

COMMUNITY WORKSHOP

Monday, February 9, 2026

The attached documents have been submitted by the applicant for the following item:

- 1. PROJECT NAME: 520 West Fifth Street; PLANNING AND ZONING PERMIT NO. 25-510-03 (Special Use Permit); Hobson Park East Neighborhood**

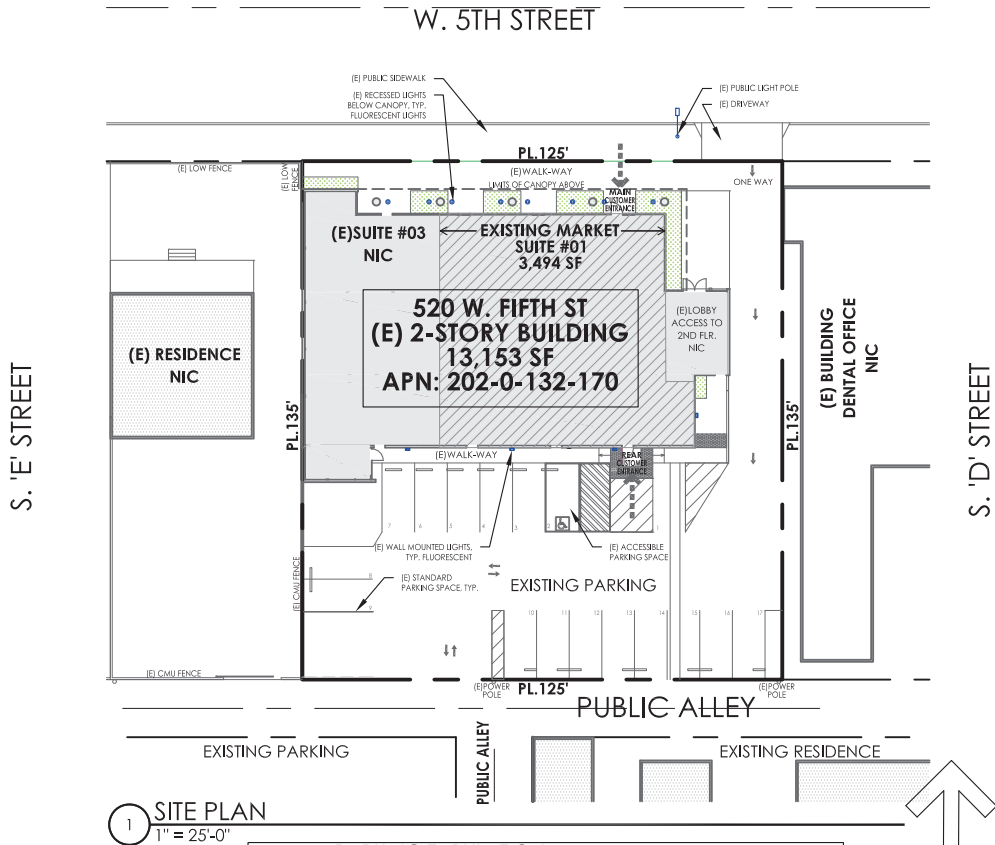
A request for a new Alcohol Beverage Control (ABC) Type 21 (Off-Sale General) license to authorize the sale of alcohol for off-site consumption in a two-story commercial building (Downtown Market) within an existing 3,494 square-foot tenant space located at 520 West Fifth Street (APN: 202-0-132-170) within the Downtown Edge (DT-E) zone. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Elias Toma
City Contact: Christopher Murillo, Case Planner

Phone: (805) 200-5895
Phone: (805) 200-5895

For additional project information, please direct your inquiry to the listed contacts, or call the Planning Division at (805) 385-7858

Para información en español, favor de llamar al (805) 385-7858



1 SITE PLAN
1" = 25'-0"

PARKING TABULATION	
REQUIRED PARKING SPACES (13,153/1000) FOR COMMERCIAL USES (OFFICE/RETAIL)	14 SPACES
PROVIDED:	
STANDARD SPACES	16 SPACES
VAN ACCESSIBLE	1 SPACE
TOTAL PARKING SPACES	17 SPACES

VICINITY MAP

NTS

PROJECT ANALYSIS

PROJECT ADDRESS	520 W. FIFTH ST. SUITE #01 OXNARD CA 93030
ASSESSORS PARCEL NO.	202-0-132-170
SITE AREA	(0.38 AC) 16,875 SF
EXISTING USE	COMMERCIAL /OFFICE
OCCUPANCY GROUP	B & M
CONSTRUCTION TYPE	III-B
FIRE SPRINKLER SYSTEM	NO
NUMBER OF STORIES	(E) 2 STORIES
BUILDING FOOTPRINT	6,348.0 SF

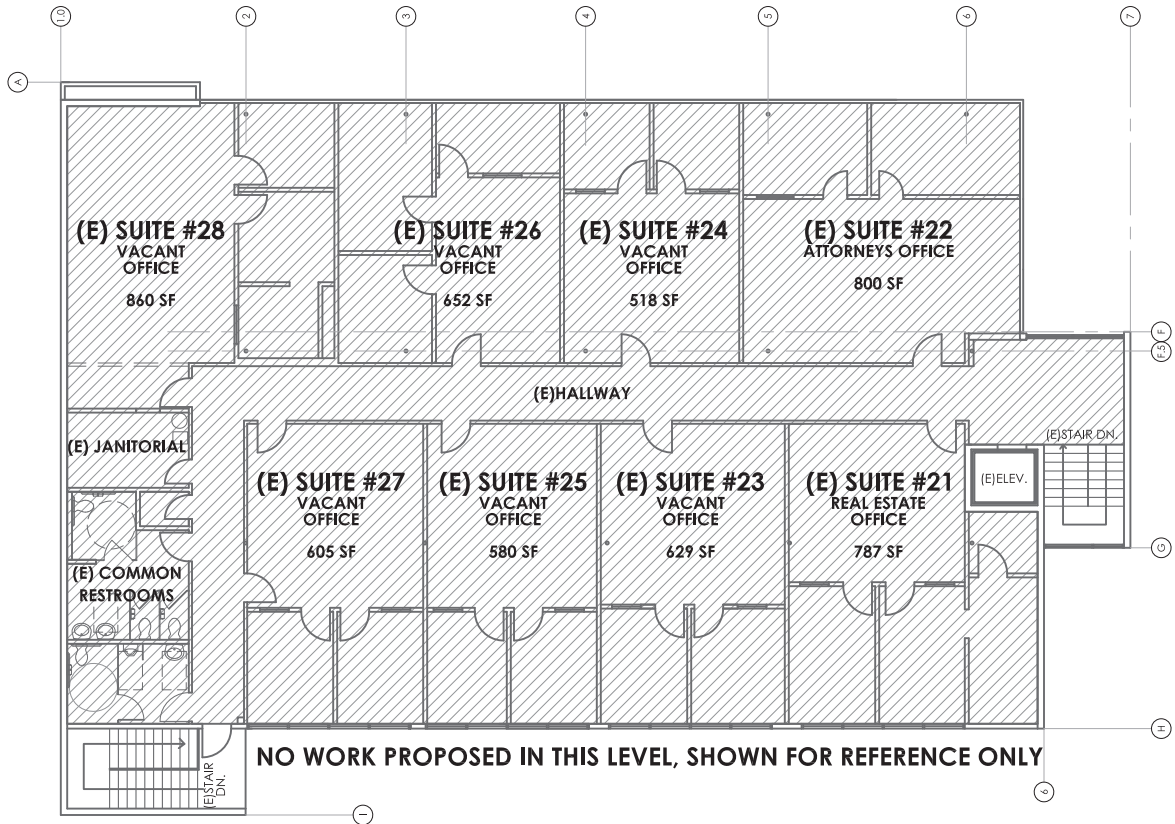
EXISTING BUILDING AREAS: NO CHANGE TO SIZE OF BUILDING

1ST FLOOR:	6,348.0 SF
SUITE 01- RETAIL, MARKET	3,494.0 GSF
SUITE 03- OFFICE, VACANT	2,662.0 GSF
COMMON AREAS	192.0 GSF
2ND FLOOR:	6,805.0 SF
SUITE 21- OFFICE, REAL ESTATE	787.0 GSF
SUITE 22- OFFICE, ATTORNEY	800.0 GSF
SUITE 23- OFFICE, VACANT	629.0 GSF
SUITE 24- OFFICE, VACANT	518.0 GSF
SUITE 25- OFFICE, VACANT	580.0 GSF
SUITE 26- OFFICE, VACANT	652.0 GSF
SUITE 27- OFFICE, VACANT	605.0 GSF
SUITE 27- OFFICE, VACANT	860.0 GSF
COMMON AREAS	1,374.0 GSF
TOTAL BUILDING AREA	13,153.0 SF

AREA OF WORK	
SUITE 01 - MARKET (GROUND FLOOR)	3,494.0 GSF

PROJECT DIRECTORY

ARCHITECT:	TENANT/APPLICANT:
LIZETTE ELENES	DOWNTOWN MARKET 805
ERA ARCHITECTS	ATTN: ELIAS TOMA
OXNARD, CA	OXNARD, CA
(805) 824-4188	(805) 765-7367



1 SECOND FLOOR PLAN
1" = 10'-0"

