

CITY OF OXNARD PLANNING COMMISSION AGENDA

REGULAR MEETING
Council Chambers, 305 West Third Street
Thursday, April 2, 2026, 6:00 p.m.

The public may view the meeting from home on Spectrum Channel 10, Frontier Channel 35, or YouTube at [Youtube.com/oxnardnews](https://www.youtube.com/oxnardnews). Video recordings are typically available online following the meeting at the City's website at <http://www.oxnard.org/city-meetings>. Please see the link for the Measure M pre-recorded presentation video for each item listed on this agenda.

YOU MAY PARTICIPATE IN THE MEETING IN THE FOLLOWING WAYS:

1. **ATTEND THE MEETING AT THE LOCATION LISTED ABOVE:** Submit a speaker card.
2. **EMAILING COMMENTS OR REQUESTS TO SPEAK BEFORE THE MEETING**
 - a. Submit an email to Planning@oxnard.org no later than 3:00 p.m. on the day of the meeting (Please indicate the agenda item number in the subject line). All email correspondence will be forwarded to the Planning Commission prior to the start of the meeting and made part of the legislative record.
 - b. Submit a request to speak before by no later than 3pm on the day of the meeting by using the form <https://forms.gle/sCuZpizOnRhqJAfT8>, emailing the Planning office at planning@oxnard.org, or calling (805) 385-7858.
3. **PROVIDING PUBLIC COMMENTS DURING THE MEETING**
 - a. Speakers shall have up to three minutes to speak.
 - b. If you wish to speak during public comments or a particular item on the agenda, please follow the below instructions:
 1. Dial phone number (888) 475-4499
 2. Enter the meeting ID: 818 4360 3755
 3. Enter the meeting passcode: 701938
 4. Wait in the Zoom waiting room. Once the Chair calls for public speakers, press *9 to raise your hand to inform the recording secretary you would like to speak.
 - c. Public comments on items not on the agenda shall be taken at the beginning of the meeting. If there are more speakers than can be accommodated during thirty minutes, additional speakers who will be given an opportunity to speak at the end of the meeting.
 - d. Public comments on items on the agenda shall be taken following the announcement of the item.

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

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

A. ROLL CALL**B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES****C. PUBLIC COMMENTS - On Items Not On The Agenda**

At this time, a person may address the Planning Commission on matters within the jurisdiction of the Planning Commission, including information/consent items and any item not appearing on the agenda. The Chair shall limit public comments to three (3) minutes. The Planning Commission cannot take action on any item presented during public comments that is not on the agenda and such item may only be referred to the Commission Secretary. Persons wishing to speak on public hearing items should do so at the time of the public hearing.

D. CONSENT AGENDA**E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS****F. PUBLIC HEARING**

1. **Project Name: Downtown Market Alcohol Special Use Permit-** Planning and Zoning Permit No. 25-510-03 (Special Use Permit - Alcohol) - Property Located at 520 W. Fifth Street (APN 202-0-132-170). The project is a request for a new Alcohol Beverage Control Type 21 license to authorize the sale of Beer, Wine, and Distilled Spirits for off-site consumption in a two-story commercial building (Downtown Market) within an existing 3,494 square-foot tenant space. Filed by designated agent Elias Toma, 520 W. Fifth Street, Ste. A, Oxnard, CA 93030 on behalf of the property owner Peter J Hercz , 11 Madrigal San Clemente, CA 92673.

City Staff: Christopher Murillo, Assistant Planner

Recommendation: That the Planning Commission:

- a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and
- b) Adopt Resolution 2026-XX approving Planning and Zoning Permit No. 25-510-03 (Special Use Permit - Alcohol), subject to certain findings and conditions.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/PyB3obSbBQs>

2. **Project Name: Fire Station No. 3;** Planning and Zoning Permit No. 24-500-07 (Special Use Permit), 24-570-02 (Zone Change), 24-620-03 (General Plan Amendment), 24-580-03 (Zone Text Amendment), and Final Initial Study/Mitigated Negative Declaration

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(IS/MND) No. 25-03; Located at 150 Hill Street (APN: 203-0-120-130). The applicant is requesting a Special Use Permit, Zone Change, General Plan Amendment, and Zone Text Amendment to demolish an existing one-story fire station (Oxnard Fire Station No. 3) and construct a new two-story 11,750 square foot fire station on an existing 0.66-acre parcel. The request includes adoption of the proposed Final Initial Study/Mitigated Negative Declaration No. 25-03 and approval of the Mitigation Monitoring and Reporting Program which has been prepared pursuant to the California Environmental Quality Act. The project application was filed by the City of Oxnard Public Works Department on behalf of the City of Oxnard, 214 S. C Street, Oxnard, CA 93030.

City Staff: Leila Carver, Contract Planner

Recommendation: That the Planning Commission:

- a) Adopt a Resolution No. 2026-XX recommending that the City Council adopt Final Initial Study/Mitigated Negative Declaration (IS/MND) No. 25-03 for the Fire Station No. 3 Project (Governor's Office of Land Use and Climate Innovation State Clearinghouse No. 2025101167); and
- b) Adopt a Resolution 2026-XX approving Planning and Zoning Permit No. 24-500-07 (Special Use Permit); and
- c) Adopt a Resolution 2026-XX recommending the City Council approve Planning and Zoning Permit No. 24-570-02 (Zone Change), subject to certain findings and conditions; and
- d) Adopt a Resolution 2026-XX recommending the City Council approve Planning and Zoning Permit No. 24-620-03 (General Plan Amendment), subject to certain findings and conditions; and
- e) Adopt Resolution 2026-XX recommending the City Council approve Planning and Zoning Permit No. 24-580-03 (Zone Text Amendment), subject to certain findings and conditions.

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

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- 3. Project Name: Oxnard Fire Station No. 2** - Planning and Zoning Permit No. 24-500-06 (Special Use Permit) and Final Initial Study/Mitigated Negative Declaration (IS/MND) No. 25-02; Located at 531 E. Pleasant Valley Road (APN: 222-0-134-295). The project is a request to construct The applicant is requesting a Special Use Permit to demolish an existing one-story fire station (Oxnard Fire Station No. 2) and construct a new two-story 12,585 square foot fire station, ancillary structures, and associated site improvements. The request includes adoption of the proposed Final Initial Study/Mitigated Negative Declaration No. 25-02 and approval of the Mitigation Monitoring and Reporting Program (MMRP) which has been prepared pursuant to the California Environmental Quality Act. Filed by the City of Oxnard Public Works Department on behalf of the City of Oxnard, 214 S. C Street, Oxnard, CA 93030.

City Staff: Leila Carver, Contract Planner

Recommendation: That the Planning Commission:

- a) Adopt a Resolution 2026-XX adopting Final Initial Study/Mitigated Negative Declaration (IS/MND) No. 25-02 for the Fire Station No. 2 Project (Governor's Office of Land Use and Climate Innovation State Clearinghouse No. 2025101324); and
- b) Adopt a Resolution 2026-XX approving of Planning and Zoning Permit No. 24-500-06 (Special Use Permit).

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

G. STUDY SESSION/REPORTS

H. COMMUNITY DEVELOPMENT STAFF UPDATES

I. PLANNING COMMISSION BUSINESS

Planning Commissioners Academy Debrief: Planning commissioners who attended the League of California Cities' Planning Commissioners Academy in Anaheim on March 11 - 13 will share their perspective about the academy and information learned during the conference.

J. ADJOURNMENT

FUTURE MEETINGS

Regular Meeting: Thursday April 16, 2026, 6:00 p.m., Council Chambers

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