residential dwelling unit developments shall include architectural articulation on all four sides of each unit. Such articulation shall include, but not be limited to, window treatment; trim and a variety of finishes matching front facades; and balconies, porches, and trellises. Developer shall submit elevations depicting such articulation to the Planning Division for approval prior to issuance of building permits. (PL, *PL-28*)
70. Prior to the close of escrow for each dwelling unit, Developer shall provide the buyer with a written guarantee that the exterior finishes of the dwelling unit will remain in good condition for at least five (5) years from the final building permit inspection and sign off. Developer shall provide a copy of the guarantee to Planning staff prior to final Planning Division inspection and sign off. (PL, *PL-29*)
71. Light standards illuminating interior walkways shall be no more than eight feet high. Light shall not intrude into private living or patio areas. Light standards serving recreational areas held in common shall be no more than 15 feet high. Light shall be directed away from dwelling units. (B, *PL-30*)
72. All drive lanes (alleys) shall be provided with independently metered lighting with automatic daylight sensors for dusk to dawn lighting within drive lanes. The maintenance and replacement of independently metered lighting (wall fixtures, light bollards) shall be

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the responsibility of the Home Owners' Association. Lighting responsibilities shall be provided within the CC&Rs for the development. (PL)

73. Developer shall establish a homeowners association and the association shall be responsible for the maintenance of parking, landscape, recreation and other interior areas held in common by the association and for the enforcement of Conditions Covenants & Restrictions related to property maintenance. (PL/DS, *PL-33*)
74. Developer shall construct each dwelling unit with separate utility systems and meters. Developer shall paint utility meter panels to match structures 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. (DS/B, *PL-34*)
75. Developer shall include in all deeds for the project and in the Conditions Covenants & Restrictions a prohibition against parking recreational vehicles over 20 feet long in the project. (CE/PL, *PL-35*)
76. Developer shall pay Quimby Fees (fees for park acquisition and improvement) before issuance of building permits. The amount of the fee shall be calculated by the Planning Division, and verified by the Parks Division at the time of payment. (PK/B, *PL-36*)
77. Where feasible, Developer shall locate individual unit plumbing within individual unit walls, as opposed to common or shared walls, and shall paint roof vents to match the roofing material. (PL/B, *PL-40*)
78. Construction activities shall be limited to the hours of 7 am to 7pm, Monday through Saturday. No construction shall occur after hours, on Sundays, or national holidays without permission from the City. (PL-45)
79. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)

PLANNING DIVISION SPECIAL CONDITIONS

80. The approval of Coastal Development Permit (PZ 24-400-03) is granted subject to the approval of a Tentative Map (PZ 24-300-04) for the project property.
81. Subdivider shall submit an application to Planning staff the exhibits required for the Certificate of Approval of Parcel Map Waiver, Planning staff shall prepare the Certificate of Approval for Parcel Map Waiver, and Subdivider shall record the Certificate of Approval for Parcel Map Waiver with the Ventura County Recorder. (PL)

ENVIRONMENTAL RESOURCES DIVISION

82. Any/all organic waste that is generated must be diverted from landfill disposal, as material of this type is not allowed in a trash dumpster. If landscaping is performed by an entity other than the City of Oxnard (i.e. self-haul or third party private hauler), the landscape

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service providers must be informed, in writing, of this condition and the property management must complete and submit an Alternative Services Certification annually.

83. Any new or renovated waste enclosures must be sized so that they can accommodate all three waste streams and meet minimum safety and operational requirements, including vehicle path of travel, employee access, and prevention of illegal dumping and/or vandalism. Use the City's approved Standard Plates, but modify dimensions accordingly.
84. 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. Regardless of hauling methods, all materials collected must be conveyed to the Del Norte Regional Recycling and Transfer Station.
85. Covenants, conditions and restrictions ("CC&Rs") shall be developed for the project necessitate that the homeowner's association or property management make provisions to divert a minimum of 50% while striving for 75% diversion of waste material generated at this location in perpetuity. This can be achieved by subscribing to the City's residential curbside or mandatory commercial recycling services and through annual tenant education that may include source reduction, recycling, reuse, and organics collection requirements.
86. 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.
87. The Environmental Resources Division may require an enhanced enclosure to accommodate three bins (trash, mixed recycling, green waste) rather than a standard three cart residential system.
88. Covenants, conditions and restrictions ("CC&Rs") shall be developed for the project to require that the homeowner's association or property management company inform property owners and residents of their responsibility to ensure residential waste carts are placed in the designated staging area on the designated services days. CC&Rs shall also include a requirement that the carts or bin be stored inside of the designated enclosures at all times, except for designated service days.
89. The Trash Enclosures are required to comply with City Ordinance No. 3007 requirements, to provide a Trash Enclosure that houses three (3) waste stream bins for: (1) municipal solid waste, (2) commingled recycling and (3) source separated organic waste.
90. The property owner or homeowners association shall provide for ingress/egress of refuse and recycling equipment accessing the trash pick-up staging area on day(s) of service from 5:00 a.m. to 5:00 p.m.
91. Refuse/recycle equipment access shall not conflict with parked cars or delivery trucks. No parking spaces are allowed within 5-feet of the edge of the enclosure, or positioned such that it restricts access to the enclosure. "No Parking" signs shall be posted and within 5-feet of the edge of the enclosures and designated trash staging areas.

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92. Trash enclosure(s) must comply with the Los Angeles Regional Water Quality Control Board regulations.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

93. 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)
94. Developer's Engineer shall design parking lot structural sections based on an analysis of the soils R-value and a traffic index (T.I.) approved by the City Engineer. The minimum structural section for parking lots is two inches of asphalt on four inches of base material. Developer shall indicate the proposed structural section and design T.I. on the site improvement plans. (DS-2)
95. Developer shall have the site improvement plans prepared using standard Development Services Division format(s) by a civil engineer licensed in the State of California. The plans shall incorporate recommendations from soil engineering and geology reports. Prior to issuance of a grading permit, improvement plans must be approved by the City Engineer and ink-on-mylar plans filed with the Development Services Division. (DS-3)
96. Developer shall submit improvement plans and drainage calculations demonstrating that storm drain runoff from the project property and all upstream areas will be safely conveyed to an approved drainage facility. The design and conveyance route shall be compatible with the City's Master Plan of Drainage and shall be approved by the City Engineer prior to approval of improvement plans. (DS-4)
97. Developer shall protect building pads from inundation during a 1% chance (100year) storm. (DS-5)
98. Developer shall replace all broken, uplifted, or missing curb, gutter, or sidewalk along the street frontage(s) of the project. (DS-6)
99. 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)
100. Each structure shall be served by separate sewer and water services in accordance with City Code. (DS-8)
101. 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)
102. 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.

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- 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)
103. Developer shall install onsite and offsite electric, cable, telephone and similar utility service laterals underground in accordance with City ordinances in effect at the time City issues a building permit. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider. (DS-12)
104. 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)
105. 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)
106. Prior to issuance of a site improvement permit, Developer shall provide to the Development Services Division a compact Disc (CD) or USB portable drive containing digital copies of all project maps, address map, and/or civil improvements drawings in DWG format. Prior to improvement bond release, Developer shall provide an updated CD or USB portable drive containing all changes that occur during construction. (DS-16)
107. 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)
108. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If 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)

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109. 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)
110. Developer shall pay the cost of all inspections of onsite and offsite improvements. (DS-22)
111. Developer shall be responsible for all project related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
112. 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)
113. Prior to approval of the final map or parcel map, Developer shall provide the City Engineer with written evidence from the Ventura County Clerk's Office that Developer has executed and filed with the Clerk all certificates, statements and securities required by Government Code Sections 66492 and 66493. (DS-26)
114. "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)
115. Prior to issuance of a grading/site improvement permit, developer shall obtain Development Services Director approval for any proposed construction phasing. The improvement plans (and associated phasing plans) shall clearly indicate any interim or offsite improvements required by City. (DS-28)
116. 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 "asbuilt" plans after project completion. Developer's submittal of certified "asbuilt" plans is a condition of City's final acceptance of the project and release of any associated security. (DS-29)
117. 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)

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118. Developer shall construct sufficient drainage facilities concurrent with rough grading operations to mitigate any potential flooding or erosion affecting adjacent properties and public rights-of-way. (DS-31)
119. 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)
120. Developer shall design project grading to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions. (DS-35)
121. 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)
122. 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)
123. 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)
124. Prior to recordation of the final map or parcel map, Developer shall annex the project property to the Calleguas Municipal Water District. (DS-43)
125. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
126. 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)
127. Developer shall improve all streets, alleys, sidewalks, curbs, and gutters adjacent to the project in accordance with City standards, as necessary to provide safe vertical and horizontal transitions. (DS-52)
128. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed. (DS-54)
129. Prior to release of the final map or parcel map for recordation, Developer shall provide the City Engineer with a 100scale base map for addressing purposes. The map shall be drawn on 18inch by 24inch mylar and shall show the standard address map title block, north

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arrow, street names, tract number, phase boundary and lot numbers. The City will assign all addresses. (DS-56)

130. Prior to release of the final map or parcel map for recordation, Developer shall post security satisfactory to the City Attorney guaranteeing that all survey monuments will be set as required by the Government Code and the City Code. (DS-57)
131. Developer shall submit a landscape irrigation plan prepared by a licensed professional, showing proper water meter size, backflow prevention devices, and crossconnection control. (DS-59)
132. 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)
133. Prior to issuance of building permits, Developer shall record a final map or parcel map. (DS-65)
134. Developer shall provide three City refuse containers for each lot or unit. An alternative number of containers may be approved by the Environmental Resources Division. (DS-67)
135. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

136. Prior to recordation of the final map or parcel map, Developer shall cause the Assessment District Engineer to reapportion the existing assessments in accordance with the proposed re-subdivision. (DS-109)

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(Signatures on next page)

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PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 18th day of September, 2025.

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 September 2025, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Joe Pearson II, AICP, Secretary

RESOLUTION NO. 2025-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING TENTATIVE PARCEL MAP FOR A PARCEL MAP WAIVER PLANNING AND ZONING PERMIT NO. PZ 24-300-04 (TENTATIVE MAP) TO SUBDIVIDE FOR CONDOMINIUM PURPOSES A 0.17-ACRE PARCEL COMMONLY KNOWN AS 5201 DRIFTWOOD STREET (APN: 191-0-031-125) WITHIN THE OXNARD SHORES NEIGHBORHOOD. 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.

WHEREAS, on September 16, 2024, designated agent Kenneth Wright with MDA Group (the “**Applicant**” and/or “**Developer**”), submitted a request to approve Planning and Zoning Permit No. 24-300-04 (Tentative Map) to subdivide a single parcel for condominium purposes, concurrent with a Coastal Development Permit (Planning and Zoning Permit No. 24-400-03) located at 5201 Driftwood Street (APN: 191-0-031-125);

WHEREAS, on September 18, 2025, the Planning Commission of the City of Oxnard (“**Planning Commission**”) conducted a duly noticed public hearing to consider Applicant’s request to approve Planning and Zoning Permit No. 24-300-04 (Tentative Map) for a Parcel Map Waiver which consists of subdividing a single parcel for three condominium units and one common area within a 0.17-acre vacant parcel, located at 5201 Driftwood Street (the “**Project**”) in accordance with Section 17-14 of the Oxnard City Code; and

WHEREAS, said tentative subdivision parcel map was referred to City Departments for recommendations and conditions of approval for the project that are incorporated within the recommended entitlements, and

WHEREAS, the Planning Commission finds that the Tentative Parcel Map complies with all requirements of the Subdivision Map Act and the Oxnard City Code; and

WHEREAS, the Planning Commission finds that the Tentative Parcel Map, the proposed site, and the design and improvement of the development requested are consistent with the 2030 General Plan and Local Coastal Program elements thereof; and

WHEREAS, the Planning Commission finds that the proposed site is suitable for the type and density of development requested and is not likely to cause substantial environmental damage, serious public health problems or conflict with any publicly acquired easements or access; and

WHEREAS, the Planning Commission finds that the proposed division of land complies with the requirements established by the Subdivision Map Act and Chapter 15 of the Oxnard City Code, including but not limited to requirements as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability and environmental protection; and

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WHEREAS, the Planning Commission finds 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 subdivision in particular; and

WHEREAS, the Planning Commission finds that the Applicant agrees as a condition of this Resolution that at its own expense, to indemnify and defend the City of Oxnard and its agents, officers and employees from and against any claims, actions or proceedings to attack, set aside, void or annul the approval of this Resolution or any actions or proceedings, acts or determinations taken, done or made before the approval of this resolution that were part of the approval process; 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 3 Categorical Exemption (Section 15303). Further, the project does not trigger any of the Exceptions to the Exemptions (Section 15300.2) to defeat the Exemption:

- (a) **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 has a General Plan land use designation of Residential Existing (REX) and a zoning designation of Coastal Medium Density Multiple-Family (R-3-C). The proposed project is located within a developed residential neighborhood. 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.

- (b) **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.**

The proposed development of a three-unit, three-story condominium building and subdivision is consistent with the 2030 General Plan and Local Coastal Program 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 2030 General Plan and Local Coastal

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Program and the Oxnard City Code for consistency and CEQA for any potential impacts. Therefore, the project will have no significant cumulative impact.

- (c) **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 subdivision and development of a vacant parcel for condominium purposes 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 residential character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is generally surrounded by residential development. Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

- (d) **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.

- (e) **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.

- (f) **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 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. The existing hotel does not have any significant architecture or known historical significance. No physical improvements are proposed to the existing buildings at this time. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

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

SECTION 1. The Recitals above are true and correct and incorporated herein by this reference.

SECTION 2. The Planning Commission finds that the Tentative Subdivision Parcel Map is internally consistent with the provisions of the City of Oxnard 2030 General Plan and Local Coastal Program.

SECTION 3. The Planning Commission finds that the Tentative Subdivision Parcel Map will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

SECTION 4. The Planning Commission finds that the Project site associated with the Tentative Subdivision Parcel Map is physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle access, and public services and utilities and is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate, to ensure that the proposed use(s) and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located.

SECTION 5. The Planning Commission determines that the residential project is the best use for the subject project site.

SECTION 6. The Planning Commission determines that the Tentative Subdivision Parcel Map is in the best interests and welfare of the City and its residents.

SECTION 7. Based 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 finds:

Consistent with California Government Code Section 66474, a legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

- a) **That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.**

The project site has a General Plan land use designation of Residential Existing (REX) and a zoning designation of Coastal Medium Density Multiple-Family (R-3-C). As described in the Planning Commission Staff Report, the Project site is located within a vacant parcel proposed to be improved with a 3-unit residential condominium building, one common area, and associated improvements. The three-story condominium building consists of three, 3-bedroom, 3-bathroom, 2-car garage units. The Project is consistent

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with the General Plan Designation, Zoning Designation, and applicable policies as conditioned.

b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

As described in the staff report, the design and improvement of the proposed tentative parcel map is consistent with applicable provisions of the City's 2030 General Plan and Local Coastal Program and the Zoning Code as conditioned. The newly proposed development is consistent with the minimum lot area density of three dwelling units allowed per the Coastal Medium Density Multiple-Family Sub-Zone. Therefore, the project as conditioned **does not** meet this finding which means the Project can be supported.

c) That the site is not physically suitable for the type of development.

As described in the staff report, the site is physically suitable for the proposed type of development because the subdivision of a single lot for three condominium units and one common area includes a residential project that is consistent with the Coastal Medium Density Multiple-Family (R-3-C) sub-zone development standards and the proposed residential condominium building has been designed to be architecturally compatible with the character of the surrounding neighborhood. Therefore, the project **does not** meet this finding which means the Project can be supported.

d) That the site is not physically suitable for the proposed density of development.

The proposed Tentative Parcel Map includes the subdividing a single parcel for three condominium units and one common area within a 0.17-acre vacant lot. The Zoning Code allows for lots recorded prior to May 2, 1981, that have a minimum of 4,800 square feet, may contain three dwelling units, provided the minimum width is met. The development is proposing three condominium units and the subject project site exceeds the minimum lot width requirement of 60 feet. As a result, the proposed residential structure is consistent with applicable City standards (see Staff Report). The Project was designed to be consistent with the development and design standards included within the Zoning Code, including, but not limited to, maximum building height, front, side and rear setbacks, lot coverage, required parking, and landscaping. Thus, the site for the proposed residential facility is physically suitable for the proposed density of the development. Therefore, the project as conditioned **does not** meet this finding, which means the Project can be supported.

e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

As described in the staff report, the design of the proposed subdivision and parcel improvements is not likely to cause substantial environmental damage or substantially

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and unavoidably injure fish or wildlife or their habitat because it is located within a developed urban area of the City that contains no environmentally sensitive habitat and/or species. The project has been found to be exempt from CEQA pursuant to Section 15303, which applies to a multi-family residential structure, totaling no more than four dwelling units. Therefore, the **project does** not meet this finding which means the Project can be supported.

f) **That the design of the subdivision or type of improvements is likely to cause serious public health problems.**

Pursuant to the 2030 General Plan and Local Coastal Program land use designation of Residential Existing (REX), the proposed use of the project site as a residential development with associated site improvements is an allowed use. The surrounding uses are characterized by residential developments that include three-story structures. The proposed 3-unit residential condominium building is subject to standard construction requirements of the local Building, Fire, and Traffic Codes. The proposed residential development will be consistent with the existing residential developments adjacent to the project site. The proposed residential development consists of a three-story, three-unit residential building which includes a Contemporary Style of Architecture. Parking will be provided by way of an attached two-car garage in addition to one assigned exterior parking space for every condominium unit that will be shielded from public view by the proposed building. Therefore, the proposed use and improvements will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare. Therefore, this project as conditioned **does not** meet this finding, which means the Project can be supported.

g) **That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.**

The design of the proposed parcel subdivision and parcel improvements to a proposed residential condominium building will not conflict with easements, acquired by the public-at-large, for access through or use of property within the subdivision. Therefore, this project as conditioned **does not** meet this finding which means the Project can be supported.

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SECTION 8. The Planning Commission in accordance with the California Environmental Quality Act (CEQA), determines that the Project will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, Section 15303 (Class 3) of the State CEQA Guidelines. This section pertains to projects characterized as a multi-family residential structure, totaling no more than four dwelling units, meeting certain conditions as described in the findings contained within this resolution.

SECTION 9. This Resolution shall not become effective unless and until the Oxnard Planning Commission approves the associated Coastal Development Permit (PZ No. 24-400-03). If the Planning Commission fails to approve the Coastal Development Permit, then this Resolution shall become null and void and be of no further force and effect.

SECTION 10. Based on the findings set forth herein, the Planning Commission hereby approves Planning and Zoning Permit No. 24-300-04 (Tentative Map) for a Parcel Map Waiver, subject to the attached conditions of approval.

SECTION 11. 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 Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Landscape Design	CE	Code Compliance

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 approved September 18, 2025, (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise

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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. By commencing any activity related to the project or using any structure authorized by this permit, Developer 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)
4. 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)
5. Developer 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, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, G-8)
6. 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. (PL/B, G-9)
7. 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)
8. Prior to recordation of the Final Map, 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).

PLANNING DIVISION SPECIAL CONDITIONS

9. Approved Tentative Map for a Parcel Map Waiver shall expire thirty-six (36) months after its approval if a Certificate of Approval for the Parcel Map Waiver is not recorded with the Ventura County Recorder’s Office. (PL)
10. The approval of this permit is granted subject to the approval of Coastal Development Permit (PZ 24-400-03) for the project property. (PL)
11. All conditions of Special Use Permit (PZ 24-400-03) shall apply to this permit, and are hereby incorporated by reference. (PL)
12. Subdivider shall submit an application to Planning Staff the exhibits required for the Certificate of Approval of Parcel Map Waiver, Planning staff shall prepare the Certificate

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of Approval for Parcel Map Waiver, and Subdivider shall record the Certificate of Approval for Parcel Map Waiver with the Ventura County Recorder. (PL)

13. This permit is granted subject to the City's approval of a tentative map and final map and recordation of the final map. The City shall issue building permits only after such recordation, unless otherwise approved by both the Planning Division Manager and the Development Services Manager. Before occupying any structures or initiating any use approved by this permit, Developer shall comply with all conditions of the tentative and final map. (PL/DS)
14. Subdivider shall establish a property Homeowner's Association (HOA) and the HOA shall be responsible for the maintenance of parking, landscaping, lighting, and other common areas and facilities held in common by the association and for the enforcement of HOA CC&R's related to property maintenance. (PL)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

15. 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)
16. 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)
17. 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)
18. Prior to issuance of a site improvement permit, Developer shall provide to the Development Services Division a compact Disc (CD) or USB portable drive containing digital copies of all project maps, address map, and/or civil improvements drawings in DWG format. Prior to improvement bond release, Developer shall provide an updated CD or USB portable drive containing all changes that occur during construction. (DS-16)
19. 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

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- 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)
20. Prior to approval of the final map or parcel map, Developer shall provide the City Engineer with written evidence from the Ventura County Clerk's Office that Developer has executed and filed with the Clerk all certificates, statements and securities required by Government Code Sections 66492 and 66493. (DS-26)
 21. Developer shall dedicate to the City all water rights for the project property by title sheet dedication on the final map or parcel map. (DS-39)
 22. Prior to recordation of the final map or parcel map, Developer shall annex the project property to the Calleguas Municipal Water District. (DS-43)
 23. Prior to release of the final map or parcel map for recordation, Developer shall provide the City Engineer with a 100scale base map for addressing purposes. The map shall be drawn on 18inch by 24inch mylar and shall show the standard address map title block, north arrow, street names, tract number, phase boundary and lot numbers. The City will assign all addresses. (DS-56)
 24. Prior to release of the final map or parcel map for recordation, Developer shall post security satisfactory to the City Attorney guaranteeing that all survey monuments will be set as required by the Government Code and the City Code. (DS-57)
 25. Prior to issuance of building permits, Developer shall record a final map or parcel map. (DS-65)
 26. Prior to recordation of the final map or parcel map, Developer shall cause the Assessment District Engineer to reapportion the existing assessments in accordance with the proposed re-subdivision. (DS-109)
 27. Design the driveway access in the alley so that the westerly edge of the driveway way is at least 5' from the neighboring property line for a distance of 10' into the property unless approved otherwise by the City Engineer. (DS)
 28. Reconstruct the pedestrian ramp on the Northwest corner of Driftwood and Harbor to meet current accessibility standards. (DS)
 29. Replace any broken, damaged, or uplifted sidewalk. (DS)
 30. Submit an engineering report or letter outlining how the project meets the stormwater requirements or exempted from the stormwater requirements. (DS)

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31. The construction of retaining/block walls within the easements will require a license agreement to be executed as part of the site/grading permit issuance. (DS)
32. The foundation of the retaining wall abutting up to the neighboring lot the west shall be within the project site. The engineer shall demonstrate that such improvements shall not create a drainage issue for the neighboring lot. (DS)
33. Each condo unit shall have its own domestic water meter. The HOA shall have its own irrigation meter for the common area. All other wet utilities onsite shall be owned by the HOA. (DS)
34. The design of the permeable pavement shall be an impermeable barrier to prevent runoff from infiltrating laterally into the neighboring property. (DS)
35. Site improvements and landscaping shall not obstruct the alley sight triangle. (DS)
36. Prior to parcel map recordation, Developer shall provide the City with a copy of the Project Covenants, Conditions, and Restrictions (CC&Rs). (DS)
37. Project CC&Rs shall incorporate language regarding maintenance responsibilities for each water service for each condominium unit. (DS)
38. Project CC&Rs shall incorporate language regarding easements and maintenance responsibilities for the shared portion of the sewer lateral that connects to the City's sewer main. (DS)
39. Project CC&Rs shall incorporate language regarding the easements and maintenance responsibilities for the shared subsurface, surface, and above-ground improvements and structures. (DS)
40. Project CC&Rs shall incorporate language regarding the landscape irrigation and maintenance responsibilities for the common landscape area. (DS)
41. Project CC&Rs shall incorporate language regarding the shared portion of the building that serves all condo units. (DS)
42. The staging area for the trash bins on pick-up day shall be constructed out of all-weather material, such as concrete. (DS)
43. A fence license agreement shall be executed by the HOA/property owner with the City for any fences, walls, and site improvement items constructed within the existing public utility easements as part of the building permit issuance. Building and building projections, including roof structures, are not permitted to be within the public utility easements. The City and other Public Utility Providers reserve the right to remove all structures at the expense of property owner/HOA necessary to install public utility systems within the public utility easements. (DS)

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44. The pavement restoration within the public street shall be curb to curb for any trenching. The width of the pavement shall be 8-ft minimum, unless approved otherwise by the City Inspector. (DS)

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 18th day of September, 2025.

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 September 2025, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Joe Pearson II, AICP, Secretary

City of Oxnard Planning Commission September 18, 2025

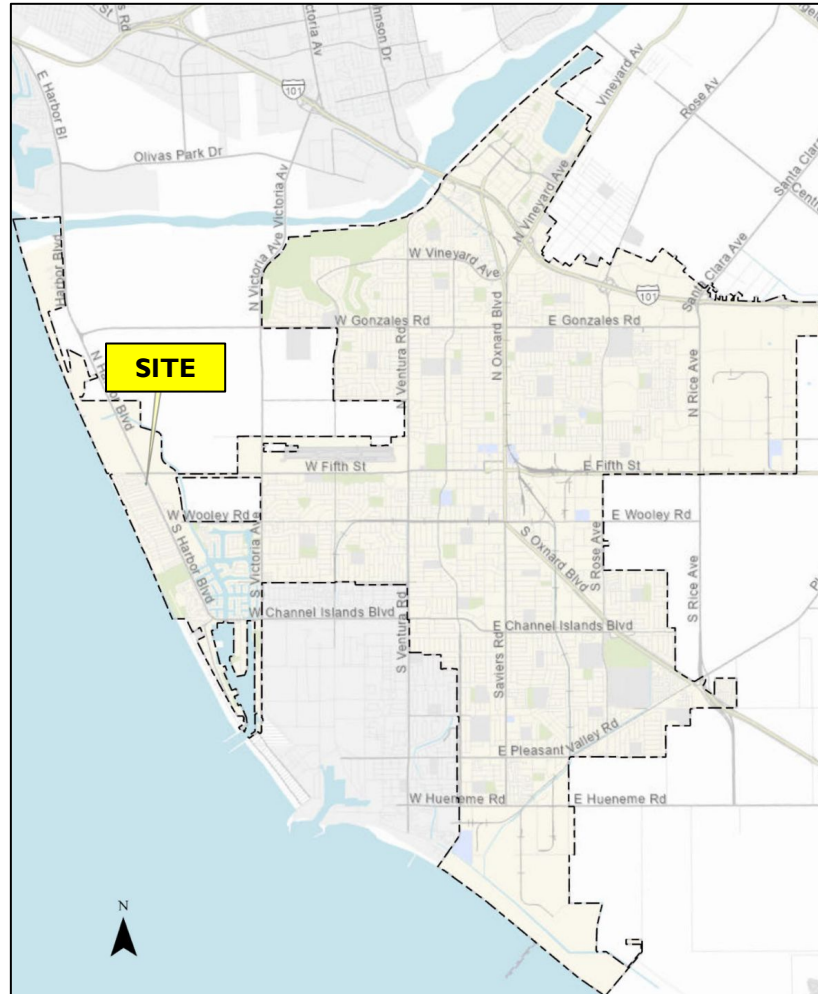
Hendrickson Tri-Plex
5201 Driftwood Street
PZ 24-400-03 & PZ 24-300-04
(Coastal Development Permit) & (Tentative Map)

Applicant: Kenneth Wright, Designated Agent, MDA Group
Case Planner: Rogelio Solis, Assistant Planner

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 a two-car attached garage, and subdivision of the existing lot into four lots (three residential units and one common area).

Subject Site: 5201 Driftwood Street







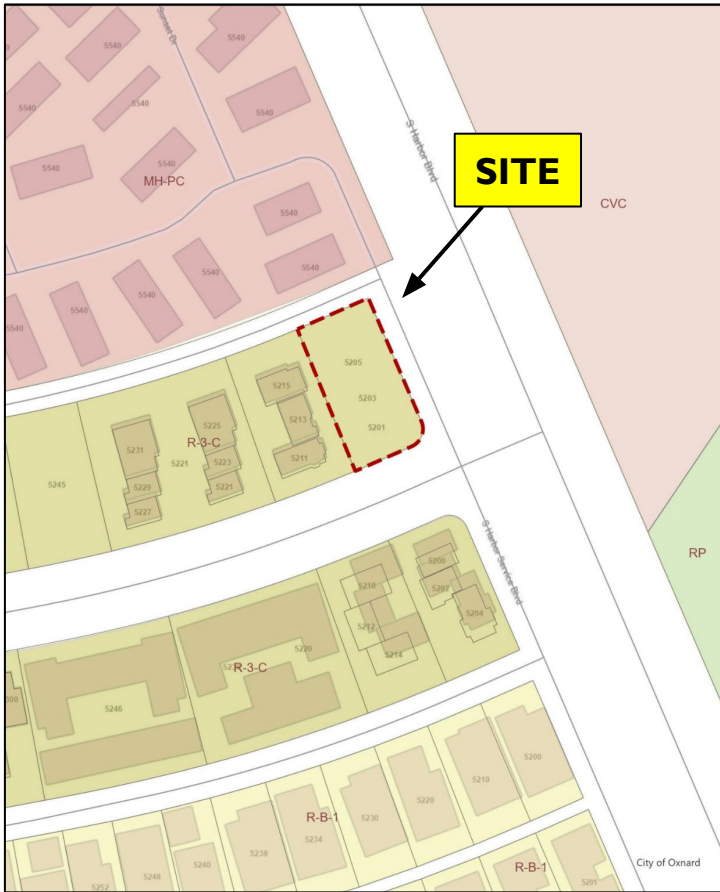
View from South Harbor Service Blvd. looking West

General Plan Land Use



Residential Existing (REX)

Zoning Designation



Coastal Medium Density Multiple-Family (R-3-C)

Subject Site: 5201 Driftwood Street

Surrounding Uses:

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site (5201 Driftwood Street)	Residential Existing (REX)	Coastal Medium Density Multiple-Family (R-3-C)	Vacant
North	Mobile Home Park Coastal (MHP)	Mobile Home Park Coastal (MH-PC)	Mobile Home Park
South	Residential Existing (REX)	Coastal Medium Density Multiple-Family (R-3-C)	Residential Triplex
East	Visitor Serving Commercial (VSC)	Coastal Visitor-Serving Commercial (CVC)	Vacant
West	Residential Existing (REX)	Coastal Medium Density Multiple-Family (R-3-C)	Residential Triplex

- The Project site is located on one of the few remaining undeveloped parcels in the Oxnard Shores Neighborhood.
- On February 7, 2019 the Planning Commission adopted Resolution Nos. 2019-04 and 2019-05 to approve Coastal Development Permit 18-400-07 as well as a Tentative Map 18-300-11 to subdivide, for condominium purposes, a 0.17-acre parcel in addition to the construction of a three unit, three-story residential structure.
- The Project was never actualized with a building permit and therefore has expired.
- The applicant is now seeking approval for a similar development at the subject site.



Existing



Proposed



← N



EAST ELEVATION



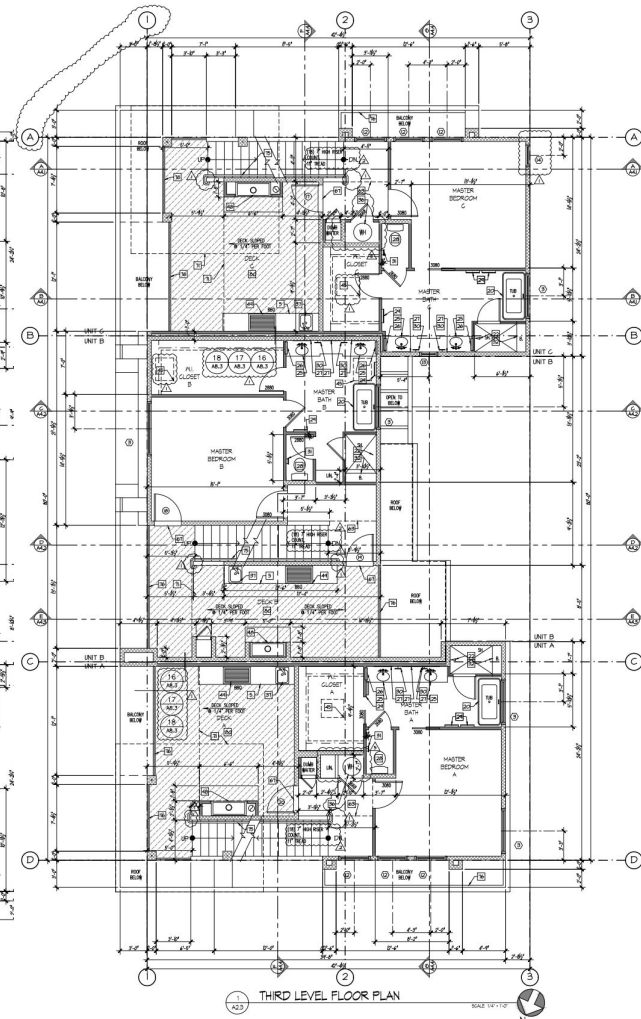
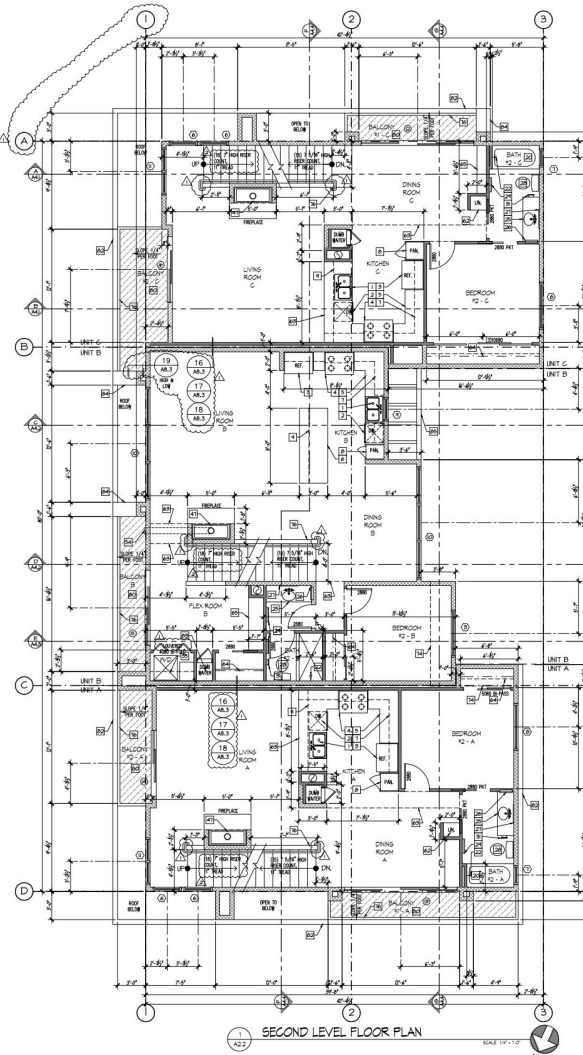
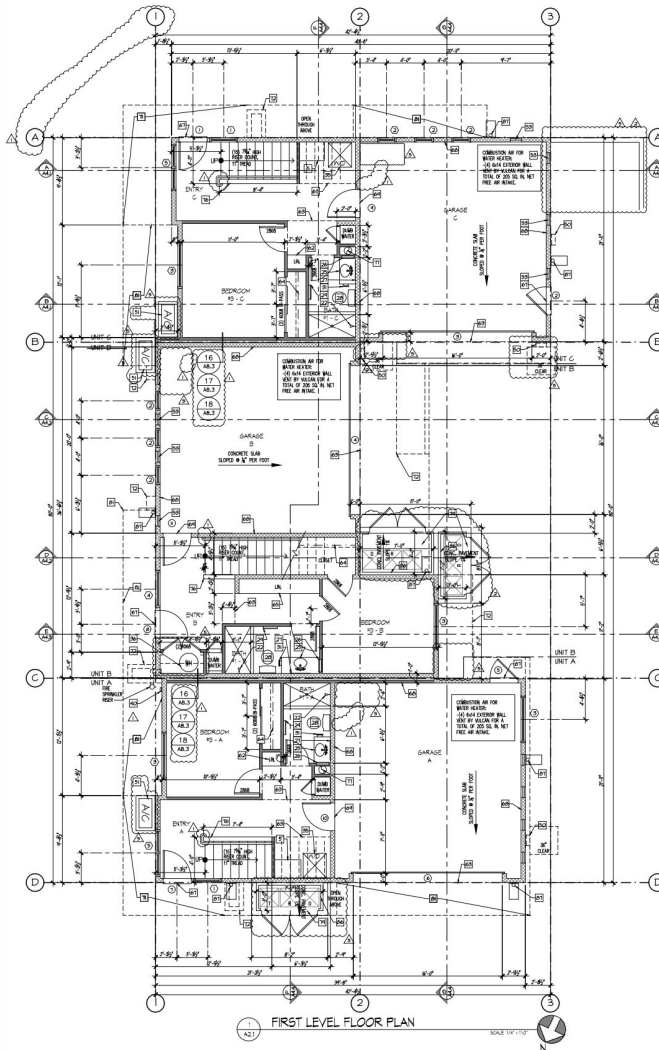
WEST ELEVATION

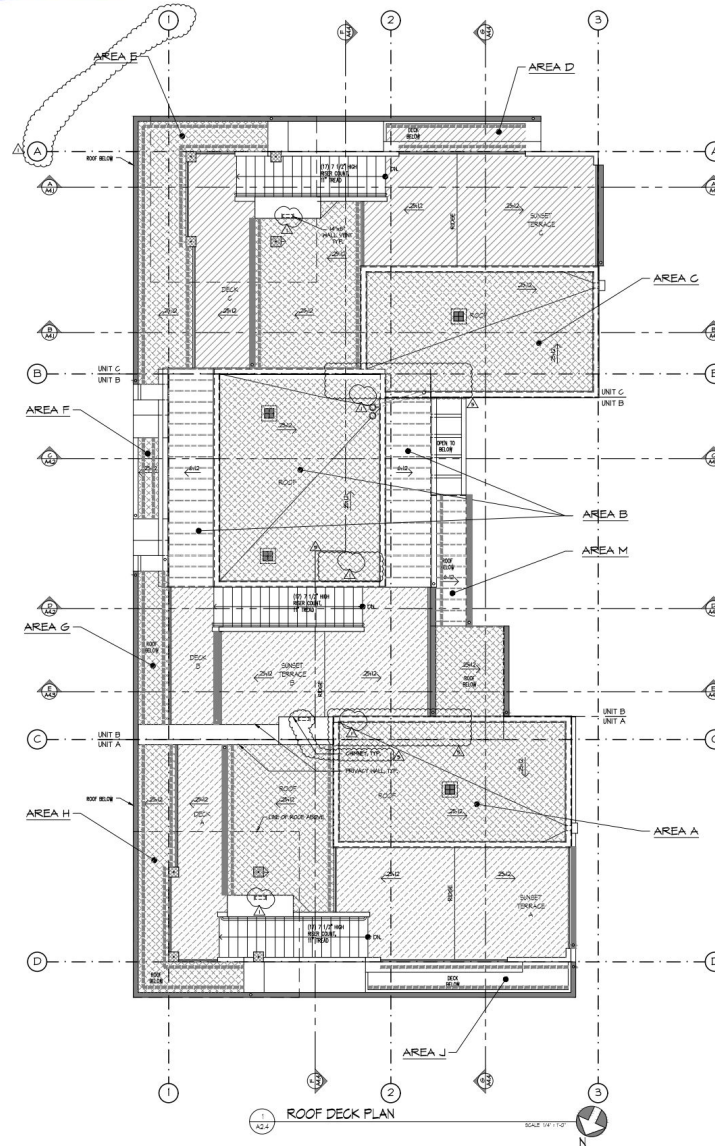


NORTH ELEVATION



SOUTH ELEVATION





POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-1.5	I	Housing Variety Promote the development of a variety of housing types throughout the City including apartments, condominiums, lofts, townhouses, and attached or detached single family units.	Project is proposing an attached three-story residential structure consisting of three condominium units.
CD-1.7	I	Compact Development Promote the use of development patterns that are more compactly built and use space in an efficient aesthetic manner as part of the community vision.	Project is designed as an attached three-story residential structure consisting of three units.
CD-3.1	I	Neighborhood Preservation Protect existing residential neighborhoods from the encroachment of incompatible activities and land uses as determined through environmental review and/or determination by the Planning Commission.	Project is consistent with the allowed residential uses of the neighborhood.
SH-6.2 SH-6.4	I	Limiting Construction Activities New Development Noise Compatibility	Project construction periods are limited by the City Code to not exceed certain hours of construction and to remain compliant with applicable decibel thresholds.
CD-3.4 CD-14.1 CD-14.2 CD-14.3 ER-10.1	II	Neighborhood Quality of Life Program Design Review Process Development Advisory Committee (DAC) Function Quality of Design Promote use of Native and water Wise Plants	The DAC review process led to changes in the Project and/or conditions of approval that meet these Level II policies.
All others	III	All policies not listed above	No or distant applicability to the Project

2030 General Plan Consistency Table

POLICY NO.	POLICY	EXPLANATION
Local Coastal Policy No. 3 (p. III-5):	All urban development shall be restricted to the area within the urban-rural boundary, as defined by LCP Map and the LCP Land Use Map.	The subject property is within an urban area as noted on Map 6 in the Coastal Land Use Plan. Furthermore, the Coastal Land Use Plan notes that the Oxnard Shores area is suitable for new residential development (p. II-3). Therefore the Project is consistent with this policy.
Local Coastal Policy No. 37 (p. III-23):	All new development in the coastal zone shall be designed to minimize impacts on the visual resources of the area. Particular care should be taken in areas of special quality, such as those identified in the LCP.	The proposed project is compatible with the physical scale and character of allowable development in the project area. The project will not alter the residential character of the surrounding development, and will serve to enhance what is currently a vacant parcel.
Local Coastal Policy No. 41 (p. III-28):	All new development in the coastal zone shall employ the most recent water conservation methods, including (but not limited to): low-flow pipes and toilets; flow restrictions on all shower heads; underground drip irrigation systems; and use of low-water use vegetation for landscaping.	The proposed development has been conditioned to implement and maintain the mandatory water conservation requirements of the water conservation ordinance in effect or as amended/replaced. Therefore the Project is consistent with this policy.
Local Coastal Policy No. 42 (p. III-28):	Consideration of all proposed projects in the coastal zone shall include consideration of the remaining water and sewer capacities. This shall include a calculation of the proposed project's use of remaining capacity in percent. Projects shall be approved only when sufficient water and sewer services are available.	The proposed project will be served by existing water and sewer mains along Driftwood Street and/or Harbor Service Boulevard. Furthermore, the project has been conditioned to ensure each structure shall be severed by separate sewer and water services in accordance with the City Code.
All others		All policies not listed above

Local Coastal Plan Consistency Table

ZONING CONSISTENCY TABLE

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DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Maximum Building Height (OCC 17-14(D)(1))	Three stories, not to exceed 35 feet	35 feet	Yes
Minimum Lot Area (OCC 17-14(D)(2))	Lots of record prior to May 21, 1981, which have a minimum of 4,800 square-feet may contain three dwelling units, provided minimum width is met	Project site has a lot size greater than 4,800 square feet with and complies with the minimum lot width requirement	Yes
Minimum Lot Width (OCC 17-14(D)(3))	60 feet	61 feet and 4 inches	Yes
Interior Yard Space (OCC 17-14(D)(4))	25% of lot area; minimum dimension of 15 feet; 25% of required interior yard space may be on building decks having a minimum dimension of 10 feet and a minimum area of 200 square feet	Project provides 1,718 square feet at ground level and 655 square feet via the sunset terraces for a total of 2,373 square feet of Interior Yard Space which amounts to 32% of the lot area	Yes
Front Yard Setback (OCC 17-14(D)(5))	15 feet if all vehicle access is off alley	15 feet	Yes
Rear Yard Setback (OCC 17-14(D)(6))	25 feet	25 feet	Yes
Side Yard Setback (OCC 17-14(D)(7))	10 feet for three-story structures	10 feet along Harbor Service Boulevard 10 feet along west side	Yes
Off-Street Parking (OCC 16-622(F))	Two garage spaces per dwelling	Three 2-car garages (one for each unit)	Yes
Design Standards (OCC 17-46(B))	Pursuant to Section 17-46	Contemporary style building that includes stucco, metal siding, split-face concrete blocks, grey tone color palette with accents in addition to aluminum clad doors and large windows	Yes
Landscaping Standards (OCC 17-47(B))	Pursuant to Section 17-47. All landscaping shall be installed and maintained in accordance with Chapter 16 of the code	Project provides several trees along the perimeter of the site, specifically within the setback areas. Project conditioned to comply with the maintaining and installation of said landscaping	Yes

Coastal Development Permit

- Condition 23: The project is required to implement and maintain the mandatory water conservation requirements of the water conservation ordinance in effect or as amended/replaced.
- Condition 30: Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure.
- Condition 54: 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.

Tentative Parcel Map

- Condition 28: Reconstruct the pedestrian ramp on the Northwest corner of Driftwood and Harbor to meet current accessibility standards.
- Condition 29: Replace any broken, damaged, or uplifted sidewalk.
- Condition 35: Developer shall ensure that Site improvements and landscaping shall not obstruct the alley sight triangle.
- Condition 44: The pavement restoration within the public street shall be curb to curb for any trenching. The width of the pavement shall be 8-ft minimum, unless approved otherwise by the City Inspector.

Environmental Determination:

In accordance with § 15303, Class 3 of the State CEQA Guidelines, projects involving the, “construction and location of limited numbers of new, small facilities or structures” may be found to be exempt from the requirements of the California Environmental Quality Act (CEQA). This proposal includes the construction of three attached residential condominium units comprised of a total of 6,957 square-feet of habitable area with each unit providing a two-car attached garage, and subdivision of the existing lot into four lots (three residential units and one common area) on a 0.17-acre vacant site and is consistent with other allowances through the Class 3 exemption. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, staff has determined that there is no substantial evidence that the project will have a significant effect on the environment and recommends that the Planning Commission accept the Notice of Exemption.

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 15303 (New Construction or Conversion of Small Structures); and
- b) Adopt a resolution approving Planning and Zoning Permit No. 24-400-03 (Coastal Development Permit), subject to certain findings and conditions; and
- c) Adopt a resolution approving Planning and Zoning Permit No. 24-300-04 (Tentative Map) for a Parcel Map Waiver, subject to certain findings and conditions.

