

MINUTES
OXNARD PLANNING COMMISSION
Thursday, September 18, 2025

A. ROLL CALL

1. At 6:01 p.m., the Oxnard Planning Commission convened in the Oxnard Chambers.
2. Chair Arruejo, Vice Chair Dr. Stewart, Commissioners; Dr. Lopez, Nash, Schuelke, and Barcena were present.
3. Staff members present were: Joe Pearson, Planning & Environmental Services Manager; Kenneth Rozell, Chief Assistant City Attorney, Rogelio Solis, Assistant Planner, and Christen Guzman, Administrative Services Specialist.
4. Chair Arruejo presided and called the meeting to order.

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

1. Kenneth Rozell led the pledge of allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. None.

D. CONSENT AGENDA

1. None.

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. Vice Chair Dr. Stewart visited the store on their Grand Opening Day.

F. PUBLIC HEARING

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

City Staff: Michael Lackmann, Assistant Planner

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

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

Recommendation: That the Planning Commission:

1. Find the Project to be Categorically Exempt (Class 1) from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and
2. Adopt Resolution 2025-23 approving Planning and Zoning Permit No. 25-510-01 for an Alcohol Special Use Permit, subject to certain findings and conditions.

Michael Lackmann, Assistant Planner provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/cJ74j-C1smc>

City Staff including: Joe Pearson, Planning & Environmental Services Manager, and Kenneth Rozell Chief Assistant City Attorney were available for questions.

Joe Pearson II, Planning & Environmental Services Manager, gave a brief introduction of the project.

Brett Engstrom, applicant, gave a brief presentation and was available for questions.

Commissioner Nash commended the store owners for improving the area by upgrading the shopping center. Commissioner Dr. Lopez echoed the comments of Commissioner Nash stating the project is good for the area of Oxnard.

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

No comments received by public speakers.

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

MOTION:

Vice Chair Dr. Stewart moved and Commissioner Nash seconded to find the Project to be Categorically Exempt (Class 1) from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and Adopt Resolution 2025-23 approving Planning and Zoning Permit No. 25-510-01 for an Alcohol Special Use Permit, subject to certain findings and conditions.

MOTION VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Dr. Lopez, Nash, Schuelke, and Barcena voted in favor. The motion carried 6:0:0:0:0.

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

City Staff: Rogelio Solis, Assistant Planner

Recommendation: That the Planning Commission:

1. Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures); and
2. Adopt Resolution 2025-24 approving Planning and Zoning Permit No. 24-400-03 (Coastal Development Permit), subject to certain findings and conditions; and
3. Adopt Resolution 2025-25 approving Planning and Zoning Permit No. 24-300-04 (Tentative Map) for a Parcel Map Waiver, subject to certain findings and conditions.

Rogelio Solis, Assistant Planner provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/N1XypYVsFNA>

City Staff including: Joe Pearson, Planning & Environmental Services Manager, Kenneth Rozell Chief Assistant City Attorney, and Rogelio Solis, Assistant Planner were available for questions.

Rogelio Solis, Assistant Planner, gave a brief introduction and background of the project.

Oren Charisky, Applicant, gave a brief presentation and was available for questions.

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

No comments received by public speakers.

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

MOTION:

Recommendation: That the Planning Commission:

Commissioner Nash moved and Vice Chair Dr. Stewart to 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 Adopt Resolution 2025-24 approving Planning and Zoning Permit No. 24-400-03 (Coastal Development Permit), subject to certain findings and conditions; and Adopt Resolution 2025-25 approving Planning and Zoning Permit No. 24-300-04 (Tentative Map) for a Parcel Map Waiver, subject to certain findings and conditions.

MOTION VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Dr. Lopez, Nash, Schuelke, and Barcena voted in favor. The motion carried 6:0:0:0:0.

G. STUDY SESSION/REPORTS

1. None.

H. PLANNING COMMISSION BUSINESS

1. Chair Arreujo reviewed the current wording and structure of the meeting script and process with members and had a discussion on the requirements and responsibilities of the Planning Commission as it relates to the Bylaws. Vice Chair Dr. Stewart and Commissioner Dr. Lopez thanked Chair Arruejo for his presentation and ability to keep the meetings moving in a clear direction.

I. COMMUNITY DEVELOPMENT STAFF UPDATES

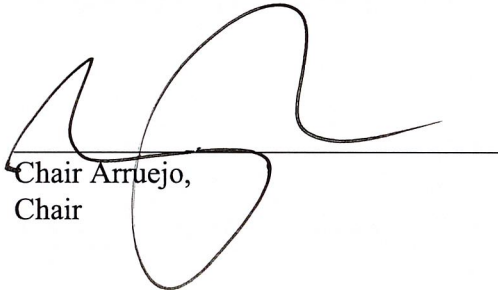
1. Joe Pearson II informed the Commissioners the October 2, 2025 meeting would be cancelled due to lack of agenda items.

J. ADJOURNMENT

1. At 6:58 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

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



Chair Arruejo,
Chair

ATTEST 
Joe Pearson II
Planning & Environmental Services Manager