PLANNING COMMISSION STAFF REPORT

TO: Planning Commission

FROM: Morgan Kessler, City Engineer
Joe Pearson II, Planning and Environmental Services Manager

DATE: April 16, 2026

SUBJECT: **2030 General Plan and Local Coastal Plan Conformity Determination for the City of Oxnard Capital Improvement Program (CIP) Fiscal Years (FY) 2027-2031**.

1) **Recommendation:** That the Planning Commission
   a) Find the Capital Improvement Program (CIP) projects for FY 2027-2031 is not a "project" under the California Environmental Quality Act pursuant to section 15601 (b)(3) and 15378(b)(4); and

   b) Adopt Resolution 2026-XX finding that the proposed additional Capital Improvement Program (CIP) projects for FY 2027-2031 are in conformance with the City of Oxnard 2030 General Plan and relevant Coastal Land Use Plan policies pursuant to Section 65401 of the Government Code.

2) **Project Description and Applicant:** The Planning Commission will review the CIP for FY 2027-2031 to confirm the 72 new projects are in conformance with the City of Oxnard 2030 General Plan and relevant Coastal Land Use Plan policies pursuant to Section 65401 of the Government Code. The CIP includes a range of roadway improvements, maintenance of public facilities, stormwater drainage improvements and other miscellaneous projects. The whole of the proposed CIP projects are located throughout the City of Oxnard and vary in scope and funding. For purposes of this staff report, the foregoing project description shall be referred to as the "**Program**".

   Filed by the City of Oxnard Public Works Department (the "**Applicant**"), 305 West Third Street - Third Floor, Oxnard, Oxnard, CA 93030.

3) **Background:** In accordance with Government Code Section 65401, the Planning Commission is required to review the list of newly proposed capital improvement projects for the ensuing fiscal years and verify their conformance with the City's 2030 General Plan and relevant Coastal Land Use Plan policies.

On June 5, 2025, the Planning Commission approved a Resolution finding that the proposed revised CIP projects for FY 2025-2029 were in conformance with the City's 2030 General Plan and relevant Coastal Land Use Plan policies. This went to the Public Works and Transportation Committee (PWTC), and the City Council subsequently adopted that document.

4) **Environmental Review:** Pursuant to Section 15378(b)(4) of the Guidelines for the California Environmental Quality Act (CEQA), Public resources Code §§ 21000, et seq.), the regulations promulgated thereunder (14 California Code of Regulations, §§15000, et seq., CEQA Guidelines), and the City's Environmental Review Guidelines, the lead agency has determined that this CIP General Plan and Coastal Land Use Plan conformity determination report is not a "project" under CEQA as the lead agency has determined with certainty that the proposed CIP is a government funding document that does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.

   As required by CEQA, environmental review will be conducted prior to construction of the individual projects identified within this staff report. Any required environmental documents will be prepared pursuant to CEQA as part of project permit processing or at any other point in time as required by CEQA.

5) **Discussion:** A CIP contains all the individual capital (major) projects for a local government along with their corresponding construction, completion schedules and financing plans. The plan provides a working blueprint for sustaining and improving the community's infrastructure. It coordinates strategic planning, financial capacity and physical development. Oxnard develops its CIP on a two-year cycle; a mid-cycle update is undertaken between the two-year cycle to adjust for any changes to existing projects and/or to add newly identified projects.

   The Public Works Department has presently developed a list of CIP projects, and these are anticipated to be initiated during FY 2027-2031. Some of these projects are pending funding, and all are necessary to address infrastructure and public service needs of the City. This list of capital improvement projects is intended to address infrastructure needs associated with both existing and future development identified in the 2030 General Plan and relevant Coastal Land Use Plan policies and includes projects that involve needed repairs or improvements to Oxnard's existing infrastructure and facilities (including, for example, projects related to City buildings, streets, parks, materials refuse facility, water facility, computer systems and networks, and other public facilities) and the acquisition or construction of new infrastructure. The proposed CIP for FY 2027-2031 consists of 255 projects overall (177 existing, 72 new, and 6 reclassified), with a total value of approximately $1.3B.

   This year, staff made a number of changes to the City's last version (the 2025 midcycle update) of the CIP. For example, staff has amended projects included in prior CIP documents, primarily involving the reallocation of funding across fiscal years. For example,

some of the water facility projects identified in the 2025-2029 document as scheduled to be constructed in FY 25-26 may have been moved to subsequent years. There are also updates to the assigned project managers, as the Public Works Department has experienced some recent turnover. Lastly, there were adjustments made to the value of certain projects, these changes being necessary due to factors such as material and labor cost increases.

This CIP update includes seventy two (72) new projects that have been added since the 2025 midcycle update; these are listed below and detailed in the attached chart (Attachment A):

1. 300 Annex Condenser Replacement
2. Citywide Electrical Panels
3. Citywide Resiliency Power Systems
4. Citywide Sewer Laterals
5. Civic Center Campus Emergency Generator Improvements
6. Fire Stations Exterior and Interior Painting
7. Fleet Awning (Existing)
8. Fleet Garage at the City Yard (New)
9. Key Access Control System
10. Main Library Flooring Improvements
11. New Vehicle Lift Installation
12. Oxnard Fire Expanded Parking at Fire Station No. 6
13. Oxnard Fire Station No. 5
14. Oxnard Fire Station Overhead Doors Replacement
15. Oxnard Fire Stations Kitchen & Bathroom Remodel
16. Oxnard Fire Storage Facility Improvements
17. Oxnard Fire Training Facility
18. Oxnard Police Department Headquarters Parking Lot Rehab
19. Oxnard Police Department South Oxnard Precinct
20. Oxnard Police Department Sturgis Annex - New Generator
21. Citywide Public Parking Lot Rehab
22. River Ridge Clubhouse Parking Lot Renovation
23. Sidewalks and Pathways Rehab - ISF Facilities
24. Wilson Arts Building Floor (Asbestos)
25. Wilson Senior Center Parking Lot Improvement (ADA Improvement, Light and Resurfacing)
26. CFD 4 Exercise Equipment Replacement
27. Del Sol Stadium Bleachers and Lights
28. East Village Park Improvements
29. Goal Post Replacement
30. Oxnard Dunes Neighborhood Park Improvements
31. Oxnard Farm Historic Park
32. Pagoda Renovation at Plaza Park
33. Park Bleacher Replacement
34. Southwinds Neighborhood Park Improvements
35. Sports Court Resurfacing

36. Street Landscape Replanting
37. Wilson Neighborhood Park Improvements
38. Bicycle & Pedestrian Improvements - Digital Signage
39. Bicycle & Pedestrian Improvements - Wooley Class IV
40. Citywide Streetlight Asset Management Program
41. Corridor Median Modifications - H Street (Vineyard Avenue to Gonzales Road)
42. Corridor Median Modifications - Vineyard Avenue (Oxnard Boulevard to H Street)
43. LMD 33 Stormwater Detention Basin Resurfacing
44. New At-Grade Bus Stop Boardings & New Bus Stops
45. Safe Routes to School Safety and Enhancements - Citywide (Up to 5 Schools)
46. Traffic Signal Improvements - Citywide (Up to 5 Intersections)
47. Traffic Signal Improvements - Gonzales Road/Lantana Street
48. Traffic Signal Improvements - Oxnard Boulevard Service Road
49. Traffic Signal Improvements - Ventura Boulevard Service Road
50. Traffic Signal Improvements - Ventura Road/Second Street/Teal Club Road
51. Traffic Signal Improvements - Vineyard Avenue/H Street
52. Traffic Signal Improvements - Wooley Road Conduit Replacement
53. Environmental Resources: Del Norte Facility Tip Fee Floor Construction
54. Environmental Resources: Fleet Garage at the MRF
55. Environmental Resources: Roll Up Doors Replacement
56. Wastewater Collection: Lift Station #28 Improvements
57. Wastewater Collection: New Lift Station #5
58. Wastewater Collection: Rose Avenue Manhole Rehabilitation
59. Wastewater WRRF: AST Blower Starters Replacement
60. Wastewater WRRF: Demolition
61. Wastewater WRRF: Fire System Improvements
62. Wastewater WRRF: Headworks Improvements - Phase II
63. Wastewater WRRF: New Administration Building
64. Wastewater WRRF: New EQ Basin
65. Wastewater WRRF: Thickener Improvements
66. Wastewater WRRF: Cogen Improvements
67. Wastewater WRRF: Pavement Replacement
68. Wastewater WRRF: Stormwater Improvements
69. Water Distribution: Citywide Cast Iron Pipe Improvements
70. Water Production: Calleguas Chlorine Booster Station at Blending Station #2
71. Water Production: New Desalter Storage Tank
72. Water Production: Two New Groundwater Wells at Blending Station #3

These new projects have not been previously reviewed by the Planning Commission and require determination that they are in conformance with the City of Oxnard 2030 General Plan and relevant Coastal Land Use Plan policies pursuant to Section 65401 of the Government Code.

As in the previous Planning Commission reviews the focus of the Planning Commission's review will be on the seventy two (72) <u>new</u> projects listed above that have not yet been

determined to be consistent with the City's 2030 General Plan and relevant Coastal Land Use Plan policies, as such only the new projects in the CIP for FY 2027-2031 are listed.

Staff has evaluated the various CIP projects and identified relevant General Plan and relevant Coastal Land Use Plan policies, which generally focus around Infrastructure and Community Services (ICS), Community Development (CD), Sustainable Communities (SC), and Safety and Hazards (SH). Relevant Local Coastal Plan policies have also been identified. Due to size, the 2030 General Plan Goals and Policies as well as the Local Coastal Land Use Plan have not been printed as formal attachments.

The 2030 General Plan Goals and Policies can be accessed at: https://www.oxnard.gov/wp-content/uploads/Oxnard-2030-General-Plan-Amend-12.2022-SMda.pdf

The Local Coastal Land Use Plan is available at: https://www.oxnard.gov/wp-content/uploads/Coastal-Land-Use-Plan.pdf

6) **Next Steps:** The Planning Commission's action on this matter is advisory to the City Council. The Planning Commission's recommendation on this matter will be forwarded to the City Council for consideration as they review the adoption of the CIP for FY 2027-2031. The CIP for FY 2027-2031 is planned to be reviewed by the PWTC on April 28, 2026, and the City Council on May 19, 2026.

Attachments

A. Chart Listing New Projects to the 2027-2031 Capital Improvement Program That Were Not Previous Versions of the Capital Improvement Program
B. Resolution Finding the 2027-2031 Capital Improvement Program is in Conformity with the General Plan and Local Coastal Plan
C. Staff Presentation

CIP 2027-31 New Projects Requests

Buildings

No.	Project Title	Project Description	Purpose and Need	Location	District
1	300 Annex Condenser Replacement	This project will replace an existing 100-ton HVAC condenser unit serving a city facility that has reached the end of its useful life. The scope includes removal and proper disposal of the existing unit, installation of a new high-efficiency condenser, reconnection to existing mechanical and electrical systems, and testing and commissioning to ensure optimal performance. Associated work may include upgrades to controls, refrigerant lines, and supporting components as needed.	The purpose of this project is to maintain reliable climate control and energy efficiency within the facility while meeting current environmental and operational standards. The existing condenser is aging, experiences frequent breakdowns, and requires ongoing corrective maintenance beyond routine service. Replacement is necessary to reduce downtime, lower maintenance costs, improve system efficiency, and ensure a comfortable and safe indoor environment for occupants.	300 West Third Street	Citywide
2	Citywide Electrical Panels	This project will assess, repair, and upgrade electrical panels across multiple city facilities that are outdated, overloaded, or no longer compliant with current electrical codes. The scope includes replacement of obsolete panels, breakers, and associated components; reconfiguration to accommodate current and future electrical demands; and integration with existing building systems. Work will also address labeling, load balancing, and safety improvements, along with testing and commissioning to ensure reliable operation.	The purpose of this project is to improve electrical system safety, reliability, and capacity across city facilities while meeting current codes and operational requirements. Many existing panels are aging, undersized, or experiencing failures that require frequent corrective maintenance and pose potential safety hazards, including risk of electrical faults or outages. Upgrading these systems is necessary to support modern equipment loads, reduce downtime, enhance safety for occupants and staff, and ensure continued, uninterrupted facility operations.	Multiple	Citywide
3	Citywide Resiliency Power Systems	This project will assess, upgrade, and install resiliency power systems including backup generators and uninterruptible power supply (UPS) systems across multiple city facilities. The scope includes replacement of aging or undersized equipment, addition of new systems where gaps exist, integration with existing electrical infrastructure, and upgrades to automatic transfer switches, controls, and fuel systems. Work will also include testing, commissioning, and standardization to ensure reliable performance during power disruptions.	The purpose of this project is to ensure continuous operation of critical city services during power outages and emergencies. Many existing generators and UPS systems are outdated, unreliable, or insufficient to meet current operational demands, increasing the risk of service interruptions and equipment damage. Upgrading these systems is necessary to enhance emergency preparedness, protect critical infrastructure, maintain continuity of operations, and ensure the safety and security of staff and the public.	Multiple	Citywide
4	Citywide Sewer Laterals	This project will assess, repair, and replace deteriorated sewer laterals serving multiple city facilities. The scope includes inspection and condition assessment, cleaning and clearing of blockages, trenchless rehabilitation or full replacement of damaged laterals, and reconnection to the main sewer system. Work may also include coordination with site improvements, restoration of affected surfaces, and testing to ensure proper function and compliance with applicable standards.	The purpose of this project is to maintain reliable wastewater conveyance and prevent sanitary sewer overflows, backups, and potential environmental impacts. Many existing sewer laterals are aging, damaged, or obstructed by root intrusion, corrosion, or ground movement, leading to frequent maintenance issues and service disruptions. Upgrades are necessary to reduce the risk of failures, protect public health, ensure regulatory compliance, and support continued operation of city facilities.	Multiple	Citywide
5	Civic Center Campus Emergency Generator Improvements	This project has the goal of utilizing the existing large diesel emergency generator at the Civic Center campus to supply nearby critical facilities such as the Data Center, the EOC, and the cooling center at the Oxnard Public Library during an emergency.	Presently, there are facilities at the Oxnard Civic Center main campus that do not have adequate emergency backup power. There is an large, existing diesel generator onsite that is likely underutilized, and that could be connected to various nearby facilities to provide emergency backup power during an emergency.	300 West Third Street	Citywide
6	Fire Stations Exterior and Interior Painting	This project will provide comprehensive exterior and interior painting for all city fire stations. The scope includes surface preparation, repair of damaged or deteriorated finishes, priming, and application of high-quality, durable coatings suitable for each environment. Work will address walls, ceilings, trim, doors, and exterior building surfaces, and may include minor patching, sealing, and protective coatings to ensure long-term performance and a consistent appearance across all facilities.	The purpose of this project is to preserve building integrity, maintain a professional appearance, and provide safe, functional environments for fire personnel. Many fire stations have worn, faded, or deteriorated paint that can lead to surface damage, moisture intrusion, and increased maintenance needs. Repainting is necessary to protect building materials, extend facility lifespan, improve working conditions, and present a clean, well-maintained image to the community.	Multiple	Citywide
7	Fleet Awning (Existing)	Enclose the sides of the awning to keep weather (wind and rain) from coming in and under, and expose Fleet Mechanics while working.	The purpose of this project is to retrofit the existing awning to improve protection from environmental elements. The current height of the structure allows wind and rain to enter the covered area, leaving employees exposed to adverse weather conditions while working on vehicles. These conditions hinder employees' ability to perform their duties effectively and negatively impact productivity. Retrofitting the awning will provide better weather protection, creating a safer and more efficient work environment.	1060 Pacific Avenue	Citywide
8	Fleet Garage at the City Yard (New)	New awning to protect Fleet Mechanics from adverse weather,	The purpose of this project is to install a new detached awning to improve working conditions for Fleet Mechanics servicing CNG trucks. The existing fleet shop lacks adequate ventilation, preventing work from being safely performed inside the current bays. As a result, mechanics are forced to work outdoors, exposing them to adverse weather conditions such as heat, wind, and rain. Rather than retrofitting the existing building to meet ventilation requirements, constructing a detached awning provides a more cost-effective solution while achieving the same functional objective. This approach will enhance worker safety, improve productivity, and reduce overall project costs.	1060 Pacific Avenue	Citywide
9	Key Access Control System	This project will assess, repair, and standardize manual key access systems across multiple city facilities. The scope includes rekeying existing locks, replacing worn or outdated locksets, implementing a master key system, and improving key tracking and inventory procedures. Work will also address hardware upgrades where needed, such as cylinders, cores, and door hardware, to ensure compatibility, durability, and consistency across all facilities.	The purpose of this project is to enhance facility security, improve access management, and ensure consistent control of entry points across city facilities. Many existing systems are outdated, fragmented, or rely on manual key distribution, which increases the risk of unauthorized access and limits accountability. Upgrading to modern access control systems is necessary to improve security, streamline credential management, reduce operational risks, and support efficient facility operations.	Multiple	Citywide
10	Main Library Flooring Improvements	Removal of current carpet and replacement of main library flooring	The deferred maintenance of the carpet at the Main Library is in need of replacement. The condition of the carpet is currently that interim measures are required to mitigate trip hazards for the public. This project will address the deteriorated carpet and eliminate the trip and safety hazards currently present throughout the facility.	251 South A Street	4
11	New Vehicle Lift Installation	New Vehicle lifts to replace old out-of-service in-ground vehicle lifts	The purpose of this project is to replace four in-ground hydraulic vehicle lifts at the fleet shop that are out of service due to significant structural deterioration. The concrete walls surrounding the lifts exhibit extensive cracking and areas of missing material, requiring major repairs. To address these issues, the existing in-ground lifts will be removed, and the resulting pits will be properly filled and restored. It is recommended that new, modern above-ground lifts be installed as replacements. This solution will improve safety, reduce long-term maintenance needs, and provide more reliable and efficient equipment for fleet operations.	1060 Pacific Avenue	Citywide
12	Oxnard Fire Expanded Parking at Fire Station No. 6	Expanded Parking - Fire Station 6	Fire Station 6 has no remaining covered or secure storage, leaving emergency response watercraft, utility vehicles, and support equipment exposed to weather and potential theft. The County of Ventura has granted an additional 85-foot-deep parcel behind the station. This project will pave, fence with gated access, light, and extend utilities to the new area, and add a small storage structure — providing secure, on-site equipment storage, protecting critical assets, and restoring full use of existing apparatus bays for fire engines and other response vehicles.	2601 Peninsula Road	5

CIP 2027-31 New Projects Requests

13	Oxnard Fire Station No. 5	Design to Reconstruct and Expand Fire Stations No. 5	The City of Oxnard must replace the 1973 Fire Station 5 at 1450 Colonia Road because the 52-year-old seismically deficient, undersized, and functionally obsolete facility can no longer safely or effectively support modern apparatus, staffing, or response demands in the growing Colonia/east Oxnard area. Investing $2.5 million in design is required to produce construction-ready plans, control escalating costs, and position the City for grants so a safe, code-compliant station can be built without delay once funding is secured.	1450 Colonia Road	6
14	Oxnard Fire Station Overhead Doors Replacement	Replacement of overhead roll up doors at various Fire Stations	The overhead doors at several fire stations have aged out and are experiencing a high rate of repairs and mechanical failures. Replacing the existing overhead doors at these fire stations ensures reliable, safe, and efficient operation for emergency response. without causing delay in response times or posing safety risks to personnel and apparatus. Replacing these doors with updated, high-performance systems is essential to maintain operational readiness and support the long-term functionality of the facility.	Multiple	2, 5, 6
15	Oxnard Fire Stations Kitchen & Bathroom Remodel	Remodel aged kitchens and bathrooms at various Fire Stations	This project remodels aged kitchen and bathroom facilities at various fire stations. Having adequate kitchen and bathroom facilities at fire stations is essential because firefighters don't just work there, they live there for long shifts, often 24 hours or more. These facilities directly affect health, safety, and emergency readiness	Multiple	Citywide
16	Oxnard Fire Storage Facility Improvements	The proposed project seeks to rehabilitate the former Armory/Homeless Shelter with basic adequate facilities to house and store reserve fire apparatus and fire operations equipment.	In January 2026, the Fire Department took possession of the property formerly used by the Housing Department as a homeless shelter. This project aims to repurpose the former Armory structure into a Fire Department storage facility to house reserve apparatus and solve various other storage needs. Basic upgrades include rehabbing restrooms, repainting, flooring, electrical work, and various security enhancements. This project is crucial to the organization's logistical operations and aims to leverage the use of available city property to address the department's space and logistical challenges.	351 South K Street	2
17	Oxnard Fire Training Facility	Purchase Property at 375 S. K Street to convert to a Fire Department Training Facility	The Fire Department is seeking to purchase the church property located adjacent to Fire Station 1, which serves as the Department's primary training ground for Basic Training and ongoing in-service training. Currently, classroom instruction takes place across the street in the former Oxnard High School building, which is scheduled for demolition at an undetermined future date. Acquiring the nearby church property would provide a stable, long-term classroom and training facility within close proximity to the existing training grounds. A classroom located adjacent to training facilities is also a requirement of the ISO, which supports the Department's accreditation and overall service rating. The building would also provide much-needed office space for the Fire Department's EMS and Training Bureaus. These units are currently operating with severely limited space at Fire Administration, and the additional offices would allow staff to work more effectively while supporting the Department's training and operational needs.	375 South K Street	2
18	Oxnard Police Department Headquarters Parking Lot Rehab	Police headquarters parking lot resurfacing and striping	The asphalt parking lots at the police headquarters building are in a significant state of disrepair and in critical need of new pavement and striping. The lots are uneven, experience flooding, and have multiple patched areas risking injury to police department employees and damage to city vehicles. Recent generator installation (February 2026) resulted in large asphalt patch over long trench.	251 South C Street	Citywide
19	Oxnard Police Department South Oxnard Precinct	Determine suitability and feasibility of Saviers Road property to support OPD needs.	OPD expressed a need to establish a station in South Oxnard, possibly making use of the City-owned vacant building at Saviers Road. It is not clear if the present structure can support the desired use of the property, and therefore a feasibiity study is proposed to investigate options for use of this property.	300 West Clara Street	6
20	Oxnard Police Department Sturgis Annex - New Generator	Develop emergency power backup system and associated equipment for the Oxnard Police Department's Sturgis Annex.	The Oxnard Police Department's Sturgis Annex houses critical police facilities and infrastructure, and presently has inadequate backup power. This project will provide systems and equipment to address this deficiency.	3001 Sturgis Road	3
21	Citywide Public Parking Lot Rehab	This project will restore and rehabilitate parking lots across multiple city facilities to address widespread deterioration and functional deficiencies. The scope includes pavement repairs, resurfacing or full reconstruction where needed, crack sealing, striping, ADA-compliant upgrades, drainage improvements, and replacement of damaged curbs, gutters, and signage. The work will ensure each parking area is structurally sound, clearly marked, and compliant with current standards.	The purpose of this project is to provide safe, accessible, and well-maintained parking areas for the public and city staff. Many existing parking lots exhibit significant wear, including potholes, cracking, poor drainage, and faded striping, which create safety hazards and reduce usability. Restoration is necessary to extend pavement life, improve accessibility and traffic flow, minimize liability risks, and enhance the overall appearance and functionality of city facilities.	FY 26-27: Assessments FY 27-28: PACC FY 28-29: Civic Center, Service Center, Fire Admin, Main Library FY 29-30: Police Department, Police Annex, OTC FY 30-31: Civic Annex, Carnegie	Citywide
22	River Ridge Clubhouse Parking Lot Renovation	Golf course parking lot reconstruction and expansion. This project is being funded by the Golf Enterprise Reserves.	The asphalt parking lot for the golf course is in a significant state of disrepair and requires new pavement and striping.	2401 West Vineyard Avenue	1
23	Sidewalks and Pathways Rehab - ISF Facilities	This project will assess, repair, and reconstruct sidewalks and pathways across multiple city facilities and public areas. The scope includes removal and replacement of damaged concrete, grinding of uneven surfaces, installation of ADA-compliant curb ramps and detectable warning surfaces, and improvements to drainage and accessibility. Work will also address trip hazards, root intrusion, and deteriorated pathways to ensure safe and consistent pedestrian infrastructure.	The purpose of this project is to provide safe, accessible, and code-compliant pedestrian pathways for the public and city staff. Many sidewalks and pathways are cracked, uneven, or obstructed, creating tripping hazards and limiting accessibility for individuals with disabilities. Improvements are necessary to reduce liability risks, enhance mobility and safety, ensure compliance with accessibility standards, and support a well-maintained public environment.	Multiple	Citywide
24	Wilson Arts Building Floor (Asbestos)	Replacement of Floor in Wilson Arts Building	Replacing the flooring at the Wilson Arts Building is necessary to maintain a safe, functional, and high-quality environment for participants, instructors, and visitors. The existing flooring has deteriorated due to age, high foot traffic, and continuous use for arts programming, community events, and instructional classes.	350 North C Street	4
25	Wilson Senior Center Parking Lot Improvement (ADA Improvement, Light and Resurfacing)	Repaving of both Wilson Park parking lots	Resurfacing the parking lot at the Wilson Senior Center is a necessary facility improvement to ensure safety, accessibility, and long-term operational efficiency. Because the Wilson Senior Center serves older adults, many of whom rely on mobility aids such as walkers, canes, and wheelchairs, ADA-compliant parking and smooth pedestrian pathways are essential.	350 North C Street	4

Parks & Open Space

No.	Project Title	Project Description	Purpose and Need	Location	District

CIP 2027-31 New Projects Requests

26	CFD 4 Exercise Equipment Replacement	Removal and replacement of the exercise equipment located along the walkways within CFD 4 - Seabridge.	The exercise equipment along the walking path within CFD 4 - Seabridge has deteriorated due to the marine environment. The equipment is beyond the point of repair and needs to be fully replaced. The equipment provides specific benefit to the community and contributes to the character and amenities available to the residents of this community.	CFD 4 - Seabridge	1
27	Del Sol Stadium Bleachers and Lights	Repair or Replacement of Del Sol Stadium bleachers and Upgrading Lighting	The repair of bleachers and the upgrade of stadium lighting to remote-control capability at Del Sol Soccer Stadium are necessary improvements to maintain safety, enhance facility operations, and support growing community use properly functioning seating is essential to hosting league play, tournaments, and community events. Upgrading the stadium lights to remote-control capability will significantly improve operational efficiency, energy management, and staff response time.	1500 Camino Del Sol	3
28	East Village Park Improvements	This project is for the use of Quimby Funds that are dedicated to recreation improvements for the neighborhood. Recreation improvements for the neighborhood. The project scope has not been determined.	This project is for the use of Quimby Funds that are dedicated to recreation improvements for the neighborhood. Recreation improvements for the neighborhood. The project scope has not been determined.	2051 Jacinto Drive	3
29	Goal Post Replacement	Replacement of the 4 football goal posts at the Cowboys Practice Fields.	The goal posts that serve the annual Dallas Cowboys training camp are rusted and have reached the end of their useful life. Therefore, the 4 goal posts need to be replaced for safety and to continue hosting the annual training camp.	Multiple	Citywide
30	Oxnard Dunes Neighborhood Park Improvements	This project is for the use of Quimby Funds that are dedicated to recreation improvements for the neighborhood. Recreation improvements for the neighborhood. The project scope has not been determined.	This project is for the use of Quimby Funds that are dedicated to recreation improvements for the neighborhood. Recreation improvements for the neighborhood. The project scope has not been determined.	Along canal between Wooley and 5th Street	1
31	Oxnard Farm Historic Park	Replacement of the playground and surfacing at the Oxnard Farm Historic Park.	The playground at Oxnard Farm Historic Park has reached the end of it's useful life and is in need of replacement. Further repairs and replacements of the structure and surfacing will continue to become more difficult as the site ages, necessitating a full structure replacement.	1251 Gottfried Place	3
32	Pagoda Renovation at Plaza Park	Pagoda Renovation at Plaza Park	The historic pagoda at Plaza Park requires structural repairs, painting, and improvements to deter vagrancy activity.	500 South C Street	4
33	Park Bleacher Replacement	Replace bleacher at sport parks citywide.	Various size bleachers need to be replaced at sports parks citywide. Remove wood bleachers and replace with aluminum.	Multiple	Citywide
34	Southwinds Neighborhood Park Improvements	This project is for the use of Quimby Funds that are dedicated to recreation improvements for the neighborhood. Recreation improvements for the neighborhood. The project scope has not been determined.	This project is for the use of Quimby Funds that are dedicated to recreation improvements for the neighborhood. Recreation improvements for the neighborhood. The project scope has not been determined.	455 West Clara Street	6
35	Sports Court Resurfacing	Repair and replace sports courts.	Some courts need repair beyond paint and restriping. The surfaces need to be completely renovated.	Multiple	Citywide
36	Street Landscape Replanting	Street Landscape Renovations	The citywide street landscapes require renovations to address deferred maintenance, new State water requirements, and installing water efficient landscapes based on the new City Landscape Standards.	Multiple	Citywide
37	Wilson Neighborhood Park Improvements	This project is for the use of Quimby Funds that are dedicated to recreation improvements for the neighborhood. Recreation improvements for the neighborhood. The project scope has not been determined.	This project is for the use of Quimby Funds that are dedicated to recreation improvements for the neighborhood. Recreation improvements for the neighborhood. The project scope has not been determined.	350 North C Street	2

Transportation & Drainage

No.	Project Title	Project Description	Purpose and Need	Location	District
38	Bicycle & Pedestrian Improvements - Digital Signage	Install digital traffic signage at 7 intersections Citywide that include dual right turn lanes or turn lanes adjacent to railroad crossings. This signage is activated through the pedestrian push button, altering drivers in both lanes to watch for pedestrians.	Improve pedestrian safety by installing digital signage at locations with two or more right turn lanes, or at railroad crossings, as identified in the Local Roadway Safety Plan.	Six Intersections Citywide: Ventura Road & Town Center Drive, Oxnard Boulevard & Town Center Drive, Oxnard Boulevard & Wagon Wheel Road & Esplanade Drive, Oxnard Boulevard & Vineyard Avenue, Oxnard Boulevard & Cooper Road, and Rose Avenue & Fifth Street	2, 3, 4 & 5
39	Bicycle & Pedestrian Improvements - Wooley Class IV	Install Class IV bike lanes with green bike conflict striping.	Improve bicycle safety and convenience by installing safety measures identified in the Local Roadway Safety Plan and Bicycle & Pedestrian Master Plan.	Wooley Road from Victoria Boulevard to Oxnard Boulevard	1, 4
40	Citywide Streetlight Asset Management Program	Program/Plan phase: Prepare Citywide Streetlight Program document including: conducting inventory, selecting decorative lighting, public outreach, and cost estimating. Infrastructure phase: Design and install replacement street lighting. Maintenance phase: Continue to replace bulbs and conduct minor repair to existing street lighting.	Install street lighting Citywide to enhance visibility and safety for vehicles, pedestrians and cyclists.	Multiple	Citywide
41	Corridor Median Modifications - H Street (Vineyard Avenue to Gonzales Road)	Prepare a feasibility study to install a walking and bicycling path between the north and southbound lanes of H Street between Vineyard Ave. and Gonzales Road.	Reduce speeding by reducing lane width along H Street, while providing the community with additional recreation space for walking and bicycling.	H Street from Vineyard Avenue to Gonzales Road	2
42	Corridor Median Modifications - Vineyard Avenue (Oxnard Boulevard to H Street)	Design and construct median modifications to improve turning movements on Vineyard Ave. between Oxnard Blvd. and H Street	Reduce collisions that occur due to turning movements.	Vineyard Avenue from Oxnard Boulevard to H Street	2
43	LMD 33 Stormwater Detention Basin Resurfacing	LMD 33 Detention Basins Inspection, Sediment Removal, Irrigation Repair / Replacement, and Revegetation	LMD 33 detention basins require periodic assessment of systems and evaluation for possible sediment removal.	Paseo Margarita and Paseo Hacienda	3
44	New At-Grade Bus Stop Boardings & New Bus Stops	Install six new at-grade bus stop boardings and stops at three intersections.	This project will improve three existing, and add three new bus stops by adding ADA at-grade bus boardings, bus shelters, benches, solar lighting, and signage	Fifth Street & Rose Avenue, Fifth Street & Enterprise Street, and Rose Avenue & Santa Lucia Avenue	3, 4, 5
45	Safe Routes to School Safety and Enhancements - Citywide (Up to 5 Schools)	Install pedestrian facilities at up to five schools.	Install pedestrian facilities at intersections adjacent to Schools to enhance crosswalks and increase school-age pedestrian safety.	Multiple	Citywide
46	Traffic Signal Improvements - Citywide (Up to 5 Intersections)	Construct traffic signal improvements at up to five locations Citywide. Work including new signal poles, mast arms, signal heads, protected left-turn phasing, LED lighting, and detection loops.	Reduce collisions that occur due to turning movements.	Channel Islands Blvd &Saviers RD; Wooley Rd &C St;Ventura Rd &5th St; Wooley Rd & Pacific Ave; Oxnard Blvd & 2nd St.	Citywide
47	Traffic Signal Improvements - Gonzales Road/Lantana Street	Construct traffic signal improvements at Gonzales Road & Lantana Street. Work including new signal poles, mast arms, signal heads, protected left-turn phasing, LED lighting, and detection loops.	Reduce collisions that occur due to turning movements.	Gonzales Road & Lantana Street	2
48	Traffic Signal Improvements - Oxnard Boulevard Service Road	Conduct preliminary engineering for traffic signal and stop sign improvements to the Oxnard Blvd. service road from Gonzales Blvd. to Glenwood Drive.	Reduce collisions that occur due to turning movements.	Oxnard Boulevard Service Road from Gonzales Boulevard to Glenwood Drive	2

CIP 2027-31 New Projects Requests

49	Traffic Signal Improvements - Ventura Boulevard Service Road	Conduct preliminary engineering for traffic signal and stop sign improvements to the Ventura Road Frontage Road between Ivywood Drive and Beverly Drive.	Improve geometry to eliminate conflicts at multi-point intersections on the Oxnard Service Road and Oxnard Blvd.	Ventura Road Frontage Road between Ivywood Drive and Beverly Drive	1, 2
50	Traffic Signal Improvements - Ventura Road/Second Street/Teal Club Road	Construct traffic signal improvements at Ventura Road & 2nd Street & Teal Club Road. Work including new signal poles, mast arms, signal heads, protected left-turn phasing, LED lighting, and detection loops.	Reduce collisions that occur due to turning movements.	Ventura Road & Second Street and Teal Club Road	1, 2
51	Traffic Signal Improvements - Vineyard Avenue/H Street	Construct traffic signal improvements at Vineyard Avenue & H Street. Work including new signal poles, mast arms, signal heads, protected left-turn phasing, LED lighting, and detection loops.	Reduce collisions that occur due to turning movements.	Vineyard Avenue & H Street	2
52	Traffic Signal Improvements - Wooley Road Conduit Replacement	Replace fiber optic conduit for traffic signals within the railroad right of way.	Improve geometry to eliminate conflicts at multi-point intersections on the Ventura Frontage Road and Ventura Road	Wooley Road from Escalon Drive to Commercial Street	1, 4

Utilities

No.	Project Title	Project Description	Purpose and Need	Location	District
53	Environmental Resources: Del Norte Facility Tip Fee Floor Construction	Resurface the concrete tipping floor at the Materials Recycling Facility.	The present condition of the tipping floor is such that reconstructive work is needed to bring it back to a fully serviceable level.	111 South Del Norte Boulevard	Citywide
54	Environmental Resources: Fleet Garage at the MRF	New awning to protect Fleet Mechanics from adverse weather,	The purpose of this project is to install a new detached awning to improve working conditions for Fleet Mechanics servicing CNG trucks. The existing fleet shop lacks adequate ventilation, preventing work from being safely performed inside the current bays. As a result, mechanics are forced to work outdoors, exposing them to adverse weather conditions such as heat, wind, and rain. Rather than retrofitting the existing building to meet ventilation requirements, constructing a detached awning provides a more cost-effective solution while achieving the same functional objective. This approach will enhance worker safety, improve productivity, and reduce overall project costs.	111 South Del Norte Boulevard	Citywide
55	Environmental Resources: Roll Up Doors Replacement	Complete full roll up door replacement on all doors for the Del Norte Regional Recycling and Transfer Station.	The roll-up doors at the Del Norte Regional Recycling and Transfer Station are used heavily on a daily basis. Due to this constant use and the harsh, dirty environment, the doors frequently break down, leading to partial disruptions in trash sorting and transfer operations. High-traffic commercial doors typically have a lifespan of 5 to 10 years, making their replacement long overdue.	111 South Del Norte Boulevard	Citywide
56	Wastewater Collection: Lift Station #28 Improvements	Rehabilitation of Lift Station #28	Lift Station #28 has recently experienced structural and mechanical failures and requires upgrades to maintain operational reliability.	6001 Perkins Road	Citywide
57	Wastewater Collection: New Lift Station #5	Construction of a new lift station #5 to replace lift stations #4 and #6	Lifts Stations #4 & #6 serve the area west of the Edison Canal between 5th Street and Oxnard Beach Park. Both station are over 50 years old and beyond their useful life. During the storms of 2023 and 2024 they were not able keep up with the high flows created by the wet weather. Lift Station #5 will replace both #4 and #6 with an upgraded and enlarged station.	Harbor Blvd and Wooley Road	1
58	Wastewater Collection: Rose Avenue Manhole Rehabilitation	Rehabilitation of approximately 150 manholes on Rose Ave from Gonzales to Pleasant Valley	Manholes are an integral part of any sanitary sewer collection system. They allow access into the system for cleaning, inspection, repair and emergency operation. Manholes are usually constructed of concrete which is susceptible to corrosion in a sewer system environment. This will be the 3rd phase of an ongoing process to repair all manholes on the major trunk lines with corrosion resistant liners, thus reducing the chance of collapse and extending the life of the system.	Rose Avenue	Citywide
59	Wastewater WRRF: AST Blower Starters Replacement	Replacement of 5 blower starters	Blowers are critical and required equipment as part of the activated sludge process. They provide the compressed air for the aeration tanks. They were originally installed in 1990. The electrical starters are beyond their useful life and replacement parts are no longer manufactured and not available.	6001 Perkins Road	Citywide
60	Wastewater WRRF: Demolition	Demolition of unused and obsolete WRRF facilities - ISPS, biotowers, PCC, main electrical, primary thickeners, old SPB, old headworks	Many of the facilities at the WRRF have been replaced or abandoned but not demolished as part of the replacement projects. These facilities need to be demolished to make room on the existing landlocked wastewater campus for future facilities.	6001 Perkins Road	Citywide
61	Wastewater WRRF: Fire System Improvements	Upgrade of the WRRF 2W fire distribution system	The current fire distribution system was originally built in 1975 to the standards during that time. A second fire distribution system was built in 1990, but not connected to the originally fire distribution system. Current fire system codes require the upgrade of the fire distribution system.	6001 Perkins Road	Citywide
62	Wastewater WRRF: Headworks Improvements - Phase II	Rehabilitation of headworks - new chemical storage and handling facility, storage building, bar screens, electrical conduits, crane, compactors, conveyors, MH replacement	The Headworks is one of the primary facilities in the wastewater process. Reliable operation is critical to long-term regulatory compliance and proper operation of the WRRF. The equipment is nearing the end of it's useful life and requires replacement.	6001 Perkins Road	Citywide
63	Wastewater WRRF: New Administration Building	Replacement of the existing WRRF administration building with a new administration building that will house the WRRF administration group, operations group, laboratory, technical services group and wastewater engineering.	The existing administration building was built in the mid-1970's and does not meet either technical building codes or operational requirements for the wastewater staff. The current building does not meet modern seismic codes and is not large enough to house the required groups.	6001 Perkins Road	Citywide
64	Wastewater WRRF: New EQ Basin	New EQ basin between the primary clarifiers and ISPS	An equalization (EQ) basin is an integral part of a conventional water resource recovery facility. The purpose of an EQ basin is to equalize varying incoming wastewater flows over a 24-hour period. This provides downstream processes protection from peak flows, improves safety and reliability, allows optimization of the process, especially electric costs, and allows a steady source of treated water sent to the AWPF. The WRRF currently does not have an EQ basin located in the correct part of the process.	6001 Perkins Road	Citywide
65	Wastewater WRRF: Thickener Improvements	Upgrade and replacement of primary and secondary thickeners.	The purpose of the project is to replace and upgrade the existing WRRF thickening facilities. The existing facilities are beyond their useful life and incompatible with the long-term plan for the WRRF. Thickening facilities are required as a step in the solids processing process prior to entering the anaerobic digesters.	6001 Perkins Road	Citywide
66	Wastewater WRRF: Cogen Improvements	Replacement of the existing cogeneration engines and upgrades to the existing building.	The cogeneration facility was built in the 1970's and provides heat for the digesters and creates electricity used for plant operations. The facility is beyond its useful life and requires replacement.	6001 Perkins Road	Citywide
67	Wastewater WRRF: Pavement Replacement	Repaving existing driving surfaces within the WRRF campus that are beyond their useful life and failing.	Many of the paved surfaces are in poor condition and need to be replaced.	6001 Perkins Road	Citywide

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68	Wastewater WRRF: Stormwater Improvements	Modifications to the existing stormwater system on the WRRF campus to retain and/or treat all stormwater that lands on the site.	Stormwater management on an industrial site is regulated through the statewide industrial general permit (IGP). The WRRF campus is subject to these regulations. There are currently areas of the site that drain to Perkins Road and the MS4. The intent of the project is to stop any stormwater from draining onto Perkins Road.	6001 Perkins Road	Citywide
69	Water Distribution: Citywide Cast Iron Pipe Improvements	Replace the existing 12 inch cast iron water main in the Pleasant Valley Estates area. Work will include installation of new water main, reconnection of services, valves, fittings, and related appurtenances, along with pavement restoration, traffic control, and other associated improvements needed to replace the existing 1964 pipeline.	This project is needed to improve system reliability, reduce emergency response and repair costs, and minimize the risk of future service interruptions for customers in the area. Replacing this main will provide a more cost effective and reliable long term solution for the City's water distribution system.	Multiple Pleasant Valley Estate: Phase I Jefferson Square to Saviers Road, and Phase II Saviers Road to J Street	Citywide
70	Water Production: Calleguas Chlorine Booster Station at Blending Station #2	Work will include demolition of existing buildings, site preparation, security fencing, construction of a new building, installation of a sodium hypochlorite storage tank, chemical metering pumps, piping, and injection points to the existing water main within the yard. The project will also include electrical, SCADA, and communication improvements required for operation and system integration and an emergency generator.	Install a chlorine booster station at Blending Station 2 to maintain adequate chlorine residuals in the southern portion of the distribution system served by the Calleguas Conduit. Lower system demand increases water age and reduces disinfectant residuals in this area. The project will improve water quality control, support reliable operations, and reduce the need for additional purchased water for residual management.	1061 Richmond Avenue	Citywide
71	Water Production: New Desalter Storage Tank	The project will require land acquisition and construction of the infrastructure necessary to connect the new storage facilities to the existing Desalter, including associated piping, valves, controls, electrical, and site improvements.	Construct additional storage to support continuous 24/7 operation of the Desalter, including during low demand periods. Existing storage limitations can restrict production when demand is low. This project will improve operational flexibility, maximize use of local Desalter supply, and reduce reliance on purchased water.	Near 251 South Hayes Avenue	Citywide
72	Water Production: Two New Groundwater Wells at Blending Station #3	Develop (2) new groundwater wells at the existing Blending Station 3 site. The project will include well drilling and construction, site improvements, piping connections to the well manifold and effluent pipeline, and associated electrical, control, and utility improvements required to integrate the new well into the existing facility.	Develop new groundwater wells to replace and expand aging well capacity. Existing wells have undergone multiple rehabilitations, but performance continues to decline over time as specific capacity and efficiency are reduced. New wells are needed to preserve reliable access to the City's lowest cost water source, maintain production capacity, and reduce dependence on higher cost purchased water.	1700 Solar Drive	Citywide

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD FINDING THAT ALL OF THE PROJECTS IN THE PROPOSED MID-CYCLE UPDATE TO THE 2027-2031 CITY OF OXNARD FIVE YEAR CAPITAL IMPROVEMENT PROGRAM ARE IN CONFORMITY WITH THE 2030 GENERAL PLAN AND COASTAL LAND USE PLAN

WHEREAS, the Oxnard Planning Commission approved a Resolution on April 16, 2026, finding that the projects listed in the 2027-2031 City of Oxnard Five Year Capital Improvement Program (the "2027-2031 CIP") were in conformity with the City's 2030 General Plan and Local Coastal Land Use Plan; and

WHEREAS, the Oxnard City Council adopted that 2027-2031 CIP on April 16, 2026; and

WHEREAS, the City of Oxnard proposes to adopt the revised 2027-2031 City of Oxnard Five Year Capital Improvement Program (the "Revised 2027-2031 CIP"); and

WHEREAS, the revised 2027-2031 CIP is designed to serve as both a financial and project planning document; and

WHEREAS, Government Code Section 65401 requires that the Planning Commission review all capital projects that will be planned, initiated or constructed during the ensuring fiscal years for conformity with the General Plan and Local Coastal Land Use Plan; and

WHEREAS, Government Code Section 65402 requires that real property acquisition or disposition, street vacation or abandonment, public building or structure construction be consistent with the General Plan and Local Coastal Land Use Plan as to location, purpose and extent; and

WHEREAS, the revised 2027-2031 CIP identifies various potential public projects, which are consistent with the 2030 General Plan and Local Coastal Land Use Plan; and

WHEREAS, the revised 2027-2031 CIP adds projects that were not previously included in previous versions of the CIP; and

WHEREAS, the revised 2027-2031 CIP General Plan and Coastal Land Use Plan conformity determination report is not a "project" subject to review under the California Environmental Quality Act (CEQA) because it can be seen with certainty pursuant to CEQA Guidelines Sections 15061(b)(3) and 15378(b)(4) that there is no possibility that a determination of General Plan and Local Coastal Land Use Plan consistency report may have a significant impact on the environment as the proposed revised 2027-2031 CIP is a government funding

document that does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment; and

WHEREAS, as required by CEQA, environmental review will be conducted prior to construction of the individual projects identified within 2027-2031 CIP. Any required environmental documents will be prepared pursuant to CEQA as part of project permit processing or at any other point in time as required by CEQA.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard reviewed the proposed revised 2027-2031 CIP and finds that all of the projects within that revised 2027-2031 CIP conform with the 2030 General Plan and Local Coastal Land Use Plan.

PASSED, APPROVED and ADOPTED by the Planning Commission of the City of Oxnard on this 16th Day of April, 2026, by the following vote:

_____

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 16th Day of April 2026, 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

2030 General Plan and Local Coastal Plan Conformity Determination for the City of Oxnard Capital Improvement Program (CIP) Fiscal Years (FY) 2027-2031.

Planning Commission
April 16, 2026

Morgan Kessler, P.E.
City Engineer

CITY OF OXNARD CALIFORNIA

Staff Recommendation

1. That the Planning Commission find the Capital Improvement Program (CIP) projects for FY 2027-2031 is not a “project” under the California Environmental Quality Act pursuant to section 15601 (b)(3) and 15378(b)(4); and

2. Adopt Resolution 2026-XX finding that the proposed additional Capital Improvement Program (CIP) projects for FY 2027-2031 are in conformance with the City of Oxnard 2030 General Plan and relevant Coastal Land Use Plan policies pursuant to Section 65401 of the Government Code.

Project Description and Applicant

- The Planning Commission will review the CIP for FY 2027-2031 to confirm the 72 new projects are in conformance with the City of Oxnard 2030 General Plan and relevant Coastal Land Use Plan policies pursuant to Section 65401 of the Government Code.

- The CIP includes a range of roadway improvements, maintenance of public facilities, stormwater drainage improvements and other miscellaneous projects. The whole of the proposed CIP projects are located throughout the City of Oxnard and vary in scope and funding.

Background

- In accordance with Government Code Section 65401, the Planning Commission is required to review the list of newly proposed capital improvement projects for the ensuing fiscal years.

- The Planning Commission will verify their conformance with the City's 2030 General Plan and relevant Coastal Land Use Plan policies.

Environmental Review

- The lead agency has determined that this CIP General Plan and Coastal Land Use Plan conformity determination report is not a “project” under CEQA.

- And has determined with certainty that the proposed CIP is a government funding document that does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.

- Environmental review will be conducted prior to construction of the individual projects identified within this staff report.

Discussion

- A CIP contains all the individual capital (major) projects for a local government along with their corresponding construction, completion schedules and financing plans.
- The identified list of capital improvement projects are anticipated to be initiated during FY 2027-2031.
- Some of these projects are pending funding, and all are necessary to address infrastructure and public service needs of the City.
- The proposed CIP for FY 2027-2031 consists of 255 projects overall (177 existing, 72 new, and 6 reclassified), with a total value of approximately $1.3 billions.

Discussion (Cont'd)

- The categories of the 72 new projects identified by Oxnard City departments include:
    - **Buildings** (parking lot rehab, fire station overhead door replacement, electrical panels, etc.)
    - **Parks and Open Space** (playground structure replacement, lighting, etc.)
    - **Transportation and Drainage** (asphalt repair, traffic signal improvements, etc.)
    - **Utilities** (lift station, stormwater improvements, etc.)

Discussion (Cont'd)

- These new projects have not been previously reviewed by the Planning Commission and require its determination that they are in conformance with the City of Oxnard 2030 General Plan and relevant Coastal Land Use Plan.

- The focus of the Planning Commission's review will be on the new projects not yet determined to be consistent with the City's 2030 General Plan and relevant Coastal Land Use Plan policies.

Next Steps

- The Planning Commission's action on this matter is advisory to the City Council.

- The Planning Commission's recommendation on this matter will be forwarded to the City Council for consideration as they review the adoption of the CIP for FY 2027-2031.

- The CIP for FY 2027-2031 will be reviewed by the PWTC on April 28, 2026, and will be taken to the City Council on May 19, 2026.

CITY OF OXNARD CALIFORNIA

QUESTIONS

CITY OF OXNARD CALIFORNIA

PLANNING COMMISSION
STAFF REPORT

TO: Planning Commission

FROM: Christopher Murillo, Assistant Planner

DATE: April 16, 2026

SUBJECT: **Project Name: Fishermen's Catch Alcohol Special Use Permit;** Planning and Zoning Permit No. 26-510-01 (Special Use Permit - Alcohol), Property Located at 1185 S. Victoria Avenue, APN 188-0-250-075.

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 2026-XX approving Planning and Zoning Permit No. 26-510-01 (Special Use Permit - Alcohol), subject to certain findings and conditions.

2) **Project Description and Applicant:** A request to replace an existing license (ABC Type 41) with a new license (ABC Type 47) to authorize the sales of beer, wine, and distilled spirits for on-site consumption within an existing 3,359 square-foot restaurant (Fisherman's Catch) in a multi-tenant commercial building located at 1185 South Victoria Avenue (APN: 188-0-250-075) within the Coastal Planned Community (CPC) zone. The proposed hours of sales are 7:00am to 12:00am; Monday through Sunday. Filed by designated agent Rick Sanchez, 1185 S. Victoria Avenue, Oxnard, CA 93035 on behalf of the property owner Perform Properties, 11250 El Camino Real, Suite 200, San Diego, CA 92130.

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

3) **Existing & Surrounding Land Uses:** The 3,359 square foot seafood restaurant is currently developed within the Seabridge Marketplace. The following table summarizes the land uses and zoning designations of the project site and adjacent properties, which are also illustrated in Attachment A:

Figure 1: Surrounding Uses

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Planned Unit Development - Residential (PUD)	Coastal Planned Community (CPC)	Existing restaurant in Seabridge Shopping Center
North	County Jurisdiction	N/a	Agriculture
South	Planned Unit Development - Residential (PUD)	Coastal Planned Community (CPC)	Seabridge Shopping Center Multi-Family Residences
East	Residential Low (RL)	Single Family Zone Planned-Development (R-1-PD)	Single and Multi-Family Residences
West	Planned Unit Development - Residential (PUD)	Coastal Planned Community (CPC)	Single and Multi-Family Residences Westport at Mandalay Bay

4) **Background Information:** The Planning Commission approved Resolution No. 02-106 on December 5, 2002, approving a coastal development permit to allow construction of the Seabridge planned community on 135 acres within the Mandalay Bay Specific Plan area. The Seabridge Marketplace was approved as part of the development. Several minor improvements such as updates to the site's signage program, establishing of outdoor dining areas, and exterior facade alterations have been approved for the various sections of this shopping center. Other related planning entitlements have also established alcohol use permits for a grocery store and three other restaurants within this portion of the shopping center. In 2009, the Fishermen's Catch restaurant was established in the subject tenant space. That same year, a request to allow on-site sale of beer and wine, as part of a bona fide public eating place (restaurant; ABC License Type 41) was filed and was approved by the Planning Commission on February 18, 2010.

   The applicant is now requesting a Type 47 ABC License to authorize the sale of alcohol for off-site consumption.

5) **Environmental Determination:** In accordance with Section 15301, Class 1 (Existing Facilities) of the State 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 off-site consumption within an existing multi-tenant commercial-office 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 proposed project is a request for an upgrade to an existing ABC Type 41 license to a new ABC Type 47 license which will authorize the sale of beer, wine, and distilled spirits for on-site consumption within an existing 3,359 square-foot restaurant space. In accordance with the Coastal Planned Community (CPC) Zoning District, the Mandalay Bay Specific Plan and City Council Resolution No. 11,896, the ability to sell alcohol for on-site consumption is subject to approval of an Alcohol Special Use Permit (ASUP) by the Planning Commission.

b) ***General Plan & Zoning Consistency:*** The General/Coastal Plan and zoning land use designation for the subject property is Mandalay Bay Specific Plan and the proposed use is consistent with the project site's zoning designation of Coastal Planned Community (CPC). The CPC permits a variety of commercial retail/service uses consistent with the Coastal Neighborhood Commercial and Coastal Visitor-Serving Commercial zones. Restaurants are listed as a principally permitted use; however, ancillary sales of alcoholic beverages requires the approval of a special use permit. Approval of this special use permit is consistent with the policies and standards of the General/Coastal Plan, Mandalay Bay Specific Plan, and the CPC zoning designation.

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 Alcohol Special Use Permit 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:

Figure 2: Alcohol outlets located within 350 Feet

#	Business Name	Address	ABC Type	ASUP	On/Off -Sale	Premise	Alcohol	Alcohol Hours *
1	Anaba Sushi	1171 S. Victoria Ave	41	Yes	On	Restaurant	Beer Wine	6am-Mid
2	Sura USA	1213 S. Victoria Ave	41	Yes	On	Restaurant	Beer Wine	6am-Mid

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

Figure 3: Alcohol outlets located between 350 Feet and 1000 Feet

#	Business Name	Address	ABC Type	ASUP	On/Off -Sale	Premise	Alcohol	Alcohol Hours *
1	Chipotle	1101 S. Victoria Ave.	41	Yes	On	Restaurant	Beer Wine	9am-11pm
2	Von's	1291 S. Victoria Ave.	21	Y	Off	Supermarket	Beer Wine Spirits	6am-Mid

**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***:***

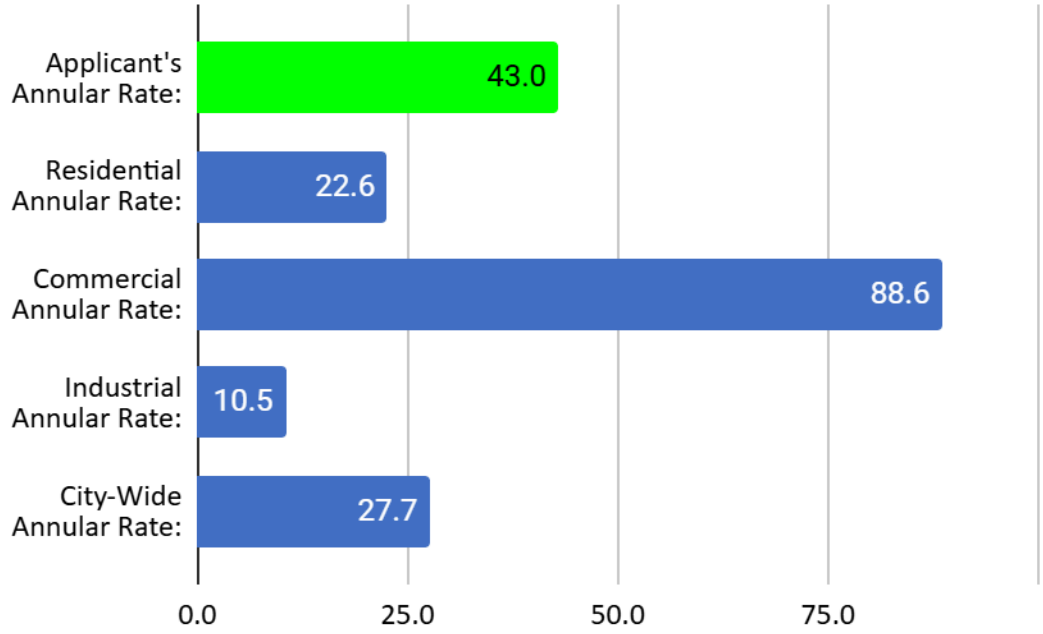
The Oxnard Police Department has reviewed the application for a Special Use Permit to approve an ABC Type 47 license for the Fishermen's Catch. The report states that there are two existing restaurants with alcohol licenses within the vicinity of the project location. This establishes that there is not 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) Business & Professional Code. Currently there are nine on-sale licenses within the applicant's census tract. According to the ABC, four 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 IBRS[1] 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 86.6.

The average number of Group A and B crimes in the applicant's 1000 feet annular area is 43. This is less than 50% of the average for commercial properties citywide and can be best illustrated in the graph below:

Figure 4: Crime Rate Per 1,000-Foot Radius Around Site



Police Department Input:
The Beat Coordinator who is responsible for the day-to-day monitoring of activity and deployment of police resources for the surrounding area said that the location is not generally considered to be a policing problem and has not required any specific attention.

[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.

Community Input:
Several nearby business operators were contacted and interviewed regarding this business' request to sell spirits in addition to their existing license for sales of beer and wine. The business operators who were interviewed believed there would be no issues with the restaurant serving beer, wine, and spirits.

Area Residents:
The Neighborhood Chairperson was contacted. The chair stated that the business is well operated and does not expect any problems to develop if the business is granted the ability to sell spirits.

Conclusion:
Fishermen's Catch is a full-service restaurant operating under an existing ABC Type 41 Beer & Wine Restaurant License within the Seabreeze Shopping Center. The applicant has applied for an ABC Type 47 Beer, Wine & Spirits Restaurant License and a City of Oxnard Alcohol Special Use Permit in order to include distilled spirits to expand his alcohol service. The service area for alcoholic beverages shall include the interior tenant space of 1185 S. Victoria Avenue and an adjacent enclosed outdoor patio.

Concentration, Public Convenience and Necessity:
As previously discussed, the site of the proposed establishment is within an area of the City where there is no "undue concentration" of alcoholic beverage establishments within the meaning of section 23958.4(a)(1) of the Business and Professions Code, and, as described in City Council Resolution 11,896. The crime rate established for the area around the business is not seen as a significant factor relating to the issuance of this permit.

A finding of public convenience can be made for this proposal, as it is convenient for restaurants to serve an alcoholic beverage that pairs well with the food they serve. Conversely, it would be inconvenient for a member of the public to patronize this restaurant and have to go elsewhere to obtain an alcoholic beverage that would pair well with their meal.

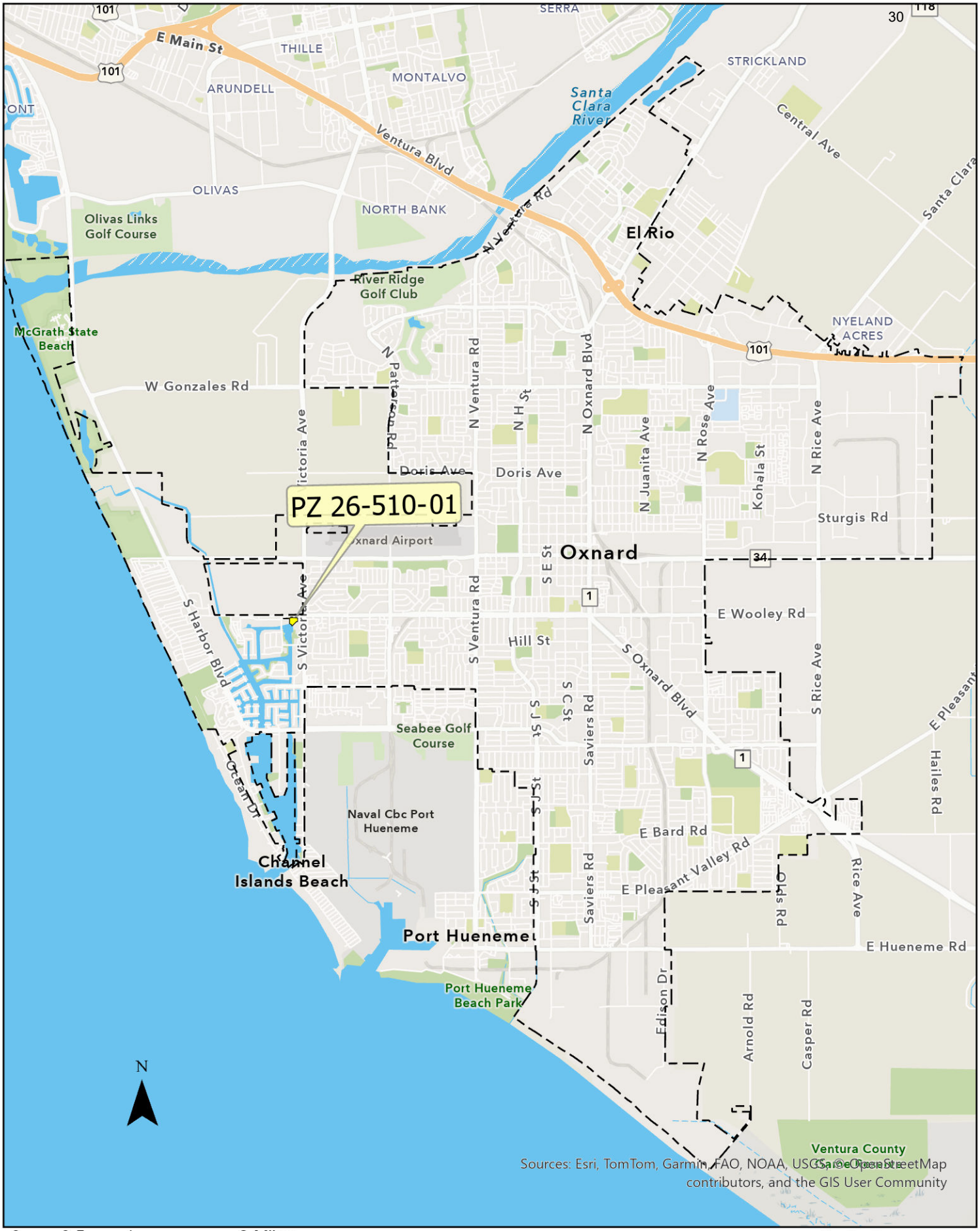
Based on the crime statistics, the assessment from the Beat Coordinator, and the input from the community, there is no significant reason to oppose this application. Under the recommended operating conditions, it is believed that the service of alcoholic beverages at this business will have little, if any,adverse impact on the community or policing services.

7) **Community Workshop and Public Input:** This Project is located within the Channel Islands Neighborhood. On January March 5, 2026, the Applicant mailed notices of the Community Workshop meeting to all property owners within the Channel Islands 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 March 16, 2026. The Chair of the community was present at the Community Workshop for this item. Staff received two comments. One which supported the project before the meeting, and another comment in objection to the project which raised concerns in regards to the individuals such license would attract and the noise in regards to customers consuming alcohol in the exterior patio area. During the meeting, local residents of the Channel Islands neighborhood voiced their support for the business, providing examples of the owner being a local community member, and the owner's ability to successfully manage a liquor license for the establishment.

   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 no additional public comments in support for the project since.

8) **Appeal Procedure:** In accordance with Oxnard City Code Section 16-545, 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. 11896
   F. Draft Resolution PZ 26-510-01 (Special Use Permit - Alcohol)
   G. Staff Presentation



Vicinity Map

PZ 26-510-01

0 50 100 200 Feet

Aerial Map

PZ 26-510-01

General Plan 2030 Map

PZ 26-510-01

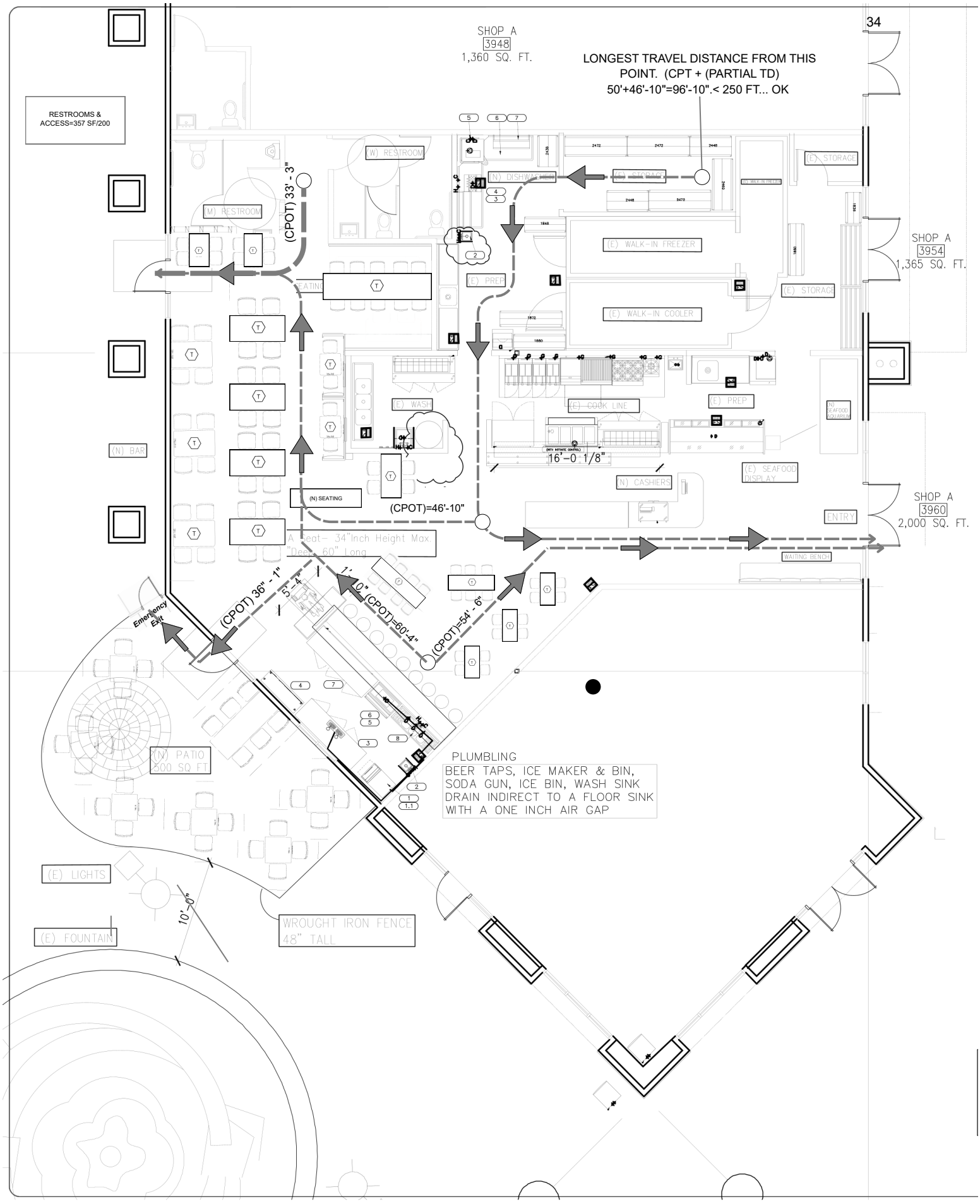
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

0 100 200 400 Feet

N

Zoning Map

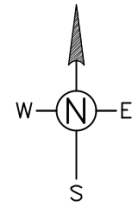
PZ 26-510-01


SHOP A
3948
1,360 SQ. FT.
LONGEST TRAVEL DISTANCE FROM THIS POINT. (CPT + (PARTIAL TD)
50'+46'-10"=96'-10".< 250 FT... OK
RESTROOMS & ACCESS=357 SF/200
(W) RESTROOM
(M) RESTROOM
(CPOT) 33' - 3"
(N) DISHWASHER
(E) STORAGE
(E) WALK-IN FREEZER
(E) PREP
(E) WALK-IN COOLER
(E) STORAGE
SHOP A
3954
1,365 SQ. FT.
SEATING
(E) WASH
(E) COOK LINE
(E) PREP
(N) SEAFOOD AQUARIUM
(N) BAR
16'-0 1/8"
(E) SEAFOOD DISPLAY
(N) CASHIERS
(N) SEATING
(CPOT)=46'-10"
ENTRY
SHOP A
3960
2,000 SQ. FT.
A Seat- 34"Inch Height Max.
"Deep - 60" Long
WAITING BENCH
(CPOT) 36' - 1"
5'-4"
1'-10"
(CPOT)=60'-4"
(CPOT)=54' - 6"
Emergency Exit
(N) PATIO
800 SQ FT
PLUMBLING
BEER TAPS, ICE MAKER & BIN,
SODA GUN, ICE BIN, WASH SINK
DRAIN INDIRECT TO A FLOOR SINK
WITH A ONE INCH AIR GAP
(E) LIGHTS
10' >0"
(E) FOUNTAIN
WROUGHT IRON FENCE
48" TALL

SITE PLAN

0 25 50 UNIT: FEET 150

Date: January 30, 2026



S Victoria Ave

Sidewalk

Driveway

Property Line

Driveway

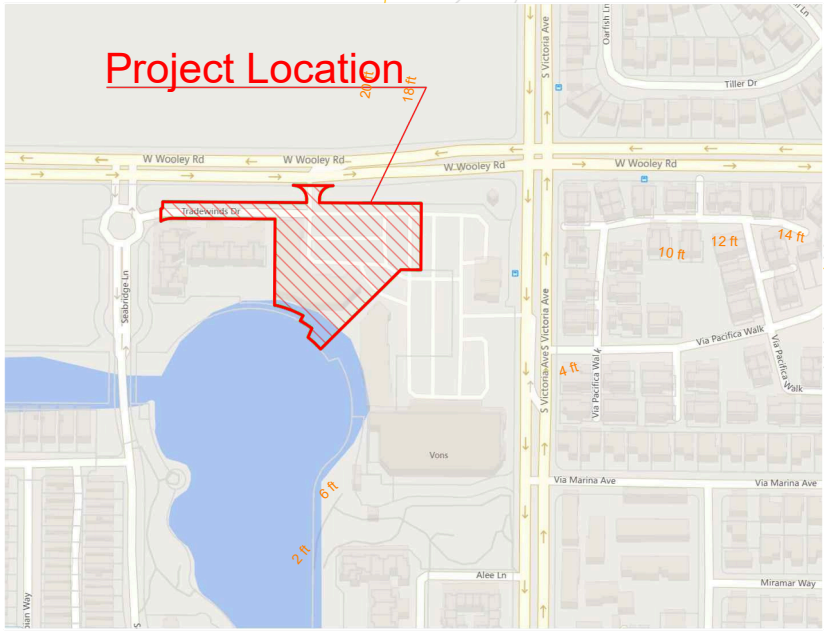
Driveway

Driveway

#1185 Fishermen's Catch

EXISTING BUILDING

Vicinity Map NOTTO SCALE



Impervious Surface Caclulations		
Existing Surface:	110,197.15 S.F.	
Proposed Surface:	0.00 S.F.	
TOTAL -	110,197.15 S.F.	@ 95.83%

FISHERMEN'S CATCH LLC
ADDRESS: 1185 S Victoria Ave. Ventura, CA 93003
Scale: 1"=50'

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE
This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.

Parcel No. (APN) 188-0-250-075
Land Use COMMERCIAL SHOPPING CENTER
Lot Area 114,998 SF (2.64 ACRES)

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: Fishermen's Catch Alcohol Special Use Permit

Project Applicant: Rick Sanchez

Project Location - Specific: 1185 S. Victoria Avenue, Oxnard, California 93035, County of Ventura Assessor Parcel Number: 188-0-250-075

Description of Nature, Purpose and Beneficiaries of Project: Planning and Zoning Permit No. 26-510-01 (Special Use Permit - Alcohol): A request to replace an existing license (ABC Type 41) with a new license (ABC Type 47) to authorize the sales of beer, wine, and distilled spirits for on-site consumption within an existing 3,359 square-foot restaurant (Fisherman's Catch) in a multi-tenant commercial building located at 1185 South Victoria Avenue (APN: 188-0-250-075) within the Coastal Planned Community (CPC) zone. The proposed hours of sales are 7:00am to 12:00am; Monday through Sunday. Filed by designated agent Rick Sanchez, 1185 S. Victoria Avenue, Oxnard, CA 93035 on behalf of the property owner Perform Properties, 11250 El Camino Real, Suite 200, San Diego, CA 92130.

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

Name of Person or Agency Carrying Out Project (Applicant): Rick Sanchez

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));

X 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 an upgrade to an existing Alcohol Beverage

Control (ABC) Type 41 (On-Sale Beer & Wine, Eating Place) license to a Type 47 (On-Sale General, Eating Place) license to authorize the sale of alcohol for on-site consumption for a restaurant within an existing 3,359 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: Christopher Murillo, Assistant Planner, 805-200-5895

_____ _____

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

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

CITY OF OXNARD CALIFORNIA

Police Department

Jason Benites, Chief of Police

February 19, 2026

To: Christopher Murillo, Assistant Planner
Joe Pearson II, Planning Division Manager

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

Subject: Fishermen's Catch, 1185 S. Victoria Ave. - Alcohol SUP Review
PZ 26-510-01, Alcohol SUP Review (ABC Type 47)

Site Information:

Fishermen's Catch has been operating at 1185 S. Victoria Avenue, within the Seabridge Shopping Center, since 2010, with an ABC Type 41 License (beer & wine) under several different owners. The current owners have operated the business since 2022. The business operates as a seafood restaurant with current operating hours of 11 a.m. to 8 p.m. The owners have applied for an ABC Type 47 License which allows the sale of beer, wine and spirits at a restaurant.

Fishermen's Catch is located in the Seabridge Shopping Center which is at the Northeast corner of the Channel Islands Neighborhood. The Police Department is recommending that the service of alcoholic beverages are limited to the hours of 7 A.M. to 12 Midnight.

Concentration, Crime and Policing Services

The concentration of retail alcohol outlets and crime can have a significant impact on public safety and the delivery of police services. The State of California[1] and the City of Oxnard[2] have established standards to weigh concentration factors, and, when appropriate, mitigations to address those factors. The charts below 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	ASUP	On/Off-Sale	Premise	Alcohol	Alcohol Hours *
1	Anaba Sushi	1171 S. Victoria Ave.	41	Y	on	Restaurant	Beer Wine	6a-Mid
2	Sura USA	1213 A, Victoria Ave.	41	Y	on	Restaurant	Beer Wine	6a-Mid

**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	ASUP	On/Off-Sale	Premise	Alcohol	Alcohol Hours *
1	Chipotle	1101 S. Victoria Ave.	41	Y	on	Restaurant	Beer Wine	9a-11p
2	Von's	1291 S. Victoria Ave.	21	Y	off	Supermarket	Beer Wine Spirits	6a-Mid

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 two existing restaurants 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's 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 district[3] 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.*

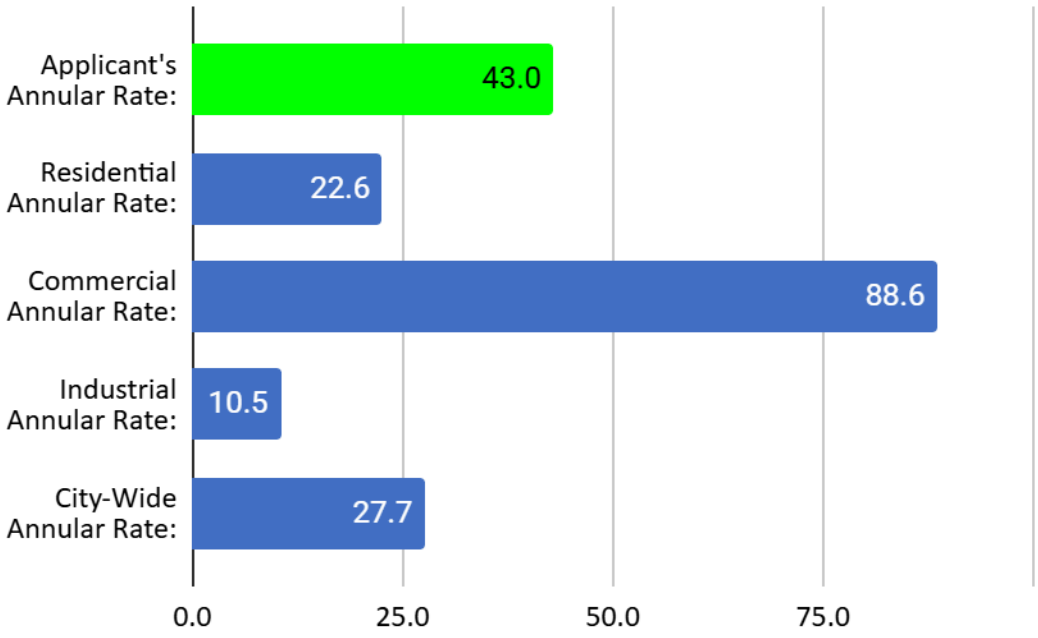
[3] *Oxnard P.D. does not collect crime data based on reporting districts. For the purposes of concentration of alcohol establishments, the crime stats are compared by 1000-foot annular areas.*

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 9 on-sale licenses within the applicant's census tract. According to the ABC, 4 on-sale licenses are permitted within this census tract. Since this application is for a change in license type and not adding a license to the census tract, undue concentration under the provisions of California Business and Professions Code Section 23958.4 is not changing.

Crime Statistics Review:

For comparison purposes the Police Department calculates the average number of NIBRS[4] 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 Part I and II crimes is 88.6.

The average number of Group A and B crimes in the applicant's 1000 feet annular area is 43. This is less than 50 % of the average for commercial properties citywide and can be best illustrated in the graph below:



Police Department Input:

The Beat Coordinator who is responsible for the day-to-day monitoring of activity and deployment of police resources for the surrounding area said that the location is not considered to be a policing problem and has not required any specific attention.

[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.

Community Input

Businesses:
Several nearby business operators were contacted and interviewed regarding this business' request to sell spirits in addition to their existing license for sales of beer and wine. The business operators who were interviewed believed there would be no issues with the restaurant serving beer, wine and spirits.

Area Residents:
The Neighborhood Chairperson was contacted. He stated that he is very familiar with the location and believes the business is well operated. He does not expect any problems to develop if the business is granted the ability to sell spirits.

Conclusion

Fishermen's Catch is a full-service restaurant operating under an existing ABC Type 41 Beer & Wine Restaurant License within the Seabreeze Shopping Center. The applicant has applied for an ABC Type 47 Beer, Wine & Spirits Restaurant License and a City of Oxnard Alcohol Special Use Permit in order to include distilled spirits to expand his alcohol service. The service area for alcoholic beverages shall include the interior tenant space of 1185 S. Victoria Avenue and an adjacent enclosed outdoor patio.

Concentration, Public Convenience, and Necessity
As previously discussed, the site of the proposed establishment is within an area of the City where there is no "undue concentration" of alcoholic beverage establishments within the meaning of section 23958.4(a)(1) of the Business and Professions Code, and, as described in City Council Resolution 11,896. The crime rate established for the area around the business is not seen as a significant factor relating to the issuance of this permit.

A finding of public convenience can be made for this proposal, as it is convenient for restaurants to serve an alcoholic beverage that pairs well with the food they serve. Conversely, it would be inconvenient for a member of the public to patronize this restaurant and have to go elsewhere to obtain an alcoholic beverage that would pair well with their meal.

Based on the crime statistics, 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 an,y adverse impact on the community or policing services.

Police Operating Conditions
On-Sale Restaurant

1. Permittee and all sellers or servers shall complete an approved course in Responsible Beverage Sales (RBS) (available through the ABC website at: https://www.abc.ca.gov/education/rbs/). 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.

Hours

2. Sales of alcohol may only occur between the hours of 7:00 A.M. and 12 Midnight. (See provisions for extension of service hours in "Special Conditions") (PL/PD)

Food & Beverage Service

3. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food sold on the premises during the same period. The permittee shall at all times maintain records that reflect the gross sales of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the Police Department upon demand. (PL/PD)

4. The premises shall be equipped and maintained in good faith as a bona fide restaurant and shall possess, in operative condition, such conveniences for cooking and storage of foods, such as stoves, ovens, broilers, refrigeration or other devices, as well as pots, pans, or containers which can be used for cooking or heating foods on the type heating device employed. (PL/PD)

5. The permittee shall have a Certified Food Handler on-duty at all times the restaurant is open to support the service of its menu. (PD)

6. The permittee shall maintain records in accordance with Health and Safety Code 113790, which requires any employee who handles food have a California Food Handler Card. (PD)

7. Permittee shall offer an assortment of food items to customers at all times that alcohol is being served. A menu of food items, including appetizers, entrees, and desserts, shall be available at all times that alcohol is available for sale, and employees will encourage guests to purchase and consume food items along with their alcoholic beverages, as part of its commitment to responsible beverage service. (PD)

8. Alcoholic beverages shall not be offered at significantly reduced prices (typically more than a 25% reduction from regular prices) that are meant to encourage greater consumption of alcohol, such as during "happy hour" type promotions. Permittee shall not develop any other promotional activity that is designed to encourage excessive drinking of alcoholic beverages. Promoting a "happy hour" or other event that offers reduced prices on food or other items shall not be considered a violation of this condition and is actually encouraged. (PD)

9. Alcohol shall be served in containers that are distinct from the beverage cups or containers used for coffee or other non-alcoholic beverages, shall be served in standard sizes that are consistent with the industry, and shall not be served by the pitcher or similar high-capacity containers exceeding 25 oz. total. The design of containers for the service of alcoholic beverages shall be approved by the Chief of Police or his designee. (PD)

10. The premises shall be equipped with an adequate number of seats to accommodate all customers. There shall be no service area that is designed or used as a standing area only or as a combined standing and seating area. (PD)

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

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

13. The property owner and the tenant shall be responsible for maintaining their areas of responsibility free of litter in the area adjacent to the premises over which Permittee has reasonable control. (PD/PL)

14. The permittee shall establish responsible cash handling procedures to reduce the likelihood of robberies and thefts. (PD)

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

16. The activity at the site and the use of any amplifying system or device shall not be disruptive to neighboring uses. (PD)

17. The Police Chief or designee may immediately suspend operation of the uses approved by this permit pending a hearing on the revocation of this permit conditions and/or a permit/license issued by the California Department of Alcohol Beverage Control ("ABC"), or there is a single serious violent crime or single significant incident to which multiple police units or multiple police jurisdictions respond associated with the operations of this use, 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 on the revocation of the permit by the Community Development Director to be held no more that 30-days after the suspension begins. (PD)

License/Permit

18. 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)
19. 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)
20. 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)
21. 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)

Security Features

22. Prior to commencing the sale of alcohol permitted by this permit, the permittee shall install and operate 24 hours a day a video surveillance system. The system shall be maintained at a reasonable industry standard to monitor, and, at a minimum monitor, the entrances and exits 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) and/or cloud based system. 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 or entrance to the business. Cameras dedicated to this purpose shall be mounted at 7-feet above the floor.
    h. The camera system shall operate 24-hours a day, 7-days a week.

i. At a minimum one camera shall be dedicated to capture activity in the kitchen.
j. Cameras shall be located inside as well as outside the premises to monitor general activity.

23. 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.

24. Prior to the issuance of the Certificate of Occupancy, the permittee shall submit and have approved by the Chief of Police or his/her designee a Security Site Plan which shall include the below features.

25. The Security Site Plan shall illustrate the location of each camera installation as well as the location of the support equipment. The support equipment shall be located in a secure room with limited access to supervisorial employees and other employees who, by the nature of their responsibilities, have a need to access the equipment.

26. The Security Site Plan shall include a chart that identifies each camera by an alpha-numeric designation, the make and model of the instrument, the type of camera housing (dome, bullet, discrete), the camera's capture purpose (general area, choke point, point of sale, etc.) and its mounting height above the floor/grade.

27. Identify the nature of all alarm systems including the make, model and type of sensors.

Operational Standards

28. All deliveries that include alcoholic beverages shall require the following:
    a. The person making the delivery shall be a minimum of 21-years of age and has completed an approved course in Responsible Beverage Sales and Service (RBSS) Training sponsored or approved by either the California Department of Alcohol Beverage Control or the Chief of the Oxnard Police Department. The RBSS card shall be renewed every three years by taking an approved course otherwise, the card will be considered invalid.
    b. Each driver making an alcoholic beverage delivery shall check the identification of the person taking possession of the alcoholic beverage and ensure that the person depicted on the identification is of age and is the person receiving the delivery. The driver shall photograph or scan the identification with an identification scanner to record and verify the age of the person taking receipt of the delivery.
    c. The permittee shall provide information on any website menu that clearly states that all deliveries that include alcoholic beverages will require the recipient of the alcoholic beverage(s) to present their government issued photo identification as proof of age. Recommended language for on-line menus: "The City of Oxnard requires that the delivery driver be shown a

government issued photo identification of the recipient of all deliveries that include alcoholic beverages."

d. The permittee shall require that staff members taking phone orders for delivery of alcoholic beverages shall advise customers of the requirements under subsection "(b)" of this condition.
e. On-line orders for delivery which include alcohol shall have a check box where the customer acknowledges that the recipient of the order must show a government issued photo identification at the time of delivery.
f. All deliveries including alcoholic beverages shall be made to a residence, apartment, or business. Deliveries that include alcoholic beverages shall not be made to parks, parking lots, motor vehicles or similar places open to the general public or in public view.

29. All alcoholic beverages "to go" or for delivery shall be well sealed consistent with industry standards.

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

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

32. 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 run contrary to provisions set forth through their ABC license or this Special Use Permit. (PD)

33. Should an event occur within the business, the permittee or managing/supervising employee shall provide to the Oxnard Police Department, in a timely manner, any video recording documenting activity within and around this business relative to the event when in involves:

    a. The service or sales of alcoholic beverages under the scope of this permit or ABC license.
    b. Any crime of violence and there is an urgency to identify the suspect or true circumstances to protect the safety of an individual or the public at large.
    c. Any theft occurring within the business.

Crime Prevention Best Practices

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

35. Permittee shall bolt down or otherwise secure all cash registers to service counters to prevent the entire device from being stolen during a burglary or robbery. (PD)

36. Permittee shall equip each point of sale with a silent robbery alarm that complies with Oxnard City Ordinance No. 2601 or develop and implement critical incident protocols that provide an efficient method for alerting police and others to a potential threat without unnecessarily putting the employees at risk. (PD)

37. Permittee shall have drop-safes installed or establish other responsible cash handling procedures to allow employees to deposit daily receipts throughout the day as the amounts exceed allowable levels in the register (typically $50-200). (PD)

38. The Permittee shall establish responsible cash handling procedures to reduce the likelihood of robberies and theft. (PD)

39. The area surrounding premises under the reasonable control of the Permittee (including the rear of the business) shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons in or about the area. (PD/PL)

Entertainment

40. Entertainment is permitted provided that it does not interfere with neighboring uses and is operated within the provisions of OCC 11-185 through 11-188. An annual Entertainment Tax is required as part of the Business Tax Certificate process.

41. A Dance Permit is required for any dancing within the business per OCC 11-171.

42. When security personnel are present or required per Oxnard City Code, the permittee shall maintain accurate records of all security personnel on the premises at any given time and make those available to the police upon demand. These records shall, at a minimum, provide the name, date of birth, copies of security guard credentials or license and any other permits or certifications related to security work. This would include copies of permits for weapons or other tools the guard may be authorized to carry. Security personnel shall remain in compliance with updated training related to their work as set forth by any existing or future state and/or local regulations. (PD)

Signage

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

44. There shall be no posters or signs on the windows other than those required by permit or statute or otherwise specifically approved by the Planning Division. (PL/PD)

45. In the areas outside the business, not otherwise licensed by the Department of Alcoholic Beverage Control allowing the service of alcohol, Permittee shall post prominent, permanent signs indicating that loitering, open containers and the consumption of alcoholic beverage is prohibited. This includes the parking lot, walkways and other adjacent areas under Permittee's reasonable control. (PD)

46. Prominent signs shall be posted throughout the business, in effect, "No persons under 21 will be served alcoholic beverages" and "Valid ID is required to purchase or possess alcoholic beverages" and A sign shall be posted on or adjacent to the patio gate stating: "No Alcoholic Beverages Beyond This Point". (PD)

Site Design

47. There shall not be any outdoor or patio bar (portable or otherwise) where alcoholic beverages are stored or served. (PD)

48. Any rear door of the premises shall be equipped on the inside with an automatic locking device, shall be closed at all times, and shall not be used as a means of access by patrons to and from the licensed premises. Temporary use of these doors for delivery of supplies does not constitute a violation. (PD)

49. The patio shall be surrounded by a 48-inch tall fence with a primary entrance and any other exit as required by the Fire Department.

50. Any change in the floorplan as established at the time of the issuance of this permit that may intensify the use or service of alcohol shall require a minor modification permit. Such change would include, but not be limited to increasing the number of seats at a bar, expansion of hours beyond those established in this permit, or the creation of a bandstand or other area for the use of entertainment.

Permit Restrictions

51. The subject Alcoholic Beverage Control License shall not be exchanged for any other type of Alcoholic Beverage Control License without DDR or SUP review and approval by the Police Chief or designee and the Community Development Director. (PD)

52. 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 DDR shall be initiated, and conditions may be added or removed as appropriate to mitigate existing or potential problems. (PD)

53. Prior to the issuance of this permit, the permittee shall submit and have approved a security plan which details the camera system, alarms, guard post orders and other security related matters and policies.

54. Permittee shall provide the Police Department with a point of contact for notifications and exchange of information. To update the Police Department on this designated point of contact an email shall be sent to: specialprojects@oxnardpd.org.

55. Any change in the customer seating that would create a bar or other alcohol centric customer area will prompt the need for a modification to this Alcohol Special Use Permit.

Special Police Conditions

56. The permittee may request an extension of hours up to 1A.M. for no more than six times in a calendar year to accommodate special activities (ie: New Year's Eve, Mother's Day) to expand the hours of operation and alcohol service beyond the hours identified in the conditions of this permit and to allow for entertainment. The one-day extension of hours may be denied if there has been a documented violation of these conditions during the 12-month period prior to date of the planned one-day event or any other circumstance where it is believed that the event would disturb neighboring uses or require additional police resources to monitor the event. To request an extension of hours send an email at least 30-days prior to the event date to: specialprojects@oxnard.org and on the subject line identify your business' name and state "Request for Extension of Hours. A Police Department staff member should respond to this request within 5-business days.

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

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:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:

Gary L. Gillig, City Attorney

RESOLUTION NO. 2026-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 26-510-01 (SPECIAL USE PERMIT - ALCOHOL) TO REPLACE AN EXISTING ALCOHOL LICENSE (ABC TYPE 41) FOR A TYPE NEW ALCOHOL LICENSE (ABC TYPE 47) TO AUTHORIZE THE SALE OF ALCOHOL FOR ON-SITE CONSUMPTION FOR A RESTAURANT WITHIN AN EXISTING 3,359 SQUARE-FOOT TENANT SPACE. FILED BY DESIGNATED AGENT RICK SANCHEZ, 1185 S. VICTORIA AVENUE, OXNARD CA 93035 ON BEHALF OF THE PROPERTY OWNER PERFORM PROPERTIES, 11250 EL CAMINO REAL, SUITE 200, SAN DIEGO CA 92130.

WHEREAS, on February 2, 2026, Rick Sanchez, (the **"Applicant" and/or "Permittee"**) on behalf of property owner Perform Properties, submitted a request to replace an existing license (ABC Type 41) with a new license (ABC Type 47) to authorize the sales of beer, wine, and distilled spirits for on-site consumption within an existing 3,359 square-foot restaurant (Fisherman's Catch) in a multi-tenant commercial building located at 1185 South Victoria Avenue (APN: 188-0-250-075) (the "Project"); and

WHEREAS, on April 16, 2026, 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. 26-510-01 (Special Use Permit - Alcohol), filed by Rick Sanchez 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 Planned Unit Development-Residential (PUD) and within the Coastal Planned Community Zoning District (CPC). The Project is located in an existing commercial center and is surrounded by 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 Coastal Planned Community Zoning District (CPC), with a 2030 General Plan designation of Planned Unit Development-Residential (PUD), and other adopted policies of the City of Oxnard, including the Mandalay Bay Specific Plan. The existing 3,359 square-foot restaurant space requests to replace an existing ABC Type 41 license to a new ABC Type 47 license to authorize the sale of beer, wine, and distilled spirits for off-site consumption. The ability to sell alcohol for off-site consumption in the Coastal Planned Community Zoning District is subject to approval of Special Use Permits by the Planning Commission pursuant to Oxnard Coastal Zoning Code Sec. 17-15. Therefore, the request for a new ABC Type 47 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 on-site consumption at an existing eating facility. According to the Police report there are two other existing alcohol outlets with on-site licenses within 350 feet of the project location; therefore, the Police Department has determined that there is not an undue concentration of establishments selling alcohol. In the case of the applicant site, the annual crime rate is below half the average annual 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 47 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 47 license to sell alcohol for on-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 Victoria Avenue and Wooley Road. The proposed new Type 47 license is not anticipated to generate significant traffic that would require improvements to infrastructure. Therefore, the site for the proposed new Type 47 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 47 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 4 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. 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 CEQA, determines that the Project (Type 47 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 replace an existing license (ABC Type 41) with a new license (ABC Type 47) to authorize the sales of beer, wine, and distilled spirits for on-site consumption within an existing 3,359 square-foot restaurant (Fisherman's Catch) in a multi-tenant 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, 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 26-510-01 (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.

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	HD	Housing Department
DS	Eng Services/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Division
PL	Planning Division	FD	Fire Department
ER	Environmental Resources	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).

2. This permit is granted for the plans approved April 16, 2026, ("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).

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).

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).

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).

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).

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).

8. Applicant shall not permit any combustible refuse or other flammable materials to be burned on the Project property (FD).

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).

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).

PLANNING DIVISION SPECIAL CONDITIONS

11. This permit shall automatically be void 12 months from the date of issuance, unless the Applicant has received a License Type 47 from the State Department of Alcoholic Beverage Control to sell alcoholic beverages on the Project property.

12. Unless the use is inaugurated no later than 12 months after this approval is granted and is diligently pursued thereafter, this approval will expire pursuant to the Oxnard City Code Section 16-553.

POLICE DEPARTMENT CONDITIONS

RBS Training

13. 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.

Hours

14. Sales of alcohol may only occur between the hours of 7:00 A.M. and 12 Midnight. (See provisions for extension of service hours in "Special Conditions") (PL/PD)

Food & Beverage Service

15. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food sold on the premises during the same period. The permittee shall at all times maintain records that reflect the gross sales of food and the gross sales of alcoholic beverages of the licensed business. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the Police Department upon demand. (PL/PD)

16. The premises shall be equipped and maintained in good faith as a bona fide restaurant and shall possess, in operative condition, such conveniences for cooking and storage of foods, such as stoves, ovens, broilers, refrigeration or other devices, as well as pots, pans, or containers which can be used for cooking or heating foods on the type heating device employed. (PL/PD)

17. The permittee shall have a Certified Food Handler on-duty at all times the restaurant is open to support the service of its menu. (PD)

18. The permittee shall maintain records in accordance with Health and Safety Code 113790, which requires any employee who handles food have a California Food Handler Card. (PD)

19. Permittee shall offer an assortment of food items to customers at all times that alcohol is being served. A menu of food items, including appetizers, entrees, and desserts, shall be available at all times that alcohol is available for sale, and employees will encourage guests to purchase and consume food items along with their alcoholic beverages, as part of its commitment to responsible beverage service. (PD)

20. Alcoholic beverages shall not be offered at significantly reduced prices (typically more than a 25% reduction from regular prices) that are meant to encourage greater consumption of alcohol, such as during "happy hour" type promotions. Permittee shall not develop any other promotional activity that is designed to encourage excessive drinking of alcoholic beverages. Promoting a "happy hour" or other event that offers reduced prices on food or other items shall not be considered a violation of this condition and is actually encouraged. (PD)

21. Alcohol shall be served in containers that are distinct from the beverage cups or containers used for coffee or other non-alcoholic beverages, shall be served in standard sizes that are consistent with the industry, and shall not be served by the pitcher or similar high-capacity containers exceeding 25 oz. total. The design of containers for the service of alcoholic beverages shall be approved by the Chief of Police or his designee. (PD)

22. The premises shall be equipped with an adequate number of seats to accommodate all customers. There shall be no service area that is designed or used as a standing area only or as a combined standing and seating area. (PD)

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

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

25. The property owner and the tenant shall be responsible for maintaining their areas of responsibility free of litter in the area adjacent to the premises over which Permittee has reasonable control. (PD/PL)

26. The permittee shall establish responsible cash handling procedures to reduce the likelihood of robberies and thefts. (PD)

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

28. The activity at the site and the use of any amplifying system or device shall not be disruptive to neighboring uses. (PD)

29. The Police Chief or designee may immediately suspend operation of the uses approved by this permit pending a hearing on the revocation of this permit conditions and/or a permit/license issued by the California Department of Alcohol Beverage Control ("ABC"), or there is a single serious violent crime or single significant incident to which multiple police units or multiple police jurisdictions respond associated with the operations of this use, 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 on the revocation of the permit by the Community Development Director to be held no more that 30-days after the suspension begins. (PD)

License/Permit

30. 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)

31. 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)

32. 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)

33. 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)

Security Features

34. Prior to commencing the sale of alcohol permitted by this permit, the permittee shall install and operate 24 hours a day a video surveillance system. The system shall be maintained at a reasonable industry standard to monitor, and, at a minimum monitor, the entrances and exits 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) and/or cloud based system. 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 or entrance to the business. Cameras dedicated to this purpose shall be mounted at 7-feet above the floor.
    h. The camera system shall operate 24-hours a day, 7-days a week.
    i. At a minimum one camera shall be dedicated to capture activity in the kitchen.
    j. Cameras shall be located inside as well as outside the premises to monitor general activity.

35. 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.

36. Prior to the issuance of the Certificate of Occupancy, the permittee shall submit and have approved by the Chief of Police or his/her designee a Security Site Plan which shall include the below features.

37. The Security Site Plan shall illustrate the location of each camera installation as well as the location of the support equipment. The support equipment shall be located in a secure room with limited access to supervisorial employees and other employees who, by the nature of their responsibilities, have a need to access the equipment.

38. The Security Site Plan shall include a chart that identifies each camera by an alpha-numeric designation, the make and model of the instrument, the type of camera housing (dome, bullet, discrete), the camera's capture purpose (general area, choke point, point of sale, etc.) and its mounting height above the floor/grade.

39. Identify the nature of all alarm systems including the make, model and type of sensors.

Operational Standards

40. All deliveries that include alcoholic beverages shall require the following:
    a. The person making the delivery shall be a minimum of 21-years of age and has completed an approved course in Responsible Beverage Sales and Service (RBSS) Training sponsored or approved by either the California Department of Alcohol Beverage Control or the Chief of the Oxnard Police Department. The RBSS card shall be renewed every three years by taking an approved course otherwise, the card will be considered invalid.
    b. Each driver making an alcoholic beverage delivery shall check the identification of the person taking possession of the alcoholic beverage and ensure that the person depicted on the identification is of age and is the person receiving the delivery. The driver shall photograph or scan the identification with an identification scanner to record and verify the age of the person taking receipt of the delivery.
    c. The permittee shall provide information on any website menu that clearly states that all deliveries that include alcoholic beverages will require the recipient of the alcoholic beverage(s) to present their government issued photo identification as proof of age. Recommended language for on-line menus: "The City of Oxnard requires that the delivery driver be shown a government issued photo identification of the recipient of all deliveries that include alcoholic beverages."
    d. The permittee shall require that staff members taking phone orders for delivery of alcoholic beverages shall advise customers of the requirements under subsection "(b)" of this condition.
    e. On-line orders for delivery which include alcohol shall have a check box where the customer acknowledges that the recipient of the order must show a government issued photo identification at the time of delivery.
    f. All deliveries including alcoholic beverages shall be made to a residence, apartment, or business. Deliveries that include alcoholic beverages shall not be made to parks, parking lots, motor vehicles or similar places open to the general public or in public view.

41. All alcoholic beverages "to go" or for delivery shall be well sealed consistent with industry standards.

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

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

44. 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 run contrary to provisions set forth through their ABC license or this Special Use Permit. (PD)

45. Should an event occur within the business, the permittee or managing/supervising employee shall provide to the Oxnard Police Department, in a timely manner, any video recording documenting activity within and around this business relative to the event when in involves:
    a. The service or sales of alcoholic beverages under the scope of this permit or ABC license.
    b. Any crime of violence and there is an urgency to identify the suspect or true circumstances to protect the safety of an individual or the public at large.
    c. Any theft occurring within the business.

Crime Prevention Best Practices

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

47. Permittee shall bolt down or otherwise secure all cash registers to service counters to prevent the entire device from being stolen during a burglary or robbery. (PD)

48. Permittee shall equip each point of sale with a silent robbery alarm that complies with Oxnard City Ordinance No. 2601 or develop and implement critical incident protocols that provide an efficient method for alerting police and others to a potential threat without unnecessarily putting the employees at risk. (PD)

49. Permittee shall have drop-safes installed or establish other responsible cash handling procedures to allow employees to deposit daily receipts throughout the day as the amounts exceed allowable levels in the register (typically $50-200). (PD)

50. The Permittee shall establish responsible cash handling procedures to reduce the likelihood of robberies and theft. (PD)

51. The area surrounding premises under the reasonable control of the Permittee (including the rear of the business) shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons in or about the area. (PD/PL)

Entertainment

52. Entertainment is permitted provided that it does not interfere with neighboring uses and is operated within the provisions of OCC 11-185 through 11-188. An annual Entertainment Tax is required as part of the Business Tax Certificate process.

53. A Dance Permit is required for any dancing within the business per OCC 11-171.

54. When security personnel are present or required per Oxnard City Code, the permittee shall maintain accurate records of all security personnel on the premises at any given time and make those available to the police upon demand. These records shall, at a minimum, provide the name, date of birth, copies of security guard credentials or license and any other permits or certifications related to security work. This would include copies of permits for weapons or other tools the guard may be authorized to carry. Security personnel shall remain in compliance with updated training related to their work as set forth by any existing or future state and/or local regulations. (PD)

Signage

55. There shall be no advertising of alcoholic beverages visible from the outside, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. (PL/PD)
56. There shall be no posters or signs on the windows other than those required by permit or statute or otherwise specifically approved by the Planning Division. (PL/PD)
57. In the areas outside the business, not otherwise licensed by the Department of Alcoholic Beverage Control allowing the service of alcohol, Permittee shall post prominent, permanent signs indicating that loitering, open containers and the consumption of alcoholic beverage is prohibited. This includes the parking lot, walkways and other adjacent areas under Permittee's reasonable control. (PD)
58. Prominent signs shall be posted throughout the business, in effect, "No persons under 21 will be served alcoholic beverages" and "Valid ID is required to purchase or possess alcoholic beverages" and A sign shall be posted on or adjacent to the patio gate stating: "No Alcoholic Beverages Beyond This Point". (PD)

Site Design

59. There shall not be any outdoor or patio bar (portable or otherwise) where alcoholic beverages are stored or served. (PD)

60. Any rear door of the premises shall be equipped on the inside with an automatic locking device, shall be closed at all times, and shall not be used as a means of access by patrons to and from the licensed premises. Temporary use of these doors for delivery of supplies does not constitute a violation. (PD)

61. The patio shall be surrounded by a 48-inch tall fence with a primary entrance and any other exit as required by the Fire Department.

62. Any change in the floorplan as established at the time of the issuance of this permit that may intensify the use or service of alcohol shall require a minor modification permit.

Such change would include, but not be limited to increasing the number of seats at a bar, expansion of hours beyond those established in this permit, or the creation of a bandstand or other area for the use of entertainment.

Permit Restrictions

63. The subject Alcoholic Beverage Control License shall not be exchanged for any other type of Alcoholic Beverage Control License without DDR or SUP review and approval by the Police Chief or designee and the Community Development Director. (PD)

64. 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 DDR shall be initiated, and conditions may be added or removed as appropriate to mitigate existing or potential problems. (PD)

65. Prior to the issuance of this permit, the permittee shall submit and have approved a security plan which details the camera system, alarms, guard post orders and other security related matters and policies.

66. Permittee shall provide the Police Department with a point of contact for notifications and exchange of information. To update the Police Department on this designated point of contact an email shall be sent to: specialprojects@oxnardpd.org.

67. Any change in the customer seating that would create a bar or other alcohol centric customer area will prompt the need for a modification to this Alcohol Special Use Permit.

POLICE DEPARTMENT SPECIAL CONDITIONS

68. The permittee may request an extension of hours up to 1A.M. for no more than six times in a calendar year to accommodate special activities (ie: New Year's Eve, Mother's Day) to expand the hours of operation and alcohol service beyond the hours identified in the conditions of this permit and to allow for entertainment. The one-day extension of hours may be denied if there has been a documented violation of these conditions during the 12-month period prior to date of the planned one-day event or any other circumstance where it is believed that the event would disturb neighboring uses or require additional police resources to monitor the event. To request an extension of hours send an email at least 30-days prior to the event date to: specialprojects@oxnard.org and on the subject line identify your business' name and state "Request for Extension of Hours. A Police Department staff member should respond to this request within 5-business days.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 16th day of April 2026.

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 16th day of April 2026, 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
April 16, 2026

Fishermen's Catch Alcohol SUP
1185 S. Victoria Avenue
PZ 26-510-01
(Special Use Permit - Alcohol)

Applicant: Rick Sanchez - Agent

Case Planner: Christopher Murillo

CITY OF OXNARD CALIFORNIA

Project Description

A request to replace an existing license (ABC Type 41) with a new license (ABC Type 47) to authorize the sales of beer, wine, and distilled spirits for on-site consumption within an existing 3,359 square-foot restaurant (Fisherman's Catch) in a multi-tenant commercial building located at 1185 South Victoria Avenue (APN: 188-0-250-075) within the Coastal Planned Community (CPC) zone.

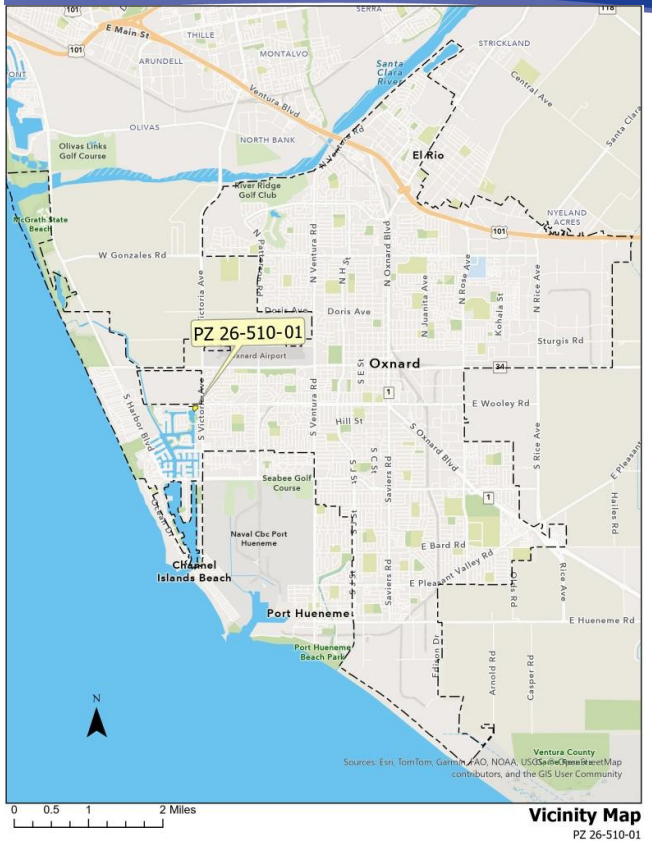
The proposed hours of sales are 7:00am to 12:00am; Monday through Sunday.

Project Location

Fishermen's Catch:

- The general location of the project site is within the Coastal Planned Community (CPC) Zoning District
- The market is located West of Victoria Avenue and South of Wooley Road.

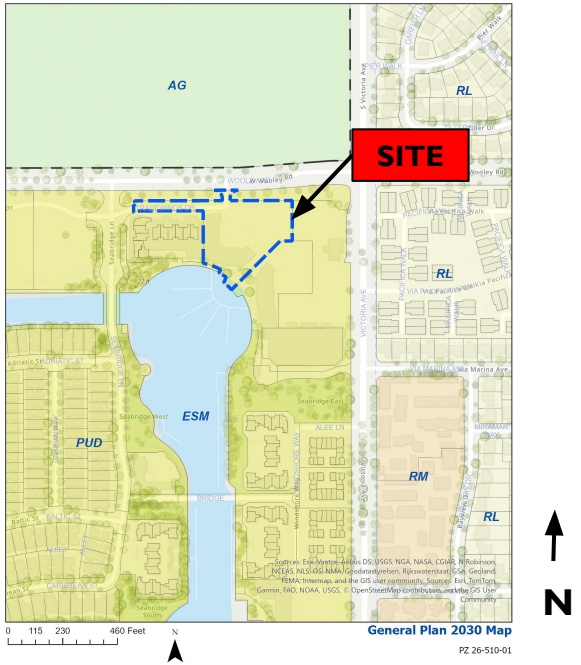
Aerial Map
PZ 26-510-01



Vicinity Map
PZ 26-510-01

General Plan and Zoning

2030 General Plan:
Planned Unit Development-Residential (PUD)



Zoning Designation:
Coastal Planned Community (CPC)

Surrounding Land Uses

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Planned Unit Development - Residential (PUD)	Coastal Planned Community (CPC)	Existing restaurant in Seabridge Shopping Center
North	County Jurisdiction	N/a	Agriculture
South	Planned Unit Development - Residential (PUD)	Coastal Planned Community (CPC)	Seabridge Shopping Center Multi-Family Residences
East	Residential Low (RL)	Single Family Zone Planned-Development (R-1-PD)	Single and Multi-Family Residences
West	Planned Unit Development - Residential (PUD)	Coastal Planned Community (CPC)	Single and Multi-Family Residences Westport at Mandalay Bay

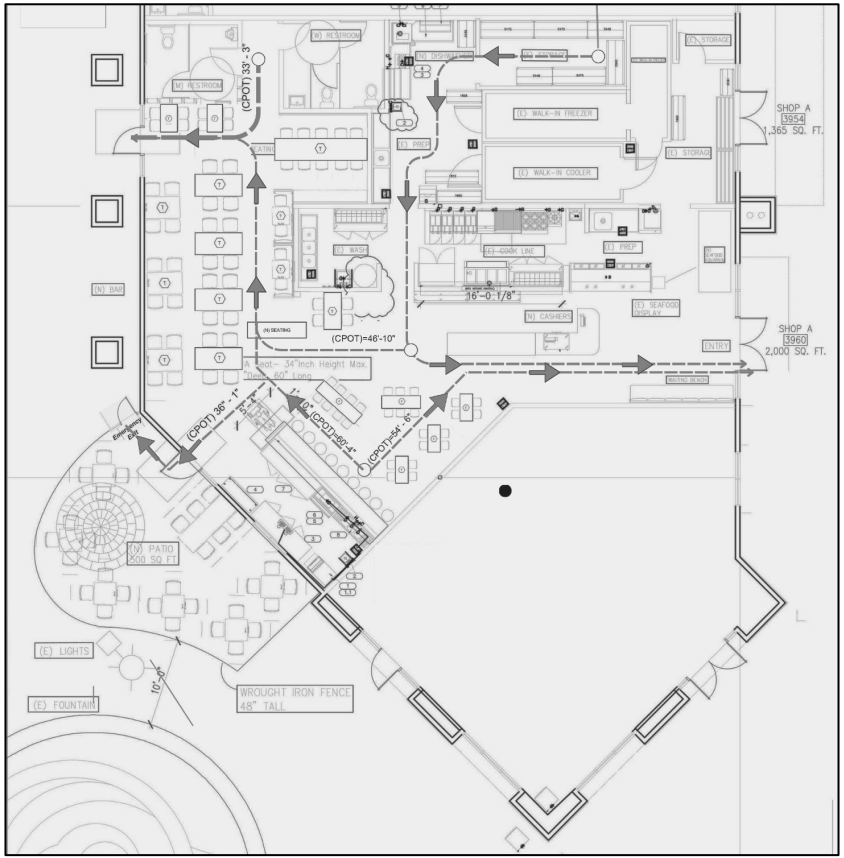
Background

- On December 5, 2002, the Planning Commission approved Resolution No. 02-106 to permit construction of the Seabridge Community on 135 acres within the Mandalay Bay Specific Plan area.
- In 2009, the Fishermen's Catch restaurant was established on the subject site.
- On February 18, 2010, the Planning Commission approved Resolution 2010-04 to permit the on-site sale of beer and wine, as part of a bona fide public eating place.

Site Photos

April 7, 2026

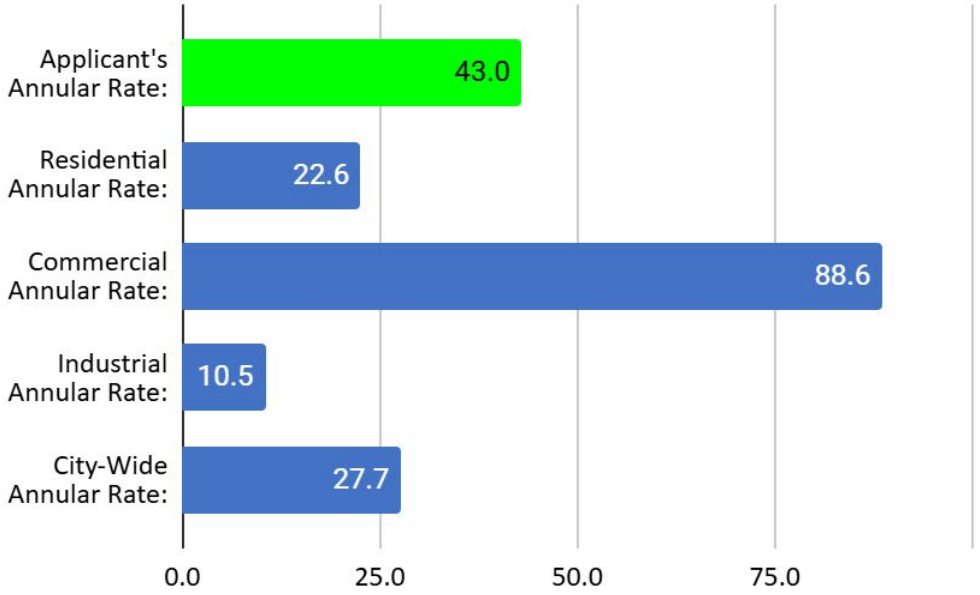
Floor Plan


(M) RESTROOM
(CPOT) 33'-3"
(N) BAR
(N) SEATING
(E) WALK-IN FREEZER
(E) WALK-IN COOLER
(E) STORAGE
(E) PREP
(E) WASH
(E) COOK LINE
(N) CASHIER
(E) SEAFOOD DISPLAY
SHOP A
3954
1,365 SQ. FT.
SHOP A
3960
2,000 SQ. FT.
ENTRY
16'-0 1/8"
(CPOT)=46'-10"
(CPOT) 36'-1"
(CPOT)=52'-6"
(CPOT)=54'-6"
(M) PATIO
200 SQ FT
(E) LIGHTS
(E) FOUNTAIN
10'-0"
WROUGHT IRON FENCE
48" TALL

Police Report Summary

Crime:

- The crime rate within 1,000 feet of the site is less than 50% of the average for commercial properties citywide. Crime rate is not a concern for this project.
- Site is not considered to be a policing problem.



Police Department Review

Findings:

- Crime rate around the site is below commercial average.
- Fishermen's Catch has been operating at this site since November 2009. The business is full service restaurant.
- There is not an undue concentration per City and State standards.
- Based on the crime statistics, 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.

Environmental Review

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.

Staff 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. 26-510-01 (Special Use Permit - Alcohol), subject to certain findings and conditions.

CITY OF OXNARD CALIFORNIA

PLANNING COMMISSION
STAFF REPORT

TO: Planning Commission

FROM: John-Miguel Dalbey, Assistant Planner

DATE: April 16, 2026

SUBJECT: **Project Name: Sespe Creek Distillery Alcohol Special Use Permit;** Planning and Zoning Permit No. 26-510-02 (Special Use Permit - Alcohol), Property Located at 2451 Eastman Avenue, Suites 8 & 9 (APN: 216-0-195-055).

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 a resolution approving Planning and Zoning Permit No. 26-510-02 (Special Use Permit - Alcohol), subject to certain findings and conditions.

2) **Project Description and Applicant:** The project consists of a request to allow a Still (Type 06 ABC License), a Distilled Spirits Importer (Type 12 ABC License), and a Craft Distiller (Type 74 ABC License), allowing for on-site consumption and retail sales at a proposed tasting room/shop in an existing 5,871 square-foot distillery (Sespe Creek Distillery) within a two building, multi-tenant parcel of 5.45 acres within the Light Manufacturing (M-1) zone and the Northfield & Seagate Business Park Specific Plan. The tasting room's proposed hours of operation are 9:00am to 9:00pm, 7 days a week. Filed by designated agent John Campbell, 925 16th St., Santa Monica, CA 90403, on behalf of the property owner Schulze News Company, Inc., 2451 Eastman Ave., Ste. 13, Oxnard CA 93030.

3) **Existing & Surrounding Land Uses:** The existing 5,871 square-foot Sespe Creek Distillery is currently developed within two adjoining suites (8 & 9) of an existing warehouse space on a 5.45 acre parcel within the Northfield-Seagate Specific Plan. The following table summarizes the land uses and zoning designations of the project site and adjacent properties, which are also illustrated in Attachment A:

Figure 1: Surrounding Uses

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Industrial Light (ILT)	Light Manufacturing (M-1); Northfield-Seagate Business Park Specific Plan	Existing multi-tenant industrial park in the Northfield-Seagate Business Park Specific Plan
North	Industrial Light (ILT); Industrial Limited (ILM)	Light Manufacturing (M-1); Limited Manufacturing (M-L); Northfield-Seagate Business Park Specific Plan	Existing multi-tenant industrial parks in the Northfield-Seagate Business Park Specific Plan
South	Industrial Light (ILT); Agriculture (AG)	Light Manufacturing (M-1); Northfield-Seagate Business Park Specific Plan; Ventura County	Existing multi-tenant industrial parks in the Northfield-Seagate Business Park Specific Plan
East	Industrial Light (ILT)	Light Manufacturing Planned Development (M-1-PD)	Vacant/undeveloped parcels
West	Industrial Light (ILT)	Light Manufacturing (M-1); Limited Manufacturing (M-L); Northfield-Seagate Business Park Specific Plan	Existing multi-tenant industrial parks in the Northfield-Seagate Business Park Specific Plan

4) **Background Information:** On May 24, 1984, the Oxnard City Council adopted Ordinance No. 2012, creating a Specific Plan entitled "The Northfield Business Park." Under Ordinance No. 2087, the Oxnard City Council amended the adopted "Northfield Business Park Specific Plan" to be revised and entitled "The Northfield and Seagate Business Park Specific Plan." On August 11, 1998, the Oxnard City Council adopted Resolution No. 11,431, amending the Northfield and Seagate Business Park Specific Plan to remove the plan's minimum lot size requirement and rely solely on the minimum lot size requirements of the underlying zones.

   On April 12, 2019, Planning Staff approved Zone Clearance Application #19-130-104, allowing Sespe Creek Distillery to begin operating a craft whiskey distillery at 2451 Eastman Avenue, Unit 9. The business has since expanded into both units 8 & 9, broadening the scope of their operations. The existing distillery did not fall under Council Resolution 11,896 which initiated the Alcohol SUP process in 2001. This resolution works in coordination with Section 23790 of the California Business & Professions Code pausing the issuance of a retail ABC License if a jurisdiction has a zoning ordinance governing retail alcohol establishments; a distillery alone is not a retail establishment. As the applicant is requesting ABC Craft Distillery Licenses (Type 06 - Still; Type 12 - Distilled Spirits Importer; Type 74 - Craft Distiller) to permit on-site consumption and retail sales, the distillery now falls under the guidelines of Resolution 11,896.

   License Type 74 (Craft Distiller) "authorizes the commercial manufacture of up to 150,000 gallons of distilled spirits per fiscal year, allowing the packaging, blending, mixing, flavoring, coloring, labeling, and exportation of distilled spirits manufactured by the licensee.

It authorizes the sale of distilled spirits manufactured and packaged by the licensee to wholesalers, manufacturers, winegrowers, manufacturer's agents, or rectifiers that hold a license authorizing the sale of distilled spirits.

The licensee may sell up to the equivalent of 4.5 liters per consumer per day of distilled spirits manufactured by the licensee at the licensed premises. A craft distiller may also sell all beers, wines, brandies, and distilled spirits to consumers for consumption at a bona fide eating place upon the licensed premises. This license type is subject to Responsible Beverage Service requirements and requires alcohol servers and managers of alcohol servers to be RBS certified."

Suite 9's former reception area has been converted to a 200 square foot tasting room intended for parties of 10 or less (see Attachment B). The on-site sales under ABC License Type 74 thus triggered the need for an ABC License Type 06 permitting the existing Still, and the need for an ABC License Type 12 to permit import and export of alcohol products.

5) Environmental Determination: In accordance with Section 15301 Class 1 of the State 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 ofCEQA**.** This proposal involves a request for three new ABC License Types (06, 12, & 74) and proposed alcohol sales within an existing, multi-tenant industrial park, 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 project consists of a request to allow a Still (Type 06 ABC License), Distilled Spirits Importer (Type 12 ABC license), and a Craft Distiller (Type 74 ABC license), allowing for on-site consumption and retail sales at a newly proposed tasting room/shop within an existing 5,871 square-foot distillery (Sespe Creek Distillery). Specifically, the on-site consumption and sales will occur within the tasting room, formerly a reception area (Attachment B). As the proposed shop/tasting room is only 200 square feet with no proposed expansion beyond the prior space, tours and tastings will be between 6 and 10 people per tour/tasting. The tasting room's proposed hours of operation are 9:00am to 9:00pm. This tasting room will open on weekends, up to 7 days per week. 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 Alcohol Special Use Permit (ASUP) by the Planning Commission.

b) ***General Plan & Zoning Consistency:*** The subject site's 2030 General Plan land use designation is Industrial Light (ILT), which allows manufacturing where the principal activity occurs within a building. Wholesale and retail sales and services related to the

principal uses are permitted. 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 proposed project is located in the Northfield & Seagate Business Park Specific Plan, and also within the Light Manufacturing (M-1) Zoning District. The latter provides areas for manufacturing and related service uses and activities where the principal activity occurs within a building. Wholesale and retail sales and services related to principal uses are permitted.

The distillery space is currently used for production, packaging, storage, and shipping of packaged alcohol products, which will continue under this proposed Alcohol SUP once approved. As the Project site already distills spirits for off-site consumption, the conversion of the reception area to a tasting room and the request for on-site consumption are consistent with sales related to the principally permitted industrial use, and are consistent with the 2030 General Plan and Zoning Designation.

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 Alcohol Special Use Permit 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. Below is a summary of the findings in the Police Department's Report:

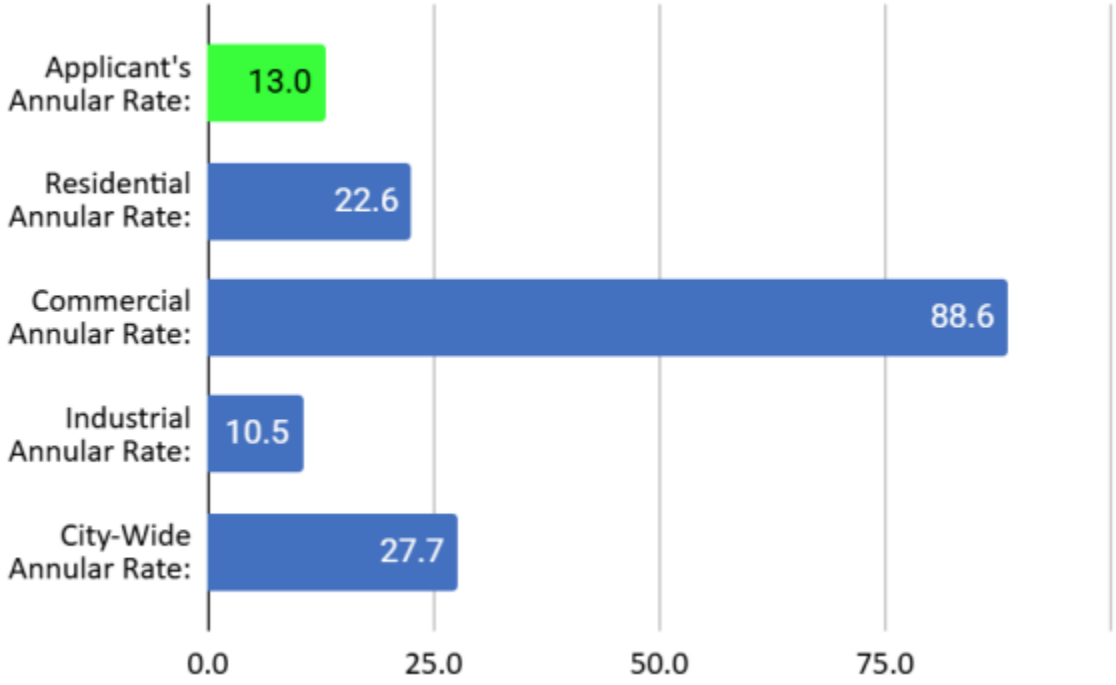
<u>Concentration of Alcohol Outlets:</u>
City Council Resolution 11,896 establishes that there is undue concentration if there exists an alcohol establishment of a similar type within 350 feet of the applicant site. There are no alcohol establishments within 1000-feet of the applicant site. This establishes 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. Under ABC guidelines, a Craft Distillery, does not fall under the undue concentration provisions of California Business and Professions Code Section 23958.4

Crime Statistics:

For comparison purposes the Police Department calculates the average number of IBRS[1] 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 Part I and II crimes is 27.7.

The average number of Group A and B crimes in the applicant's 1000 feet annular area is 13. This is 15.1 % of the average for commercial properties citywide and can be best illustrated in the graph below:

Figure 2: Crime Rate Per 1,000-Foot Radius Around Site



Police Department Input:

The Beat Coordinator who is responsible for the day-to-day monitoring of activity and deployment of police resources for the surrounding area said that the location is not considered to be a policing problem and has not required any specific attention.

[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.

Community Input:
Several nearby business operators were contacted and interviewed regarding this business' request to sell alcohol under a Craft Distillery License. None of the business operators interviewed had issues with the applicant's plans to modify their business through the provisions of this permit or the new ABC license. As the site is approximately one-half mile from the nearest residential area, no area residents were contacted.

Conclusion:
Sespe Creek Distillery has operated at this location for approximately fifteen years. The business' operations have been that of a still and manufacturer of spirits selling their products at wholesale. Its location is over 2600 feet from the nearest residential area and the area crime rate is extremely low compared to the Citywide average. With this application, the business desires to offer product tasting and off-sale privileges to the general public.

Concentration, Public Convenience, and Necessity:
As previously discussed, there is no undue concentration of alcohol establishments under the standards established by the City of Oxnard. According to ABC, a craft distillery license is not subject to the undue concentration requirements of Business and Professions Code Section 23958.4.

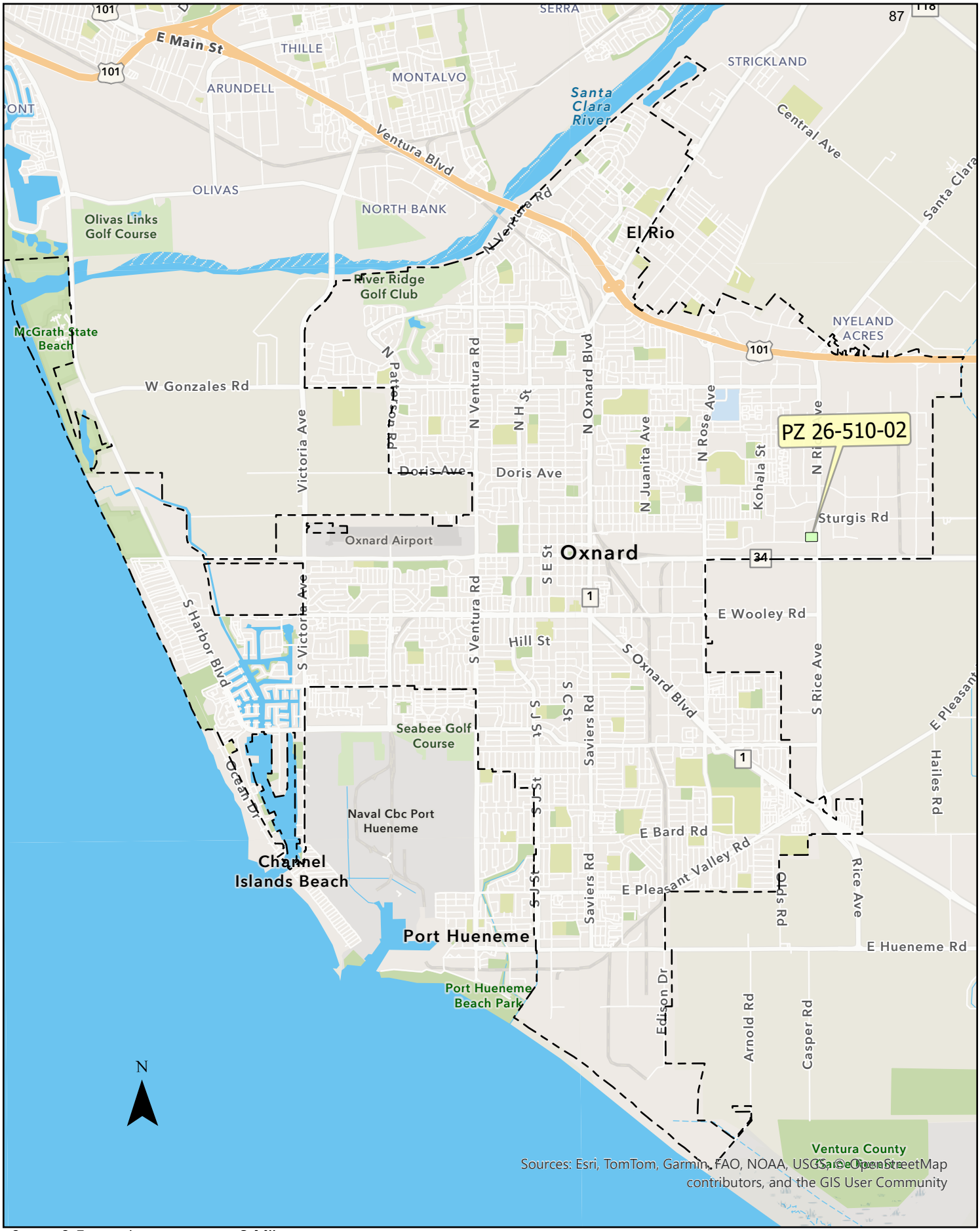
Based on the crime statistics, the assessment from the Beat Coordinator, and the input from the nearby businesses there is no significant reason to oppose this application. Under the recommended operating conditions, it is believed that the service of alcoholic beverages at this business will have little, if any adverse impact on the community or policing services.

7) **Community Workshop and Public Input:** This project is not located within an established neighborhood nor adjacent to any residential uses, and therefore did not participate in a Community Workshop meeting. The Police Department has contacted and interviewed several nearby business operators regarding this business' request to add additional alcohol licenses and modify their business model. None of the business operators had any concerns about these proposed changes.

8) **Appeal Procedure:** In accordance with Oxnard City Code Section 16-545, 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.

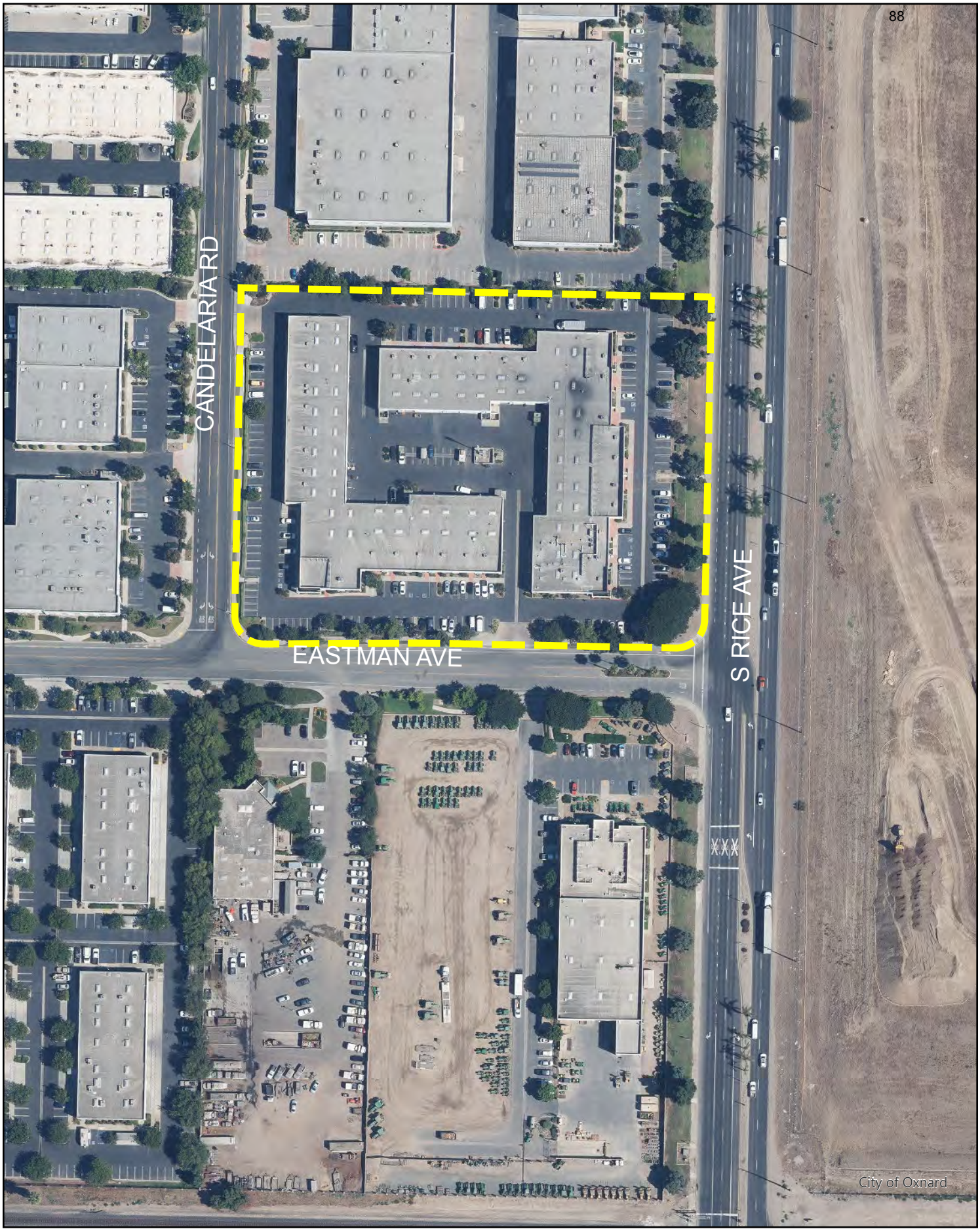
Attachments:

A. Maps (Vicinity, General Plan, Zoning)
B. Reduced Project Plans
C. Notice of Exemption
D. Police Department Report
E. City Council Resolution No. 11,896
F. Draft Resolution PZ 26-510-02 (Special Use Permit - Alcohol)
G. Presentation



Vicinity Map

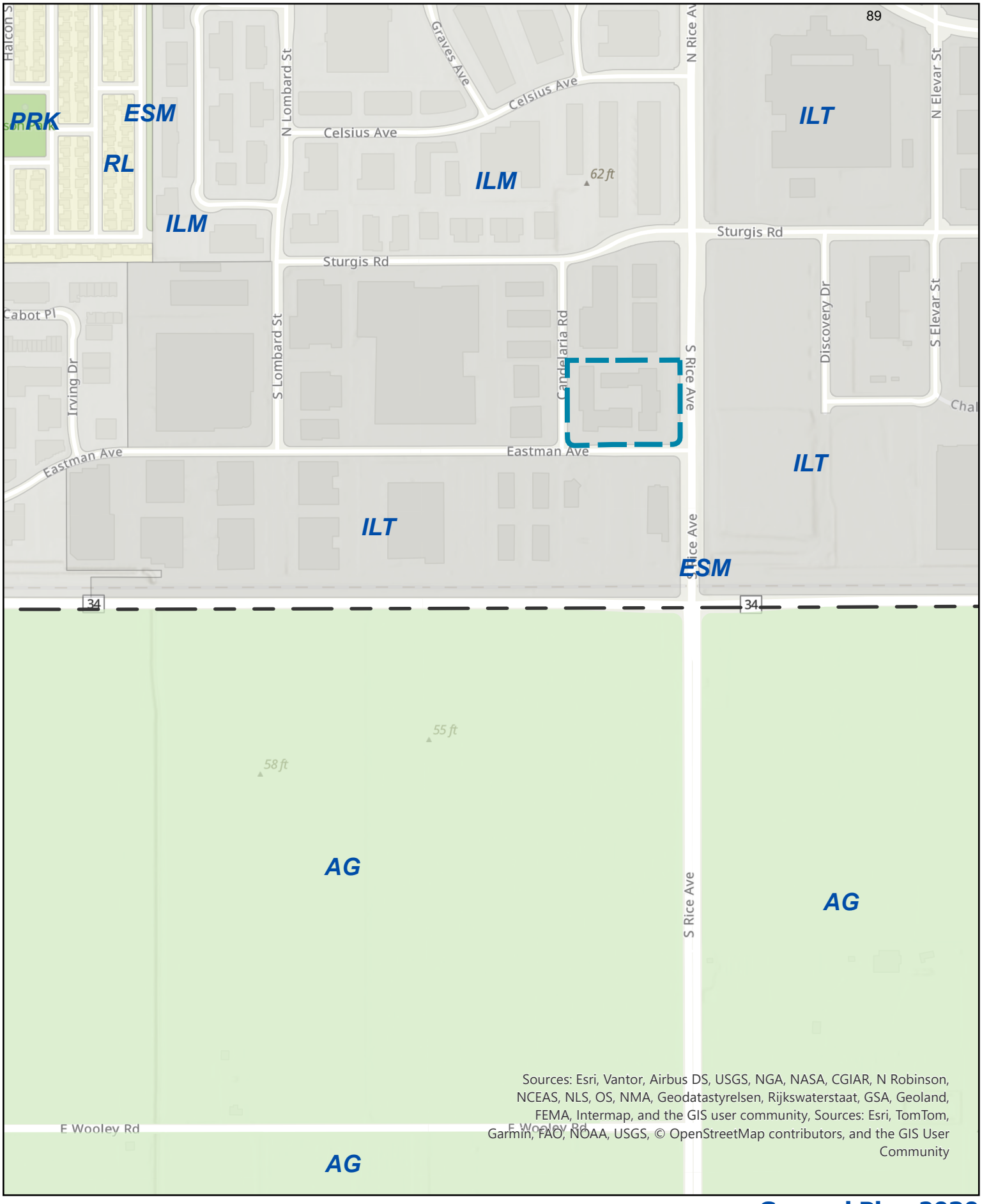
PZ 26-510-02



0 80 160 320 Feet

Aerial Map

PZ 26-510-02



0 245 490 980 Feet

N

General Plan 2030

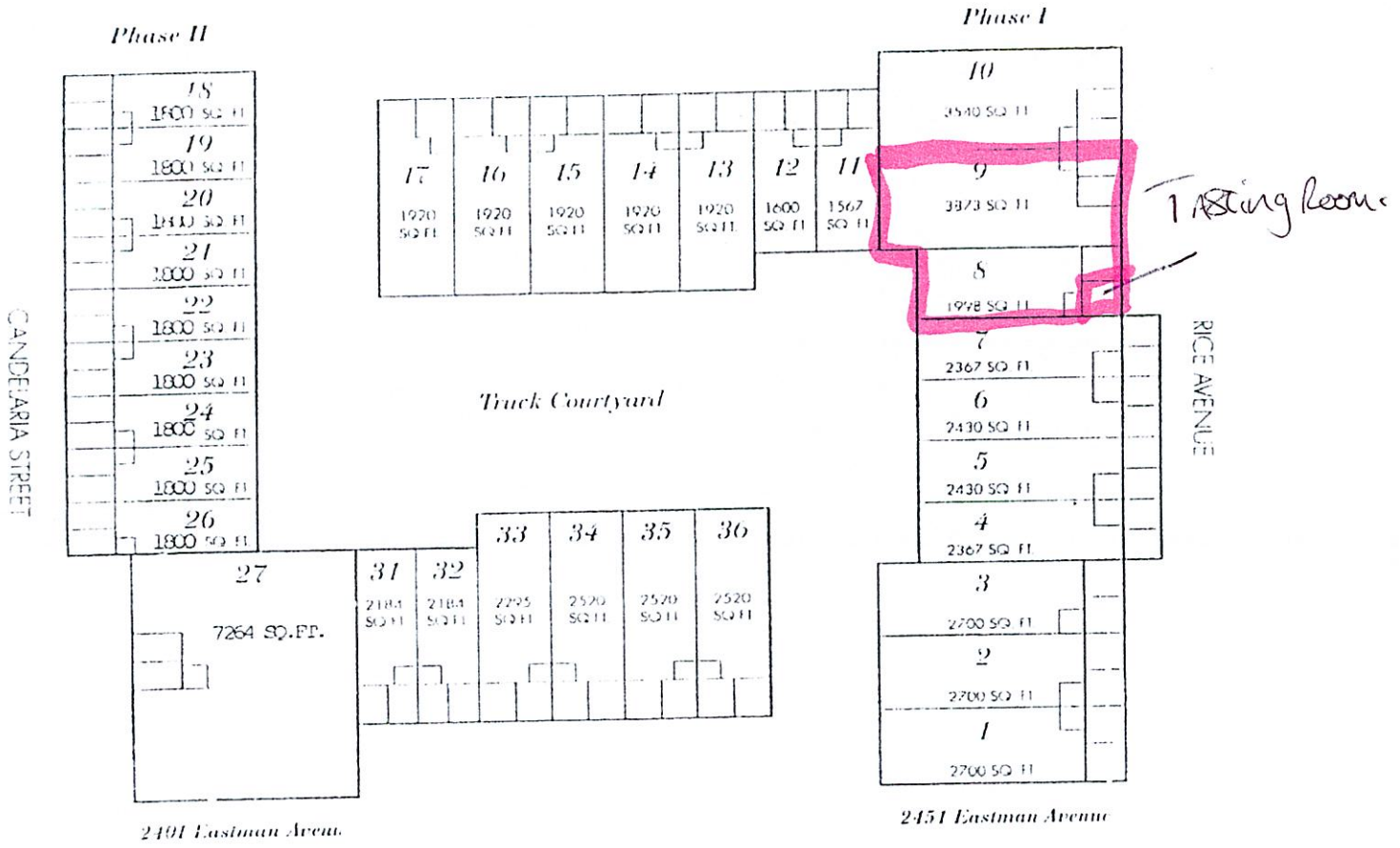
PZ 25-550-05

Zoning Map

PZ 26-510-02

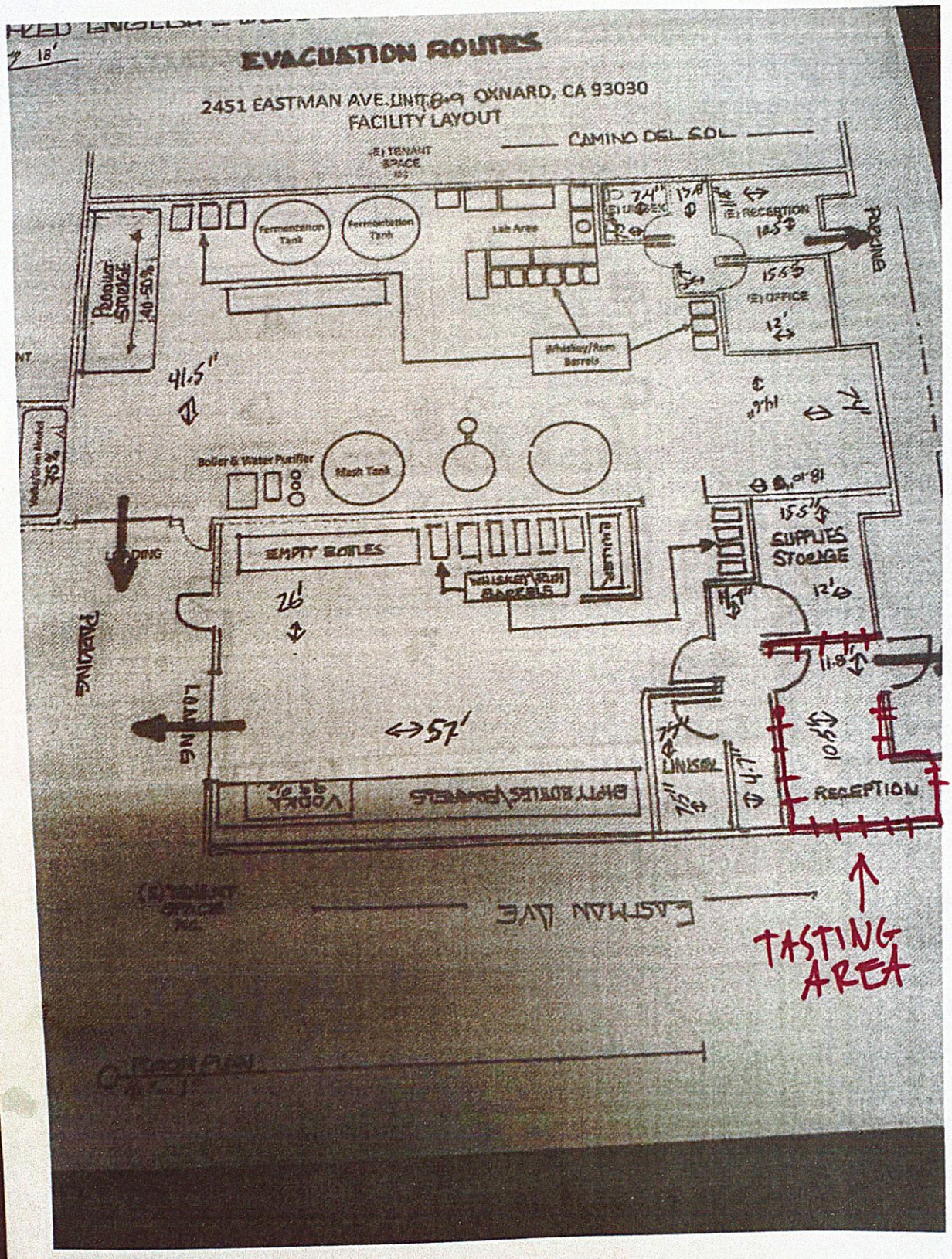
Site Plan

EASTMAN AVENUE



Tasting Room

IMG_4117.jpeg



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: Sespe Creek Distillery - ABC Licensing (Special Use Permit - Alcohol)

Project Applicant: John Campbell on behalf of property owner Schulze News Company, Inc.

Project Location - Specific: 2451 Eastman Avenue, Suites 8 & 9, Oxnard, California, 93030, County of Ventura, APN: 216-0-195-055

Description of Nature, Purpose and Beneficiaries of Project: A request to allow a Still (Type 06 ABC License), a Distilled Spirits Importer (Type 12 ABC license), and a Craft Distiller (Type 74 ABC license), allowing for on-site consumption and retail sales at a newly proposed tasting room within an existing 5,871 square-foot distillery (Sespe Creek Distillery) in a two building, multi-tenant parcel of 5.45 acres within the Light Manufacturing (M-1) zone, as well as the Northfield & Seagate Business Park Specific Plan. The tasting room's proposed hours of operation are 9:00am to 9:00pm, 7 days a week. Filed by designated agent John Campbell, 925 16th St., Santa Monica, CA 90403 on behalf of the property owner Schulze News Company, Inc., 2451 Eastman Ave., Ste. 13, Oxnard CA 93030.

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

Name of Person or Agency Carrying Out Project (Applicant): John Campbell on behalf of the property owner Schulze News Company, Inc.

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));
X Categorical Exemption: Class 1 Section 15301
- Statutory Exemptions.

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 three new ABC Licenses, authorizing sale of alcohol for on-site consumption for an existing 5,871 square-foot distillery within an existing multi-tenant, two building industrial park. There are no proposed changes to the square footage of the structure, nor the existing parcel. 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: John-Miguel Dalbey, Assistant Planner, (805) 385-7883

_____ _____

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

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

CITY OF OXNARD CALIFORNIA

Police Department

Jason Benites, Chief of Police

March 20, 2026

To: John Dalbey, Assistant Planner
Joe Pearson II, Planning Division Manager

From: Dale McAlpine, Patrol Support Division Commander
Scott Swenson, Safer Neighborhoods and F.A.C.T. Compliance Specialist

Subject: Sespe Creek Distillery, Inc - 2451 Eastman Ave. Suites 8 & 9
PZ 26-510-02, Alcohol SUP Review (ABC Types 06, 12 & 74)

Site Information:
Sespe Creek Distillery, Inc, has operated at 2451 Eastman Avenue, Suite 8 & 9 under various owners since 2016. The business site is located in the Northfield Industrial Park. The business's current ABC Licenses (Types 04, 06 & 12) are non-retail and cover the manufacturer of distilled spirits, still operations, and as a distilled spirits importer. These operations do not require a City of Oxnard Alcohol Special Use Permit. The applicant is seeking to add an ABC Type 74 License to operate as a "Craft Distiller". Under a Type 74 License, the business would be allowed to sell products at retail and allow tasting on premises.

The business is located near the northwest corner of Rice Avenue and Eastman Avenue. The site is approximately one-half mile from the nearest residential area.

The Police Department is recommending that the service of alcoholic beverages are limited to the hours of 9 A.M. to 9 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 California[1] and the City of Oxnard[2] have established standards to weigh concentration factors, and, when appropriate, mitigations to address those factors.

Alcohol outlets located within 1000 - Feet
There are no retail alcohol outlets within 1000-feet of the business.

[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*

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. There are no alcohol establishments within 1000-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 district[3] 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.*

Under ABC guidelines, a Craft Distillery, does not fall under the undue concentration provisions of California Business and Professions Code Section 23958.4

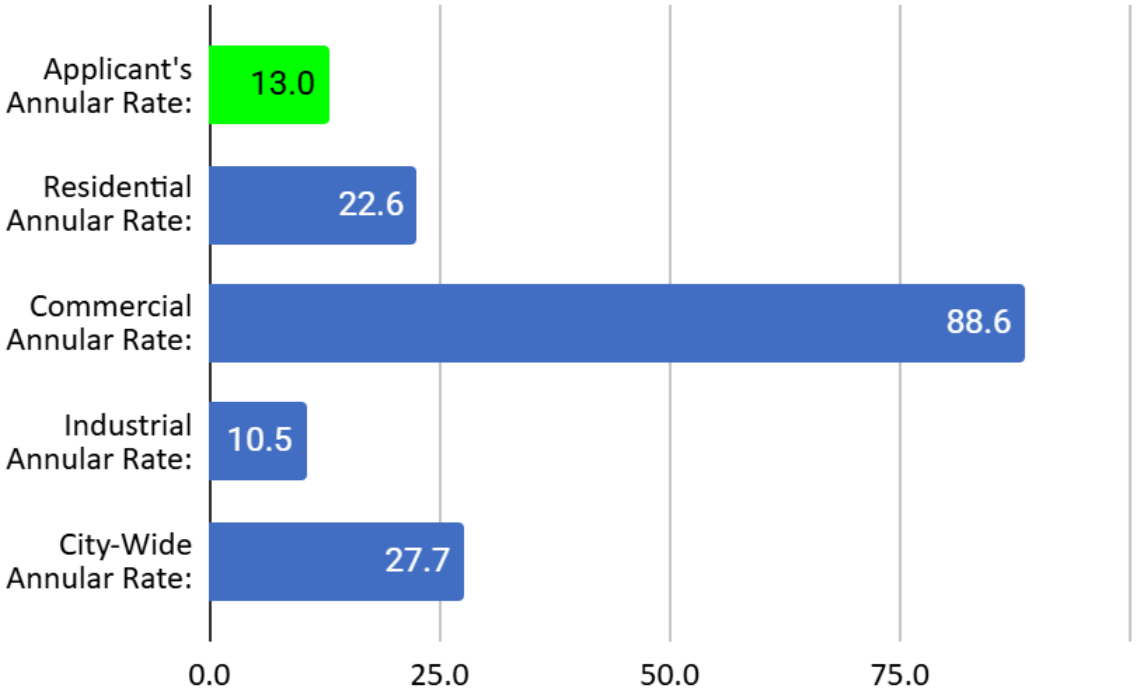
Crime Statistics Review:

For comparison purposes the Police Department calculates the average number of NIBRS[4] 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 Part I and II crimes is 27.7.

The average number of Group A and B crimes in the applicant's 1000 feet annular area is 13. This is 15.1 % of the average for commercial properties citywide and can be best illustrated in the graph below:

[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.*

[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 activity and deployment of police resources for the surrounding area said that the location is not considered to be a policing problem and has not required any specific attention.

Community Input

Businesses:
Several nearby business operators were contacted and interviewed regarding this business' request to sell alcohol under a Craft Distillery License. None of the business operators interviewed had issues with the applicant's plans to modify their business through the provisions of this permit or the new ABC license.

Conclusion

Sespe Creek Distillery has operated at this location for approximately fifteen years. The business' operations have been that of a still and manufacturer of spirits selling their products at wholesale. Its location is over 2600 feet from the nearest residential area and the area crime rate is extremely low compared to the Citywide average. With this application, the business desires to offer product tasting and off-sale privileges to the general public.

Concentration, Public Convenience and Necessity

As previously discussed, there is no undue concentration of alcohol establishments under the standards established by the City of Oxnard. According to ABC, a craft distillery license is not subject to the undue concentration requirements of Business and Professions Code Section 23958.4.

Based on the crime statistics, the assessment from the Beat Coordinator, and the input from the nearby businesses 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 Alcohol Conditions

Craft Distillery

RBS Training

1) Permittee and all sellers or servers 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.

Hours

3) Alcohol sales shall be limited to 9 a.m. to 9 p.m. Sales shall include tasting of distilled spirits and alcoholic beverages for off-sale consumption. No alcoholic beverages shall be given away.

Alcohol Control

4) All distilled spirits packaged for retail sales shall be under the direct observation of an employee or in a location out of reach of the general public.

5) No temporary or permanent open displays of alcoholic beverages are permitted near customer entry/exit points.

6) 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

7) 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)

8) 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)

9) 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)

10) 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

11) 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 server's 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 of servers trained in approved Responsible Beverage Service. (PD)

e) Sales to habitual drunkards per section 25602(a) Business and Professions Code.

12) 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) 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.

h. A monitor near the customer entrance shall be mounted from the ceiling. The bottom edge of the monitor shall be 7-feet above the floor. Its placement shall provide customer's images upon entry into the business.

i. A monitor shall be placed at the cashier's station to allow staff to passively monitor activity at the site via the camera system.

j. 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)

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

l. All vehicular entrances to the parking facilities shall be monitored by a camera or cameras that are placed to capture images of sufficient quality where the vehicle's license plate, make, model and color can be easily identified.

15) 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.

Crime Prevention Best Practices

16) 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)

17) Any rear door of the premises shall be equipped on the inside with an automatic locking device, shall be closed at all times, and shall not be used as a means of access by patrons to and from the licensed premises. Temporary use of these doors for delivery of supplies does not constitute a violation. (PD)

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

19) Security gates 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. (PL/PD)

Site Management

20) 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)

21) 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 on 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.

d. 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.

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

23) 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)

24) Windows shall remain clear of signage, posters, advertisements, or any other item that interferes with clear sightlines into 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.

25) 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)

26) 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)

27) 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)

SPECIAL POLICE CONDITIONS

None.

RESOLUTION NO. 2026 –XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 26-510-02 (SPECIAL USE PERMIT - ALCOHOL), A REQUEST TO ALLOW A STILL (TYPE 06 ABC LICENSE), A DISTILLED SPIRITS IMPORT/EXPORT (TYPE 12 ABC LICENSE), AND A CRAFT DISTILLER (TYPE 74 ABC LICENSE), ALLOWING FOR ON-SITE CONSUMPTION AT A NEWLY PROPOSED TASTING ROOM AT AN EXISTING 5,871 SQUARE-FOOT DISTILLERY IN A TWO BUILDING, MULTI-TENANT PARCEL WITHIN THE NORTHFIELD & SEAGATE BUSINESS PARK SPECIFIC PLAN, WITH A COMBINED AREA OF 5.45-ACRES, LOCATED AT 2451 EASTMAN AVENUE, SUITES 8 & 9 (APN: 216-0-195-055), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY JOHN CAMPBELL, BUSINESS OWNER, ON BEHALF OF PROPERTY OWNER SCHULZE NEWS COMPANY INC., 2451 EASTMAN AVENUE, STE. 13, OXNARD, CA, 93030.

WHEREAS, on March 2, 2026, John Campbell, (the "**Applicant**") property owner, submitted a request to allow for a Type 06 ABC License (Still), a request for a Type 12 ABC license (Distilled Spirits Importer), and a request for a Type 74 ABC license (Craft Distiller), allowing for on-site consumption and retail sales within a proposed 200 square foot tasting room/shop in the former reception area, with a capacity of up to 10 persons. The tasting room's proposed hours of operation are between the hours of 9:00am to 9:00pm, at an existing 5,871 square-foot distillery (Sespe Creek Distillery) located at 2451 Eastman Avenue, Suites 8 & 9 (the **"Project"**); and

WHEREAS, on April 16, 2026, the Planning Commission of the City of Oxnard ("**Planning Commission**") conducted a duly noticed public hearing to consider an application for Planning and Zoning Permit No. 26-510-02 (Special Use Permit - Alcohol), filed by John Campbell 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 Section 15301 (Existing Facilities) Categorical Exemption. Further, the project does not trigger any of the Exceptions to the Exemptions (Section 15300.2) to defeat the Exemption:

(a) Existing Facilities. Class 1 is qualified by consideration of whether the project involves negligible or no expansion of use, consisting of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features. Therefore, this class is 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's 2030 General Plan land use designation is Industrial Light (ILT), and the zoning designation is M-1. The project site also falls within the Northfield & Seagate Business Park Specific Plan, which has no subdesignations. The Project is surrounded by a mixture of manufacturing and industrial uses. The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. The project consists of a newly proposed tasting room, three new Alcoholic Beverage Control licenses, and internal changes at an existing structure. 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 Municipal 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 to allow for the sale of 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 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 manufacturing and industrial 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 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. The 5,871 square-foot distillery has been in operation since 2016. Furthermore, no physical improvements are proposed with this permit. 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 has a 2030 General Plan designation of Industrial Light (ILT). The existing 5,871 square-foot distillery's request for a Still (Type 06 ABC License), a Distilled Spirits Importer (Type 12 ABC License), and a Craft Distiller (Type 74 ABC License), allowing for on-site consumption and retail sales within a proposed 200 square foot tasting room/shop is consistent with the General Plan and zoning designation. The ability to sell alcohol within a distillery is subject to approval of an Alcohol Special Use Permit by the Planning Commission pursuant to Oxnard City Code (OCC). Therefore, the proposed sale of alcohol 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 distilled spirits for on-site consumption in a proposed tasting room within an existing distillery in an existing industrial building park. Per Police Department review, there are no retail alcohol outlets between 350 and 1000 feet of the subject property.

The Oxnard Police Department has determined that there is no undue concentration of alcohol establishments under the standards established by the City of Oxnard. According to ABC, a craft distillery license is not subject to the undue concentration requirements of Business and Professions Code Section 23958.4.

Currently there are no on-sale licenses within the applicant's census tract. Under ABC guidelines, a Craft Distillery does not fall under the undue concentration provisions of California Business and Professions Code Section 23958.4. Based on the above findings, there is not an undue concentration under the provisions of California Business and Professions Code Section 23958.4.

The proposed sale of alcohol 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 alcohol (distilled spirits) sales will occur within a proposed 200 square foot tasting room. This proposed tasting room was formerly the site's reception area, with no changes to the external site layout. The proposed tasting room will have a maximum capacity of 10 persons, and plans to have future tours of the distillery by appointment. Therefore, the site's existing layout and parking are adequate for the proposed sales for on-site consumption. The recommended conditions of approval require the restaurant to comply with the Department of Alcoholic Beverage Control (ABC) Responsible Beverage Sales and Service (RBSS) training for the consumption of alcoholic beverages within the designated tasting room area. Therefore, the site for the proposed alcohol sales is adequate in size and shape to accommodate all items required by the conditions of approval. As such, this Project meets this finding.

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 including South Rice Avenue, which connects to multiple arterial streets. The proposed sale of alcohol is not anticipated to generate significant traffic that would require improvements to infrastructure. Therefore, the site for the proposed alcohol sales will be served by highways 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 will not generate significant impacts that would require additional facilities. Therefore, the site for the proposed alcohol sales 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.**

   As described in the Staff Report, the project site has a significantly lower than average crime rate when compared to other parts of the City. 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 Special Use Permit Report. Based on the crime statistics, the input from the community and the Beat Coordinator and subject to the required conditions, 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 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.**

As described in the Police Review and Staff Report, the Project site (Sespe Creek Distillery, Inc.), has operated at 2451 Eastman Avenue, Suite 8 & 9 under various owners since 2016. The business's current ABC Licenses (Types 04, 06 & 12) are non-retail and cover the manufacturer of distilled spirits, still operations, and as a distilled spirits importer. These operations do not require a City of Oxnard Alcohol Special Use Permit. The applicant is seeking to add an ABC Type 74 License to operate as a "Craft Distiller". Under a Type 74 License, the business would be allowed to sell products at retail and allow tasting on premises. According to the Police report, there are no establishments of the same type located within 350 feet of the Project site, and none between 350 feet and 1000 feet from the property.

The site of the proposed establishment is within an area of the City where there is no undue concentration of alcoholic beverage retail establishments and crime rate below the standard established in 23958.4(1) of the Business and Professional Code. Under ABC guidelines, a Craft Distillery does not fall under the undue concentration provisions of California Business and Professions Code Section 23958.4.

SECTION 2. The Planning Commission, in accordance with 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 15301 (Existing Facilities) 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. Currently, Sespe Creek Distillery occupies suites 8 & 9 with a combined space of 5,871 square feet, and proposes no interior nor external changes. The Project involves a request to sell alcohol for on-site consumption within a 200 square foot tasting room, formerly a reception area, 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 Division 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 26-510-02 (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	HD	Housing Department
DS	Eng Services/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Division
PL	Planning Division	FD	Fire Department
ER	Environmental Resources	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).

2. This permit is granted for the plans dated April 16, 2016, ("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).

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)

4. Applicant agrees, as a condition of adoption of this resolution, at Applicant'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)

6. 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*)

7. 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)

8. Applicant shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD)

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)

10. If the 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 City Code. (CA)

PLANNING DIVISION SPECIAL CONDITIONS

11. This permit shall automatically be null and void 12 months from the date of issuance, unless Applicant has received from the State Department of Alcoholic Beverage Control a license to sell alcoholic beverages on the project property. (PL)

12. Unless the use is inaugurated no later than 12 months after this approval is granted and is diligently pursued thereafter, this approval will expire pursuant to the Oxnard City Code Section 16-553.

13. Applicant shall submit an updated Zone Clearance application to the Planning Division to include both Suites 8 and 9 and to update the business's scope of operations.

POLICE DEPARTMENT STANDARD CONDITIONS

RBS Training

14. Permittee and all sellers or servers 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. (PL/PD)

Hours

15. Alcohol sales shall be limited to 9 a.m. to 9 p.m. Sales shall include tasting of distilled spirits and alcoholic beverages for off-sale consumption. No alcoholic beverages shall be given away. (PL/PD)

Alcohol Control

16. All distilled spirits packaged for retail sales shall be under the direct observation of an employee or in a location out of reach of the general public. (PL/PD)

17. No temporary or permanent open displays of alcoholic beverages are permitted near customer entry/exit points. (PL/PD)

18. 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. (PL/PD)

License/Permit

19. 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)

20. 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)

21. 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)

22. 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

23. 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 server's 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 of servers trained in approved Responsible Beverage Service.

    e. Sales to habitual drunkards per section 25602(a) Business and Professions Code.

24. 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

25. 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.

h. A monitor near the customer entrance shall be mounted from the ceiling. The bottom edge of the monitor shall be 7-feet above the floor. Its placement shall provide customer's images upon entry into the business.

i. A monitor shall be placed at the cashier's station to allow staff to passively monitor activity at the site via the camera system.

j. 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)

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

l. All vehicular entrances to the parking facilities shall be monitored by a camera or cameras that are placed to capture images of sufficient quality where the vehicle's license plate, make, model and color can be easily identified.

26. 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. (PD)

Crime Prevention Best Practices

27. 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)

28. 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)

29. Any rear door of the premises shall be equipped on the inside with an automatic locking device, shall be closed at all times, and shall not be used as a means of access by patrons to and from the licensed premises. Temporary use of these doors for delivery of supplies does not constitute a violation. (PD)

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

31. Security gates 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. (PL/PD).

Site Management

32. 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)

33. 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 on 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.

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

35. 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)
36. Windows shall remain clear of signage, posters, advertisements, or any other item that interferes with clear sightlines into 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.

37. 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)

38. 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)

39. 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)

(Signatures on next page.)

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 16th day of April 2026, by the following vote:

_____
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 16th day of April 2026, 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
April 16, 2026

Sespe Creek Distillery
2451 Eastman Ave., Suites 8 & 9
PZ 26-510-02
(Special Use Permit - Alcohol)

Applicant: John Campbell-(Business' Designated Agent)

Case Planner: John-Miguel Dalbey

CITY OF OXNARD CALIFORNIA

Project Description

A request for three new licenses (ABC Type 06; ABC Type 12; ABC Type 74) to authorize a still, distilled spirits import/export, and a craft distillery within an existing distillery of approximately 5,871 square feet located at 2451 Eastman Ave, Suites 8 & 9. This will authorize on-site sales and consumption.

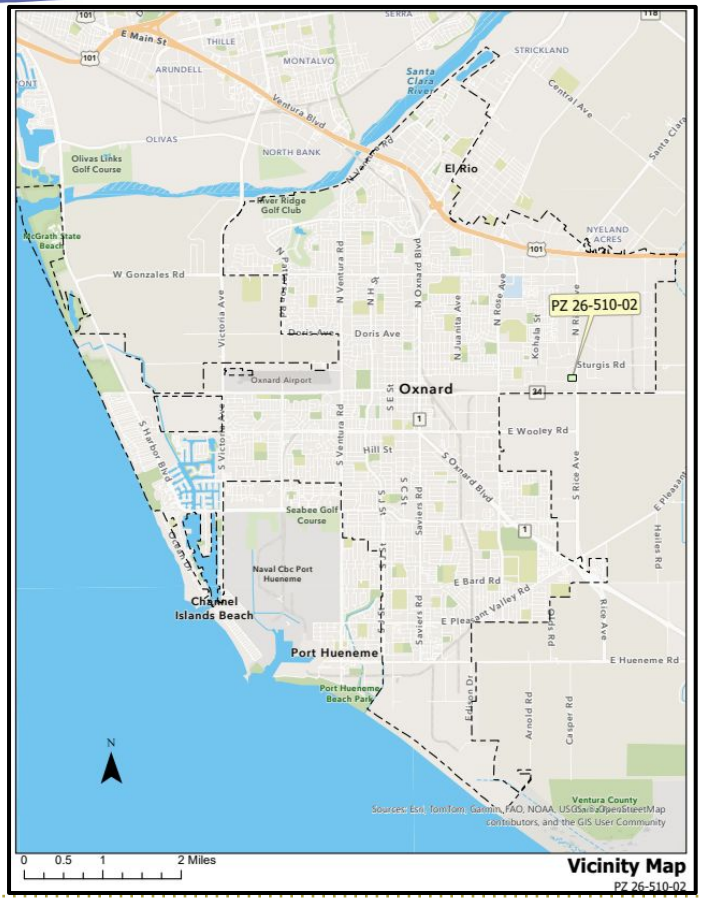
Proposed redevelopment includes the conversion of an existing, 200 square foot reception area to a tasting room, and will not alter site layout or footprint.

The proposed hours of sales are 9 am to 9 pm, up to 7 days a week, with a maximum tasting room capacity of 10 persons.

Vicinity Map

Sespe Creek Distillery:

- The general location of the project site is on the Northeasterly edge of the City of Oxnard.



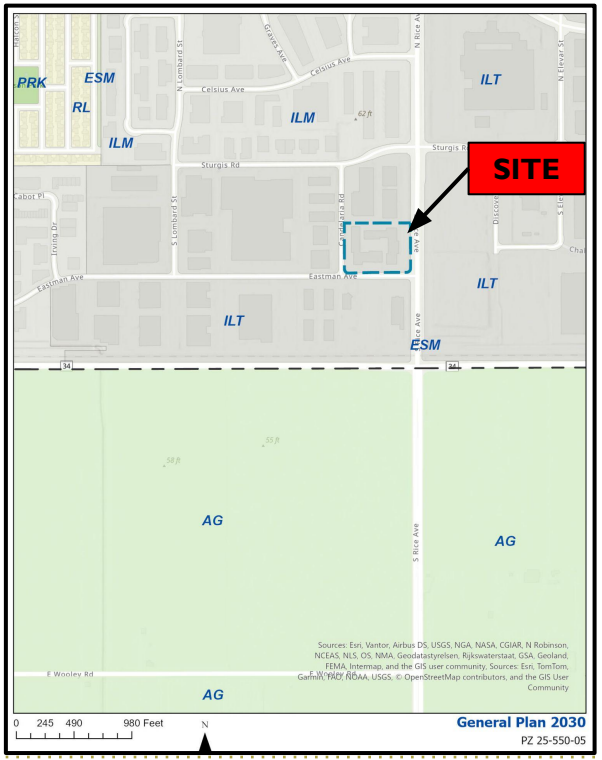
Project Location - Aerial

Sespe Creek Distillery:

- Within Northfield Industrial Park
- Located northwest of Eastman Avenue and South Rice Avenue intersection.

General Plan and Zoning

2030 General Plan:
Industrial Light (ILT)



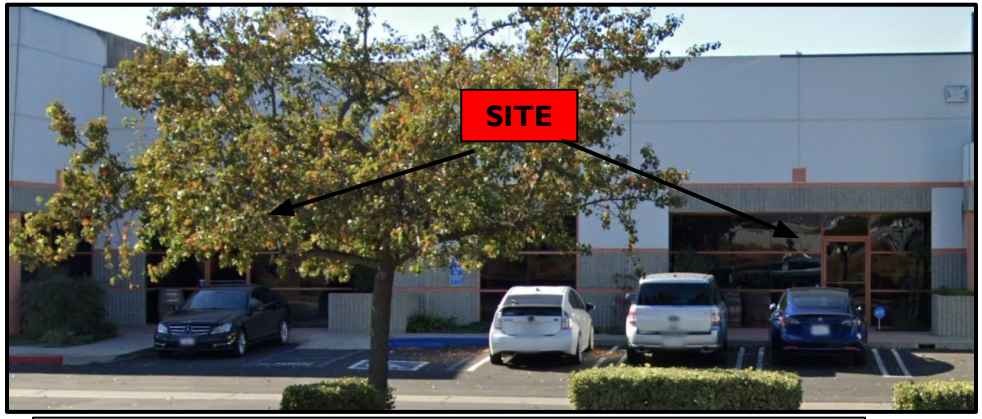
Zoning Designation:
Light Manufacturing (M-1);
Northfield-Seagate Business Park Specific Plan

Surrounding Land Uses

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Industrial Light (ILT)	Light Manufacturing (M-1); Northfield-Seagate Business Park Specific Plan	Existing multi-tenant industrial park (Northfield-Seagate Business Park Specific Plan)
North	Industrial Light (ILT); Industrial Limited (ILM)	Light Manufacturing (M-1); Limited Manufacturing (M-L); Northfield-Seagate Business Park Specific Plan	Multi-tenant industrial parks (Northfield-Seagate Business Park Specific Plan)
South	Industrial Light (ILT); Agriculture (AG)	Light Manufacturing (M-1); Northfield-Seagate Business Park Specific Plan; Ventura County	Multi-tenant industrial parks (Northfield-Seagate Business Park Specific Plan)
East	Industrial Light (ILT)	Light Manufacturing Planned Development (M-1-PD)	Vacant/undeveloped parcels
West	Industrial Light (ILT)	Light Manufacturing (M-1); Limited Manufacturing (M-L); Northfield-Seagate Business Park Specific Plan	Multi-tenant industrial parks (Northfield-Seagate Business Park Specific Plan)

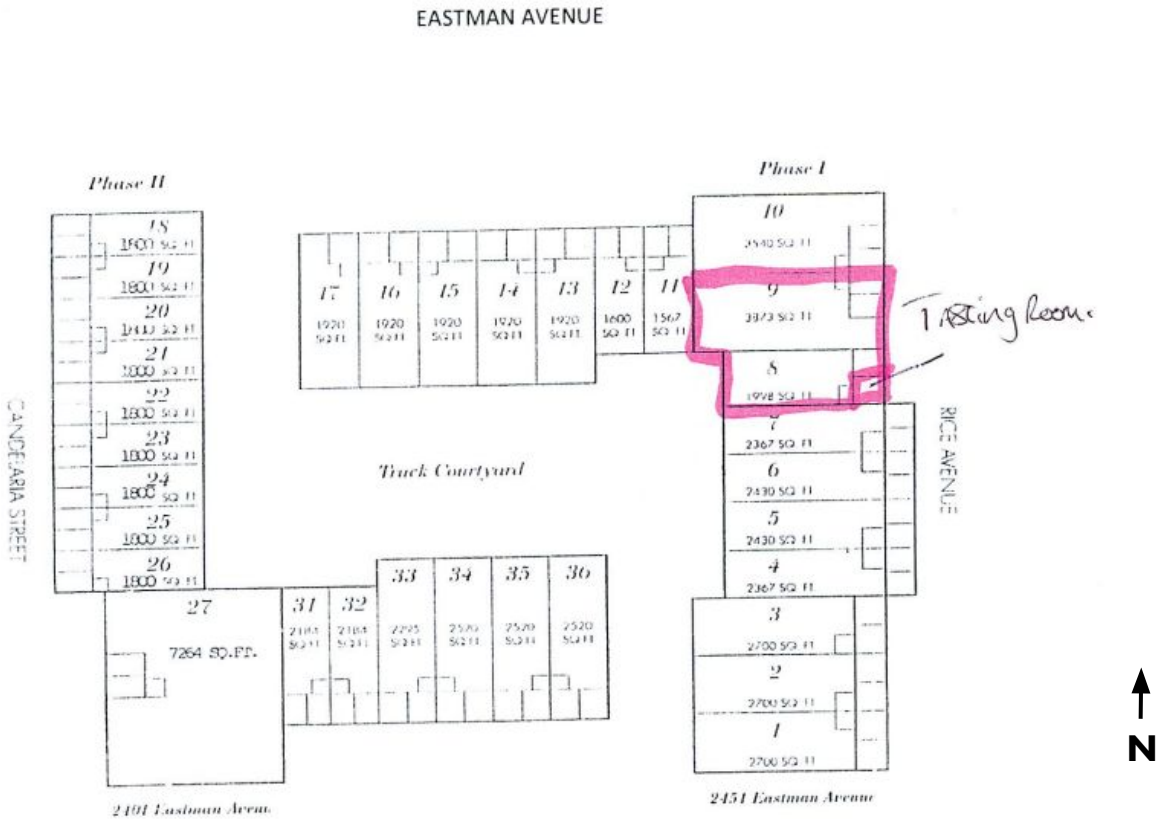
Site Photos

View from S. Rice Ave. looking West

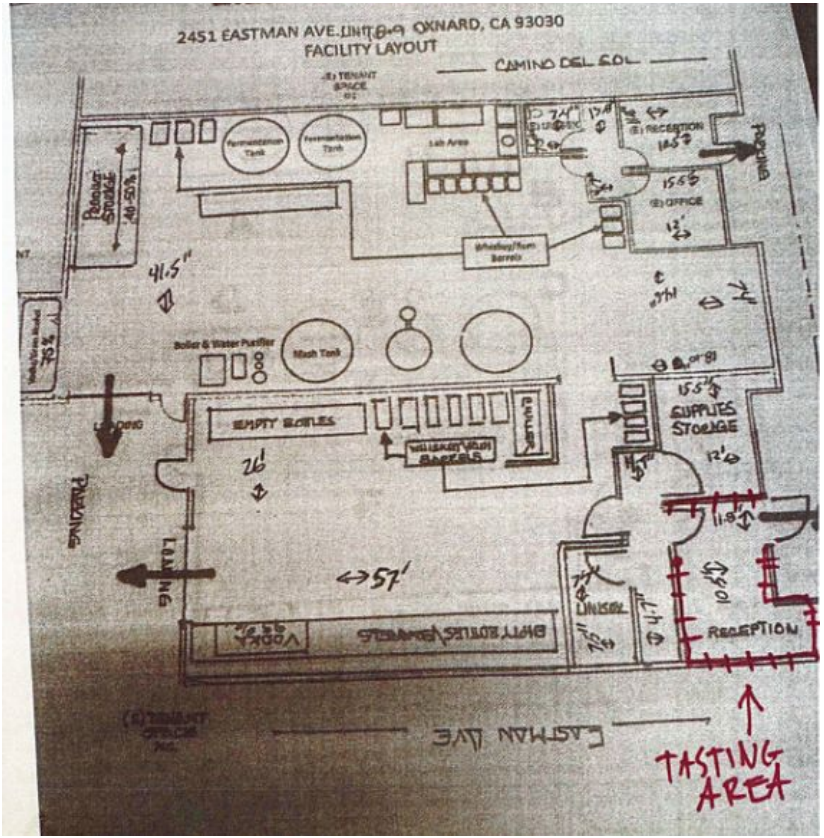


Northwest View (Eastman/S. Rice Ave. Intersection)

Site Plan


EASTMAN AVENUE
Phase II
Phase I
CANCELARIA STREET
RICE AVENUE
Track Courtyard
7264 SQ.FT.
2491 Eastman Avenue
2451 Eastman Avenue
Tasting Room
N

Floor Plan


2451 EASTMAN AVE. UNIT 8+9 OXNARD, CA 93030
FACILITY LAYOUT
CAMINO DEL SOL
(E) TENANT SPACE
Fermentation Tank
Fermentation Tank
Lab Area
(E) RECEPTION
(E) OFFICE
PARKING
Planter Strip 40-50%
Whiskey/Rum Barrels
41.5'
Boiler & Water Purifier
Mash Tank
EMPTY BOTTLES
WHISKEY/RUM BARRELS
SUPPLIES STORAGE
26'
PARKING
LANDING
57'
VODKA
EMPTY BOTTLES STORAGE
LINENS
RECEPTION
TASTING AREA
EASTMAN AVE
(E) TENANT SPACE

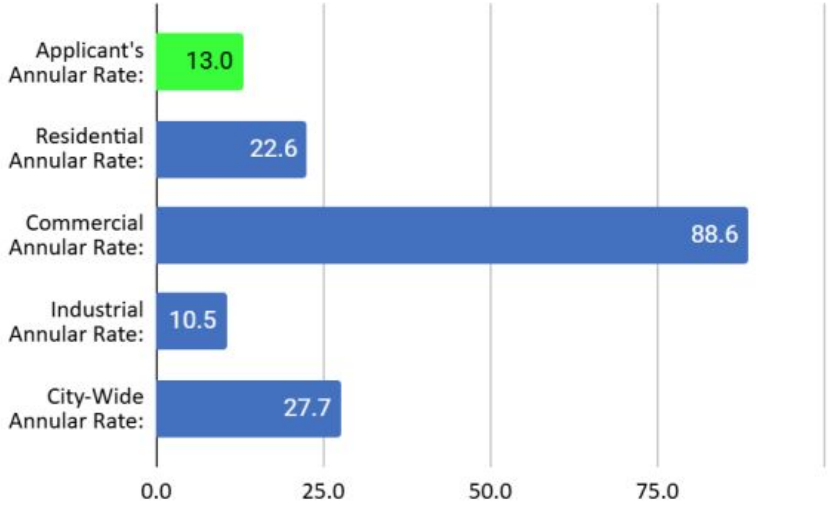
N

Police Report Summary

Crime:

- The crime rate within 1,000 feet of the site is significantly below the average for commercial properties citywide.

- Site is not considered to be a policing problem. No safety concerns noted by Beat Coordinator or neighboring businesses.



Police Department Review

Findings:

- Crime rate around the site is below the annular average.
- Under provisions of City Council Res. 11,896, there is no undue concentration of alcohol establishments, as there are none within 1,000 feet of the Project Site
- There is no undue concentration per State standards (census tract).
- Had an undue concentration been found, a Finding of public convenience or necessity would be required.

Environmental Review

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.

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. 26-510-02 (Special Use Permit - Alcohol), subject to certain findings and conditions.

CITY OF OXNARD CALIFORNIA

PLANNING COMMISSION
STAFF REPORT

TO: Planning Commission

FROM: Michael Lackmann, Assistant Planner

DATE: April 16, 2026

SUBJECT: **Project Name: Seed Beauty Mezzanine & Parking Reduction;** Planning and Zoning Permit No. 25-550-05 (Major Modification), Property Located at 1451 Vanguard Drive.

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 15301 (Existing Facilities); and
   b) Adopt a resolution approving Planning and Zoning Permit No. 25-550-05 (Major Modification), subject to certain findings and conditions.

2) **Project Description and Applicant:** A request to legalize an existing 7,400 square-foot interior mezzanine within an existing approximately 15,093 square foot industrial building and an associated shared parking request and parking reduction. The applicant is proposing shared parking with the properties of 1301 Vanguard Drive, 1351 Vanguard Drive, 1350 Stellar Drive, 1401 Vanguard Drive, 1400 Stellar Drive, and 1450 Stellar Drive. Filed by designated agent Joseph Fiss, TW Land Planning & Development, 1068 E. Main Street #225, Ventura CA 93001 on behalf of the property owner 1451 Vanguard LLC, 1600 Westar Drive.

3) **Existing & Surrounding Land Uses:** The existing site is currently developed with a 15,093 square foot industrial building located within the Limited Manufacturing Planned Development Zoning District. The area surrounding the project site consists of light industrial, warehousing, and office uses. Directly to the east of the subject property is an office building housing the County of Ventura. To the north, west, and south of the property are various light industrial and warehousing uses, some of which are currently vacant.

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Industrial Limited	Limited Manufacturing (ML-PD)	Light Manufacturing/Warehouse
North	Industrial Limited	Limited Manufacturing (ML-PD)	Light Manufacturing/Warehouse
South	Industrial Limited	Limited Manufacturing (ML-PD)	Light Manufacturing/Warehouse
East	Industrial Limited	Limited Manufacturing (ML-PD)	Light Manufacturing/Warehouse
West	Industrial Limited	Limited Manufacturing (ML-PD)	Light Manufacturing/Warehouse

4) **Background Information:**
   a) On July 14th, 1997, the Oxnard City Council approved Resolution No. 9250, which upheld Planning Commission Resolution No. 7020-7031 which approved Special Use Permits Nos. 1231-36, 1238-43, to permit construction of 12 one-story industrial buildings. The existing 15,093 square foot one-story building located at 1451 Vanguard Drive was approved under SUP 1231.

   b) An unpermitted 7,400 square interior mezzanine was constructed within the existing 15,093 square-foot building. There was previously a Code Enforcement case regarding the unpermitted mezzanine in 2025. No occupant can be permitted inside the building until the mezzanine receives the necessary entitlements and permits. The building is currently unoccupied.

5) **Environmental Determination:** In accordance with Section 15301, Class 1 of the State CEQA Guidelines, projects involving "interior or existing alterations involving such things as interior partitions, plumbing, and electrical conveyances" may be found to be exempt from the requirements of the California Environmental Quality Act (CEQA**).** This proposal includes a 7,400 square foot mezzanine located entirely within the footprint of the existing 15,093 square-foot industrial building. The proposed mezzanine does not comply with the City of Oxnard's off-street parking requirements as outlined in Oxnard City Code Section 16-622. Therefore, a shared parking agreement with surrounding properties and an administrative relief from parking requirements is included in the scope of this Major Modification. The proposed parking relief will not impact the development on site and surrounding properties. All properties subject to the shared parking agreement are all currently developed. No improvements are proposed to those existing properties. 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 D).

6) **Analysis:**
   a) ***General Discussion:*** Pursuant to Oxnard City Code (OCC) Section 16-651, a Major Modification shall be handled in a manner similar to the initial application for the Special Use Permit. Major Modifications are those that involve substantial increases in coverage, major additions to the building or structures, creation of extra parking needs, traffic, or other site problems and shall be heard by the Planning Commission. The applicant requests a Major Modification to legalize an unpermitted 7,400 square-foot mezzanine, and to request an associated administrative relief from parking requirements, as outlined by OCC Sec. 16-651. The mezzanine will be in compliance with standard building code requirements.

   b) ***General Plan Consistency:*** The City's 2030 General Plan land use designation for the subject site is for industrial limited (ILM) uses which allows light manufacturing, assembly, work/live, and warehousing uses in which all activity occurs within buildings. The proposed land use is light manufacturing and warehousing which is taking place fully within the existing building.. Approval of this major modification permit has been

determined to be consistent with the General Plan and the property's land use designation.

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 1.7	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.	The 7,400 square-foot interior mezzanine is increasing building efficiency while maintaining the existing facade.
CD 8.5	I	Impact Mitigation Ensure that new development avoids or mitigates impacts on air quality, traffic congestion, noise, and environmental resources to the maximum extent feasible.	A parking study was conducted for this project to ensure that the square-footage increase did not have adverse effects on the current parking situation for the subject and surrounding properties.
CD 16.5	I	Industrial and Commercial Development Standards Require high quality development standards that increase the efficient use of existing industrial and commercial development areas so as to preserve agricultural land and minimize environmental impacts.	The applicable development standards for the underlying zoning district (ML-PD) ensure high quality industrial development/
CD 18.1	I	Attract New Business Identify and attract a range of commercial, retail, and industrial businesses that are compatible with the community's business climate and not detrimental to the existing local economy and environment.	The 7,400 square-foot mezzanine is designed to accommodate a new tenant for the space (Boss Audio). This new tenant will bring new jobs to a previously vacant building.
ICS 9.2	I	Development has Adequate Parking Review development proposal to encourage shared parking use and ensure adverse parking impacts are minimized or avoided.	A parking reduction was applied under the scope of this project. The provided parking study ensures that there is sufficient parking for peak maximum demand, for both the subject

			address and the surrounding properties.
	III	All policies not listed above	No or Distant Applicability to the Proposed Project

c) ***Conformance with Zoning Development Standards:*** The proposed development is located in the Limited Manufacturing Planned Development (ML-PD) zone district. In accordance with the City Code, the proposed 7,400 square-foot interior mezzanine and associated parking reduction may be permitted with an approved Major Modification. There are no proposed changes to the exterior of the building or the site, therefore the proposed project will not alter the site's compliance with applicable development standards. All applicable zoning standards are met and still apply.

d) ***Site Design:*** The proposed project is not altering the building footprint and is not proposing any exterior side modifications. The site is currently developed with a 15,093 square foot light industrial building with an ancillary office use. The surrounding properties included in the shared parking agreement are developed with similar light industrial uses. The properties are surrounded with adequate landscaping and lighting.

e) ***Circulation and Parking:*** For the subject property of 1451 Vanguard Drive, the proposed 7,400 square foot interior mezzanine raises the required parking count according to Oxnard City Code Sec. 16-622 to 90 spaces. There are currently 41 existing parking spaces provided on the site, which is not in compliance with OCC Sec. 16-622's requirement of 90 spaces. Therefore, the applicant is requesting an administrative relief of parking requirements. The table below displays the required parking spaces and provided parking spaces per OCC Sec. 16-622:

Building Address	Size	City Parking Requirement	Parking Spaces	
			Required	Provided
1301 Vanguard Drive Manufacturing	13,140 sf	1 space/500 sf	26 spaces	29 spaces
1351 Vanguard Drive Manufacturing	13,140 sf	1 space/500 sf	26 spaces	29 spaces
1350 Stellar Drive Manufacturing	11,165 sf	1 space/500 sf	22 spaces	25 spaces
1401 Vanguard Drive Office Manufacturing	2,651 sf 15,022 sf	1 space/250 sf 1 space/500 sf	11 spaces 30 spaces	37 spaces
1451 Vanguard Drive Office	22,493 sf	1 space/250 sf	90 spaces	41 spaces
1400 Stellar Drive Manufacturing	14,892 sf	1 space/500 sf	30 spaces	30 spaces
1450 Stellar Drive Office Manufacturing	3,328 sf 9,984 sf	1 space/250 sf 1 space/500 sf	13 spaces 20 spaces	36 spaces
		Seed Beauty Campus Total:	**268 spaces**	**227 spaces**

The applicant is proposing shared parking and an administrative relief from parking requirements, pursuant to the requirements set forth OCC Sec. 16-651. The properties included in the shared parking agreement and administrative relief from parking requirements include 1301 Vanguard Drive, 1351 Vanguard Drive, 1350 Stellar Drive, 1401 Vanguard Drive, 1400 Stellar Drive, and 1450 Stellar Drive.

The applicant performed a peak parking demand analysis for the properties included in the study based on parking demand rates for small office and manufacturing land uses as published in the ITE Manual. Table 3 displays the peak parking demand forecast for the properties included in the study. .

Table 3
Seed Beauty Campus Peak Parking Demand Forecasts – 100 Percent Occupancy

Land Use	Size/Employees	Rate	Peak Demand	Spaces Provided
Building space:				
Office	5.979 ksf	1.85	11 spaces	
	40 employees	1.31	52 spaces	
Manufacturing	64.203 ksf	0.92	59 spaces	227 spaces
	8 employees	0.81	6 spaces	
		Total Parking Demand:	128 spaces	

Additionally, the applicant has provided a breakdown of the peak parking demand in comparison to the supplied parking. A large number of the subject properties are currently vacant, so the building area was used to determine the peak parking demand for said vacant buildings. According to the calculations, the peak parking demand for all properties included in the shared parking agreement is 118 parking spaces. This peak parking demand differs from the peak parking demand outlined in Table 3, as data such

as hourly turnover rates and temporary parking for delivery vehicles were taken into account. There are currently 227 parking spaces among all the properties, thus under both scenarios the parking provided exceeds the parking demand during peak demand hours. Please see Table 5 below for this breakdown:

Table 5
Seed Beauty Campus Shared Parking Demand Forecasts – 100 Percent Occupancy

Time of Day	Land Use				Peak Parking Demand	Parking Supply	Reserve
	Office		Manufacturing				
	GFA[a]	Employees	GFA[a]	Employees			
6:00 AM	0	0	9	1	10	227	189
7:00 AM	2	11	32	3	48	227	151
8:00 AM	7	34	45	5	91	227	108
9:00 AM	10	46	48	5	109	227	90
10:00 AM	11	52	50	5	118	227	81
11:00 AM	10	45	50	5	110	227	89
12:00 PM	8	40	53	5	106	227	93
1:00 PM	9	41	58	6	114	227	85
2:00 PM	9	44	59	6	118	227	81
3:00 PM	9	44	56	6	115	227	84
4:00 PM	8	37	34	3	82	227	117
5:00 PM	2	8	21	2	33	227	166
6:00 PM	0	0	9	2	10	227	189
7:00 PM	0	0	7	1	8	227	191
8:00 PM	0	0	6	1	7	227	192
9:00 PM	0	0	5	1	6	227	193
10:00 PM	0	0	5	1	6	227	193
11:00 PM	0	0	5	0	5	227	194
12:00 PM	0	0	3	0	3	227	196

Based on the data provided in the parking study (Attachment D) and the agreement of shared parking between the aforementioned properties, there is sufficient parking for the interior mezzanine. Additionally, there will not be any adverse effects on parking and traffic for the surrounding area caused by this project.

f) ***Landscaping and Open Space:*** The proposed project is not altering the building footprint and is not proposing any exterior site modifications. Therefore, the landscaping and open space will remain the same, as originally entitled.

7) **Development Advisory Committee:** Due to the scope of the project, review by the Development Advisory Committee (DAC) was not required.

8) **Community Workshop and Public Input:** The Project is not located within a General Plan identified neighborhood; therefore, a Community Workshop was not conducted for the proposed Project.

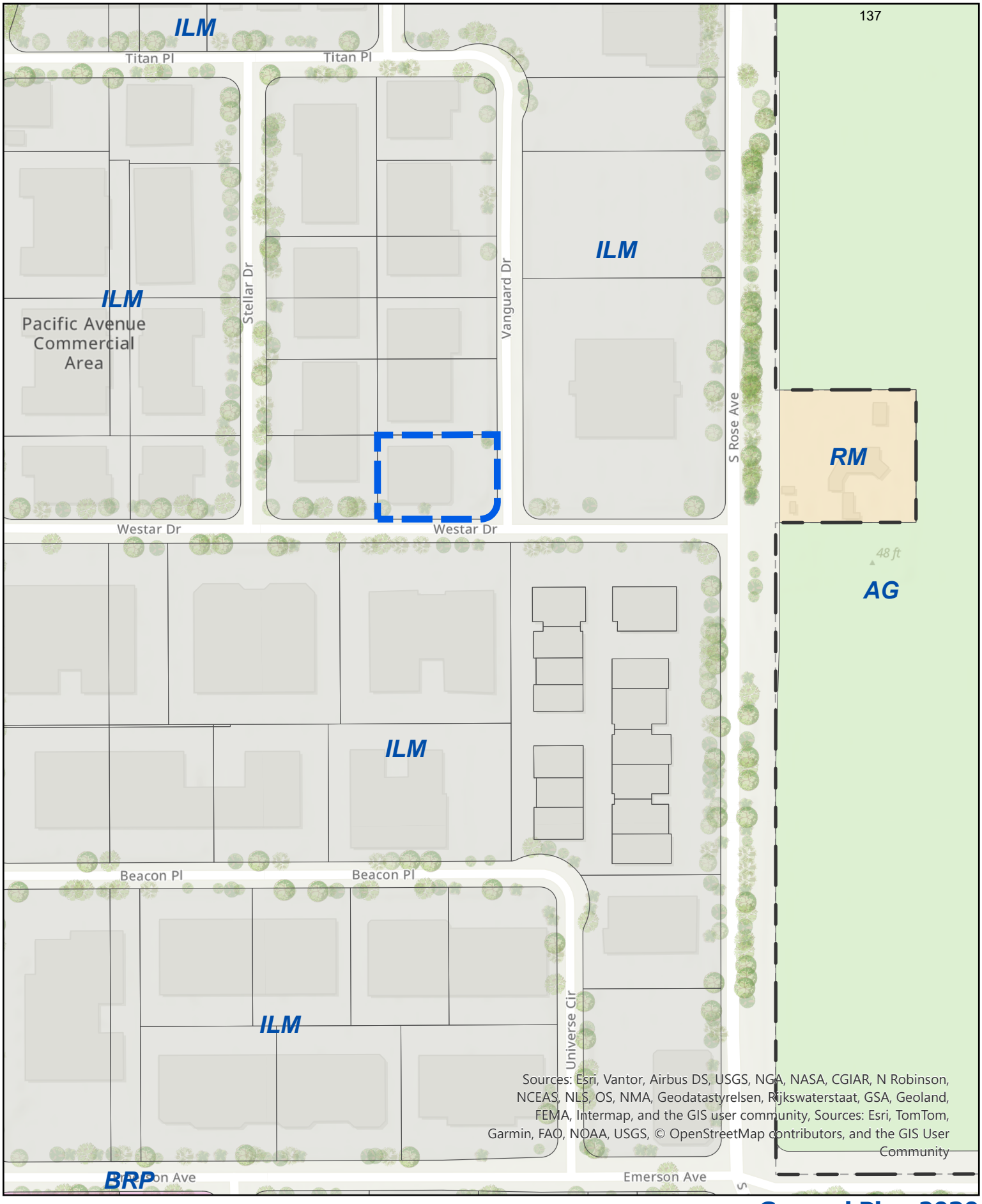
Consistent with public noticing requirements, the Planning Commission hearing was advertised in the newspaper, with an on-site posting, and by mail to property owners within

300 feet of the subject property. To date, Staff has not received any concerns or public comments regarding the proposed Project.

9) **Appeal Procedure:** In accordance with 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 City Clerk 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.

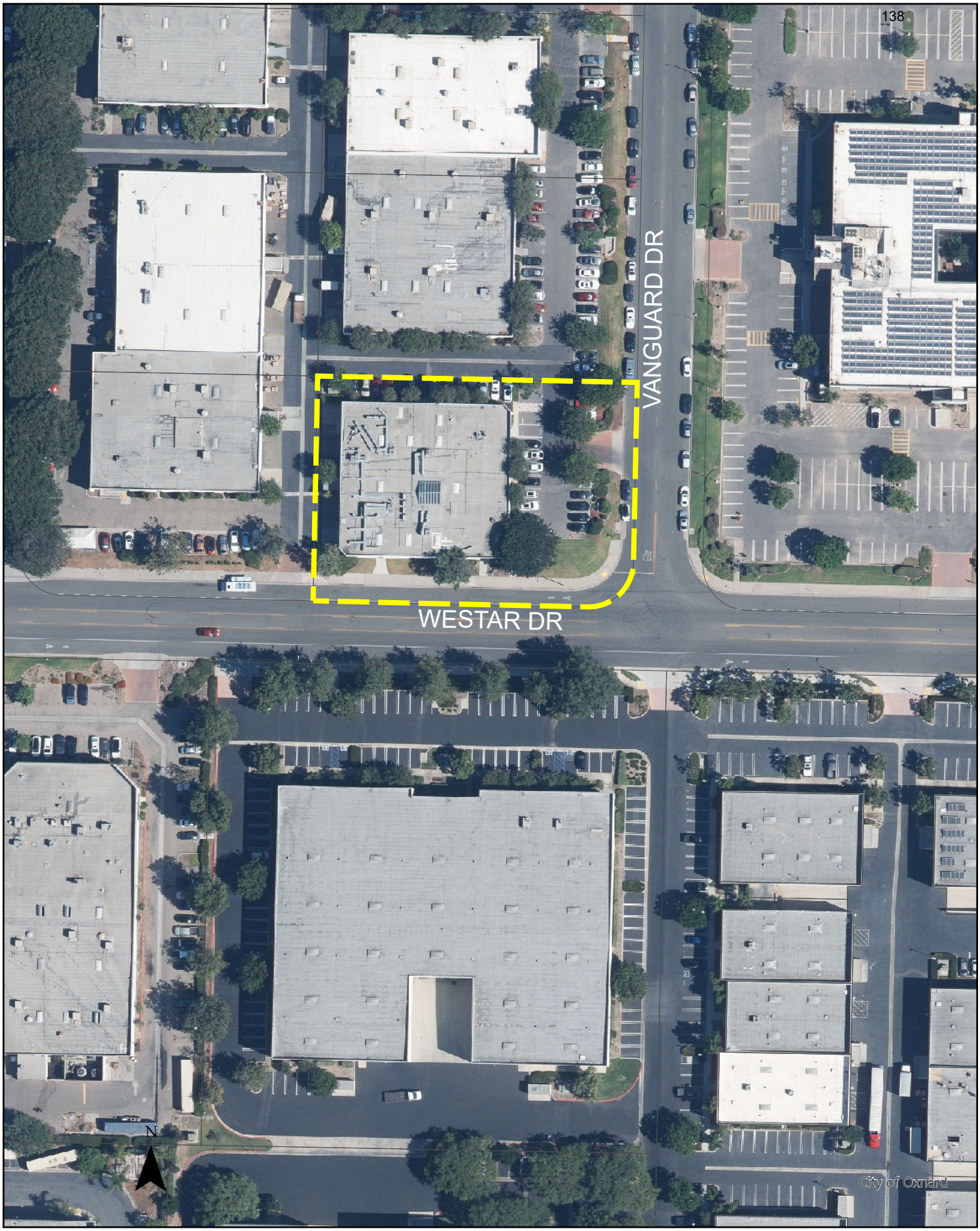
Attachments:

A. Maps (Vicinity, General Plan, Zoning)
B. Reduced Project Plans
C. Notice of Exemption
D. Parking Study
E. Resolutions
F. Presentation



General Plan 2030

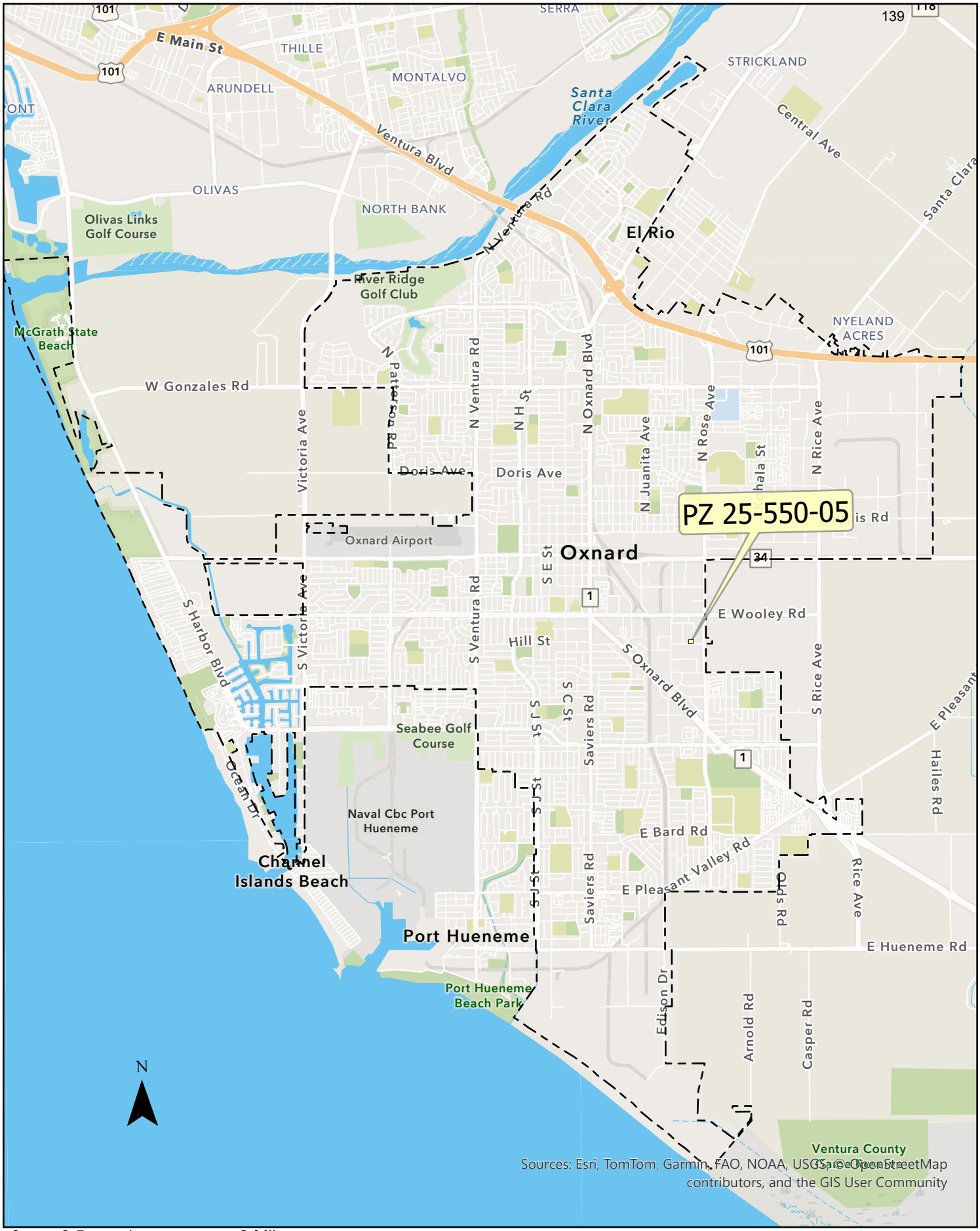
PZ 25-550-05



0 50 100 200 Feet

Aerial Map

PZ 16-400-01



Vicinity Map

PZ 25-550-05

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

0 125 250 500 Feet

N

Zoning Map

PZ 24-500-07

TENANT IMPROVEMENT FOR:
1451 VANGUARD DR.

These drawings are the instruments of service and are the property of ALL-TRADE ENGINEERING. All design and other information contained on these drawings are for use on the specified project and are not to be used in whole or part for any other project without the written permission of ALL-TRADE ENGINEERING. Title to these drawings remains with ALL-TRADE ENGINEERING and shall not be transferred by delivery of these drawings to any other party or owner whatsoever, and shall not be construed to be a publication in derogation of ALL-TRADE ENGINEERING's common law copyright or other property rights. Visual contact with these drawings shall constitute prima facie evidence of acceptance of these restrictions. Any unauthorized use, modifications or publication of these drawings is prohibited and will be subject to all legal remedies available to ALL-TRADE ENGINEERING. Any modifications as required by additional information including, but not limited to, field boundary survey or as-built conditions, governmental agency laws, program modifications, etc. These plans are only valid for six months from the plot date due to Code changes, industry assistance, and site conditions.

ACCESSIBILITY NOTES (CONT'D)

16. Where permanent identification signs are provided for rooms and spaces, signs shall be installed on the approach side of the wall adjacent to the latch side of the door; Where there is no wall space on the latch side, including at double leaf doors, signs shall be placed on the nearest adjacent wall, preferably on the right.

17. Identification signage mounting height shall be 60 inches above the finish floor to the center line of the sign. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects or standing within the swing of a door.

18. The International Symbol of Accessibility shall consist of a white figure on a blue background. The blue shall be equal to Color No. 15090 in Federal Standard 595B.

19. Letters and numbers on signs shall have a width-to-height ratio of between 3:5 and 1:1 and a stroke width-to-height ratio between 1:5 and 1:10.

20. Characters and numbers on signs shall be sized according to the viewing distance from which they are to be read. The minimum height is measured using an upper case X. Lower case characters are permitted. For signs suspended or projected above the finish floor, the minimum character height shall be 3".

21. Characters and symbols shall contrast with their background, either light characters on a dark background or dark characters on a light background.

22. When raised characters or symbols are used, they shall conform to the following:

a. Letters and numbers on signs shall be raised 1/32" minimum and shall be sans-serif uppercase characters accompanied by Grade 2 Braille.

b. Raised characters or symbols shall be a minimum of 5/8" high and a maximum of 2" high.

c. Pictorial symbol signs (pictograms) shall be accompanied by the equivalent verbal description placed directly below the pictogram. The outside dimension of the pictogram shall be a minimum of 6" in height.

23. Contracted Grade 2 Braille shall be used wherever Braille symbols are specifically required in other portions of these regulations. Dots shall be 1/10" on centers in each cell with 2/10" space between cells. Dots shall be raised a minimum of 1/40" above the background.

E. ENTRANCES & EXITS

24. Exit doors shall be readily openable from the egress side without the use of a key, special knowledge or effort.

25. Manually operated flush bolts and surface bolts are not permitted. Except on doors not required for egress in individual dwelling units or sleeping units; Where a pair of doors serves a storage or equipment room, manually operated edge or surface-mounted bolts are permitted on inactive leaf. The unlatching of any leaf shall not require more than one operation.

26. Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11A or Chapter 11B shall not require tight grasping, tight pinching or twisting of the wrist to operate.

27. There shall be a level and clear floor or landing on each side of a door. The level area shall have a length in the direction of door swing of at least 60" and the length opposite the direction of door swing of 48" as measured at right angles to the plane of the door in the closed position. [§1133B.2.4 CBC]

28. The width of the level area on the side to which the door swings shall extend a minimum of 24" past the strike edge of the door for exterior doors and a minimum of 18" past the strike edge for interior doors.

29. Every corridor serving an occupant load of 10 or more shall not be less than 44" in width.

30. Corridors serving an occupant load of less than 10 shall not be less than 36" in width.

F. SPACE ALLOWANCE & REACH RANGES

31. Kitchen and Common Use Sinks

a. A clear floor space at least 30 inches by 48 inches shall be provided in front of a sink to allow forward approach. The clear floor space shall be on an accessible route and shall extend a maximum of 19 inches underneath the sink (see Figure 11B-1D).

b. Each accessible sink shall be a maximum of 6½ inches deep. Sinks shall be mounted with the counter or rim no higher than 34 inches above the finish floor. Knee clearance that is at least 27 inches high, 30 inches wide and 19 inches deep shall be provided underneath sinks.

c. Hot water and drain pipes exposed under sinks shall be insulated or otherwise configured so as to protect against contact. There shall be no sharp or abrasive surfaces under sinks.

d. Faucet controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be not greater than 5 lbf. Lever-operated, push-type and electronically controlled mechanisms are examples of acceptable designs. Self-closing valves are allowed the faucet remains open for at least 10 seconds.

32. The minimum clear floor or ground space required to accommodate a single, stationary wheelchair and occupant is 30" by 48". The minimum clear floor or ground space for wheelchairs may be positioned for forward or parallel approach to an object. Clear floor or ground space for wheelchairs may be part of the knee space required under some objects.

33. If the clear floor space only allows forward approach to an object, the maximum high forward reach allowed shall be 48". See Figure 11B-5C (a). The minimum low forward reach is 15". If the high forward reach is over an obstruction, reach and clearances shall be as shown in Figure 11B-5C (b).

34. If the clear floor space allows parallel approach by a person in a wheelchair, the maximum high side reach allowed shall be 54" and the low side reach shall be no less than 9" above the floor as shown in Figures 11B-5D (a) & (b). If the side reach is over and obstruction, the reach and clearances shall be as shown in Figure 11B-5D(c).

35. Objects projecting from walls with their leading edges between 27" and 80" above the finished floor shall protrude no more than 4" into walks, halls, corridors, passageways, or aisles.

36. Fixed or Built-In Seating, Tables, & Counters

a. Where fixed or built-in seating, tables, or counters are provided for the public, and in general employee areas, 5%, but never less than 1 must be accessible, as required in Section 1122B.

b. The tops of tables and counters shall be 28" to 34" from the floor or ground.

c. If seating for persons in wheelchairs is provided at fixed tables or counters, knee spaces at least 27" high, 30" wide, and 19" deep shall be provided.

d. If seating spaces for persons in wheelchairs are provided at fixed tables or counters, clear floor space complying with Section 1118B.4 shall be provided. Such clear floor space shall not overlap knee space by more than 19".

37. Employee Work Areas & Work Stations:

a. Specific work stations, with the exception of work stations in sales facilities, check stands, ticket booths, and other work stations with specific requirements contained in other portions of the regulations, need only comply with aisle width and floors and levels, and entry-ways shall be 32" in clear width.

b. Employee work areas shall be accessible by means of a 36" minimum aisle and a 32" minimum clear opening door width

38. Controls and Operating Mechanisms:

a. Clear floor space complying with Section 1118B.4 that allows a forward or parallel approach by a person using a wheelchair shall be provided at controls, dispensers, receptacles, and other operable equipment.

b. Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds.

c. The highest operable part of all controls, dispensers, receptacles, and other operable equipment shall be placed within 48" of the floor but not lower than 15" if forward approached and within 54" but not lower than 9" if side approached.

39. The height of manual fire alarm boxes shall be a minimum of 42? and a maximum of 48?, measured vertically, from the floor level to the highest point of the activating handle or lever of the box. [§907.3.2 CBC]

SOUND TRANSMISSION NOTES

1. Approved acoustical sealant shall be provided along the joint between the floor and the unit separation walls.
2. All penetrations into sound-rated partitions or floor-ceiling assemblies shall be sealed with approved permanent resilient sealant.
3. All rigid conduits, ducts, plumbing pipes and appliance vents located in sound assemblies shall be isolated from the building construction by means of resilient sleeves, mounts, or minimum 1/4" thick approved resilient material.
4. Metal ventilating and conditioned air ducts located in sound assemblies shall be lined.
5. Mineral fiber insulation shall be installed in joist spaces to a point 12" beyond the pipe or duct, whenever a plumbing pipe or duct penetrates a floor-ceiling assembly or where such unit passes through the plane of the floor-ceiling assembly.

FIRE/LIFE SAFETY NOTES (CONT'D)

1. When serving more than 20 sprinkler heads, automatic sprinkler systems shall be supervised by an approved central, proprietary or remote, station service, or shall be provided with a local alarm which will give an audible signal at a constantly monitored location.

2. All interior wall or ceiling finishes (except Class A) less than ¼ inch thick shall be applied directly against a noncombustible backing unless it is in accordance with an approved tested assembly.

3. Showers and walls above bathtubs with shower heads shall be finished with a smooth, nonabsorbent surface to a height not less than 70" above the drain inlet. [§ 1210.3 CBC]

4. Wall and ceiling materials shall not exceed the flame spread classification in CBC Table 803.9

5. [§2406.3 CBC] Provide safety glazing in the following locations:

a. Where the nearest edge of glazing is within a 24-inch arc of either side of a door in a closed position (unless there is an intervening wall between the door and the glazing or if the glazing is 5' or higher above the walking surface).

b. Glazing greater than 9 square feet with the bottom edge less than 18" above the floor and the top edge greater than 36" above the floor (unless the glazing is more than 36" horizontally away from walking surfaces or if a complying protective bar is installed)

c. Glazing in shower and tub enclosures (less than 60" above standing surface)

d. Glazing in swinging and sliding doors.

e. Glazing adjacent to stairways, landings and ramps within 36" horizontally of a walking surface when the glazing is less than 60" above the plane of the adjacent walking surface.

6. All exits are to be openable from the egress side without the use of a key or special knowledge or effort. In lieu of the above requirement, in Group A occupancies having an occupant load of 300 or less, Group B, F, M and S and in places of religious worship, provide a sign on or near the exit doors reading THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. This signage is only allowed at the main exit. [§ 1008 CBC]

7. Exit doors should be a minimum size of 3 feet by 6 feet 8 inches. The clear width shall be 32" when the door is open 90 degrees. Maximum leaf width is 4 feet. [§ 1008 CBC]

17. Duct penetrations of fire-rated corridor enclosures shall have smoke dampers. [§ 716 CBC]

18. The means of egress, including the exit discharge, shall be illuminated at all times the building space is occupied. [§ 1006 CBC]

19. Tactile exit signs shall be placed on the wall adjacent to the latch side at 60" A.F.F. to the center of the sign. Tactile exit signs are required at the following locations: [§ 1011 CBC]

a. Each grade-level exterior exit door identified by a tactile exit with the word "EXIT".

b. Each exit door that leads directly to a grade-level exterior exit by means of a stairway or ramp shall be identified by a tactile exit sign with the appropriate words:
"EXIT STAIR DOWN"
"EXIT RAMP DOWN"
"EXIT STAIR UP"
"EXIT RAMP UP"

c. Each exit door that leads directly to a grade-level exterior door by means of an exit enclosure or an exit passageway shall be identified by a tactile exit sign with the words "EXIT ROUTE"

d. Each exit access door from an interior room or area to a corridor or hallway that is required to have a visual exit sign, shall be identified by a tactile exit sign with the word "EXIT ROUTE."

e. Each exit door through a horizontal exit shall be identified by a sign with the words, "TO EXIT"

20. See Electrical Plans for exit sign requirements.

21. Overflow drains having the same size as roof drains and on independent drain lines are required. In lieu of this, overflow scuppers, 4" minimum high with a width equal to the circumference of the roof drain may be provided. Overflow system shall have inlets located two inches above the roof low points. [§ 1101 CPC]. Size the drains per CPC.

23. Addresses shall be plainly visible and legible from the street or road fronting the property. Address numbers shall be 4 inches in height, ½" minimum stroke width and of contrasting color to their background. [§ 501 CBC]

24. No hazardous materials will be stored and / or used within the building which exceed the quantities listed in CBC Tables 307 [§ 307 Exception #1 CBC]

25. Door handles, pulls, latches, locks and other operating devices shall be installed 34" minimum and 44" maximum above the finished floor. [§1008 & 1133 CBC]

26. Exit signs shall be internally or externally illuminated. Internally illuminated exit signs shall be listed and labeled and shall be installed in accordance with the manufacturer's instructions and Section 2701. Externally illuminated signs shall comply with the graphics and power source requirements in Sections 1013.6.1 and 1013.6.3, respectively. When the face of an exit sign is illuminated from an external source, it shall have an intensity of not less than 5-foot-candles (54 lux).

27. Any time a building or a portion of a building is occupied, the means of egress serving the occupied portion shall be illuminated at an intensity of not less than 1-foot-candle (11 lux) at the walking surface level.

28. The power supply for means of egress illumination shall be provided by the premise's electrical supply. In the event of power supply failure, illumination shall be automatically provided from an emergency system for the following areas:
a. Corridors
b. Exit access stairways
c. Vestibules and areas on the level of discharge used for exit discharge in accordance with Section 1028.1
d. Exterior landings as required by Section 1010.1.6 for exit doorways that leads directly to the exit discharge.
e. Electrical equipment rooms.

29. The exit signs shall also be connected to an emergency electrical system which is to provide continued illumination for duration of not less than 1-1/2 hr in case of primary power loss. Continued illumination is to be provided from storage batteries, unit equipment, or an on-site generator and the installation of the emergency power system shall be installed in accordance with Section 2702.

ACCESSIBILITY NOTES

A. SITE DEVELOPMENT & ACCESSIBLE ROUTE OF TRAVEL

1. Site development and grading shall be designed to provide access to all entrances and exterior ground floor exits, and access to normal paths of travel, and where necessary to provide access, shall incorporate pedestrian ramps, curb ramps, etc.

2. When more than one building or facility is located on a site, accessible routes of travel shall be provided between buildings and accessible site facilities.

3. The accessible route of travel shall be the most practical direct route between accessible building entrances, accessible site facilities, and the accessible entrance to the site.

B. ACCESSIBLE PARKING

4. Each parking space reserved for persons with disabilities shall be identified by a reflectorized sign permanently posted immediately adjacent to and visible from each stall or space, consisting of a profile view of a wheelchair with occupant in white on dark blue background. The sign shall not be smaller than 70 square inches in area and, when in a path of travel, shall be posted at a minimum height of 80" from the bottom of the sign to the parking space finished grade. An additional sign or language below the symbol for accessibility shall state "Minimum Fine $250."

5. Signs to identify accessible parking spaces may be centered on the wall at the interior end of the parking space at a minimum height of 36" from the parking space finished grade, ground or sidewalk.

6. Van accessible parking spaces shall have an additional sign stating "Van-Accessible" mounted below the symbol of accessibility and posted at a minimum height of 80" from the bottom of the sign to the parking space finished grade.

7. An additional sign shall also be posted, in a conspicuous place, at each entrance to off-street parking facilities, or immediately adjacent to and visible from each stall or space. The sign shall be not less than 17" by 22" in size with lettering not less than 1" in height, which clearly and conspicuously states "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities may be towed away at owner's expense. Towed vehicles may be reclaimed at VENTURA COUNTY SHERRIFF or by telephoning 805-494-8200." Letters and numbers shall be permanent and measure a minimum height of one inch. Markers and/or liquid paper are not acceptable.

C. WALKS & SIDEWALKS

8. Walks and sidewalks shall have a continuous common surface, not interrupted by steps or by abrupt changes in level exceeding 1/2", and shall be a minimum of 48" in width.

9. If a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings, or other elements between the pedestrian areas and vehicular areas, the boundary between the areas shall be defined by a continuous detectable warning which is 36" wide.

10. Walk and sidewalk surface cross slopes shall not exceed 1/4" per foot.

11. Walk and sidewalk surfaces shall be slip-resistant.

12. Walks, sidewalks, and pedestrian ways shall be free of gratings whenever possible. For gratings located in the surface of any of these areas, grid openings in gratings shall be no greater than 1/2" wide in one direction. If gratings have elongated openings, they shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

D. SIGNS & IDENTIFICATION

13. All building entrances that are accessible to and usable by persons with disabilities and at every major junction along or leading to an accessible route of travel shall be identified with a sign displaying the International Symbol of Accessibility and with additional directional signs, as required, to be visible to persons along approaching pedestrian ways.

14. In existing buildings, entrances that are not accessible shall have directional signage which indicates the location of and route to the nearest accessible entrance. When signs are used to identify exit doors, exit stairways, exit ramps or exit routes, tactile signs per CBC 11B-703 shall be installed.

15. Tactile floor designation signs shall be located at each floor level landing in all enclosed stairways in buildings two or more stories in height to identify the floor level. At exit discharge level, the sign shall include a raised five-pointed star located to the left of the identifying floor level. The outside diameter of the star shall be the same as the height of the raised characters.

GENERAL NOTES

1. This construction contract is for the construction of a complete and fully functioning installation. The construction documents describe the design intent and specific requirements of the installation. The construction documents do not intend to show every item required to construct the work. Items such as fasteners, connectors, fillers, miscellaneous closure elements, ancillary control wiring and power where required for the control or operation of the provided equipment are not always shown but are considered included in the scope of the work. It is the responsibility of the contractor to provide a fully functioning installation which meets the design intent, including the specific requirements included in the construction documents.

2. All work shall be performed to the highest industry standards for quality workmanship. All materials shall be installed in strict accordance with the manufacturer's instructions and recommendations. Materials and methods shall conform to appropriate national standards and trade publications.

3. The contractor shall take all necessary precautionary measures to protect the public and adjacent properties from damage throughout construction.

4. It is the responsibility of the general contractor and the subcontractors to review all drawings, project manual, addenda, etc. in order to assure the coordination of all work affecting each trade. Failure to review and coordinate all contract documents by the general contractor with all the subcontractors for applicable items of the work shall not relieve the responsible party from performing all work so required as part of the contract

5. No deviation from contract drawings and specifications shall be made without written approval of the design engineer.

6. Existing dimensions and conditions where shown on the construction documents are assumed to be accurate based on available information. The contractor shall prior to the start of construction, verify all existing conditions, provide a complete field layout on the job site, and notify the engineer of any deviations or conflicts with the construction documents.

7. The drawings shall not be scaled. The general contractor shall refer to the dimensions indicated or the actual sizes of construction items. Where no dimension or method of determining a location is given, verify correct dimension or location with the architect prior to installation.

8. The mechanical, plumbing, and electrical drawings are diagrammatic and do not show all offsets, bends, elbows, or other specific elements which may be required for proper installation of the work. Such work shall be verified at the site. Additional bends and offsets, as required by the equipment, location, or other job conditions, shall be provided to complete the work at no additional cost.

9. Except where shown in dimensional detail, the locations of plumbing, mechanical equipment, ducts, piping, and fittings are only approximate. The exact locations shall be determined by the contractor, subject to approval by the design engineer.

10. Where lack of information, or any discrepancy should appear in the drawings or specifications, request written interpretation from the engineer before proceeding with that portion of the work.

contractor shall pay for all fees, permits, licenses, etc. necessary for proper completion of the work.

12. The contractor shall guarantee all workmanship and materials for a period of one year from the date of substantial completion or as otherwise required in the specifications.

13. The contractor shall pay for all fees, permits, licenses, etc. necessary for proper completion of the work.

14. When a system or assembly is called out for, all necessary parts and materials required for a complete installation/system shall be installed according to the manufacturer's instructions.

15. Unless otherwise noted, electrical conduits, plumbing lines, etc. shall be run concealed and framing shall be adequate size to accomplish result without causing any changes in the wall plane.

16. Coordinate with all trades the locations of sleeves or other preset accessories involving other trades.

17. Disrupted existing conditions, i.e., landscaping, lighting, irrigation, pedestrian and vehicle access should be minimally replaced at the end of construction to the same conditions prior to construction disruption.

18. Disrupted electrical and water lines re-routed during project construction are to remain in continuous service.

19. When work is not called out as required to complete the project, it shall be provided by the contractor at no additional expense to the owner and be of the best materials and workmanship.

20. All interior gypsum board to receive paint finish shall be taped, sealed and sanded to receive finish. Gypsum board under FRP or stainless steel shall only be fire taped and sanded. All interior gypsum board to be true and level.

21. All tile shall be installed in accordance with the recommendations contained in the handbook for ceramic tile installation of the Tile Council of America.

22. Public works permit is required prior to performing sidewalk or curb work.

22. Approved acoustical sealant shall be provided along the joint between the floor and the unit separation walls.

23. All penetrations into sound-rated partitions or floor-ceiling assemblies shall be sealed with approved permanent resilient sealant.

24. All rigid conduits, ducts, plumbing pipes and appliance vents located in sound assemblies shall be isolated from the building construction by means of resilient sleeves, mounts, or minimum 1/4" thick approved resilient material.

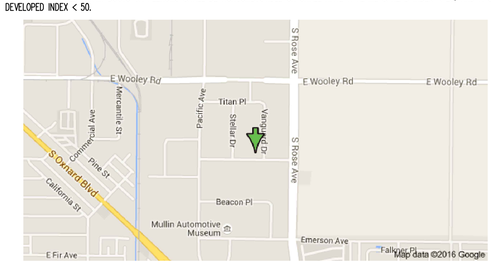
25. Metal ventilating and conditioned air ducts located in sound assemblies shall be lined.

26. Mineral fiber insulation shall be installed in joist spaces to a point 12" beyond the pipe or duct, whenever a plumbing pipe or duct penetrates a floor-ceiling assembly or where such unit passes through the plane of the floor-ceiling assembly.

27. Toilet and bathing room floors shall have a smooth, hard, nonabsorbent surface that extends upwards onto the walls at least 4-in.

FIRE DEPARTMENT NOTES

1. ALTERATION OF THE AUTOMATIC FIRE SPRINKLER SYSTEM IS REQUIRED, UNDER DEFFERED SUBMITTAL AND PERMIT.
2. PROVIDE DOCUMENTATION THAT THE FIRE SPRINKLER SYSTEM IS MONITORED BY A MONITORING AND ALARM SYSTEM THAT IS CURRENTLY MONITORED BY AN APPROVED CENTRAL STATION. IF NO SYSTEM IS IN PLACE, THEN A FIRE SPRINKLER MONITORING AND ALARM SYSTEM IS REQUIRED, UNDER SEPARATE SUBMITTAL AND PERMIT.
3. A FIVE YEAR CERTIFICATION INSPECTION REPORT OF THE FIRE SPRINKLER SYSTEM, BY A LICENSED C16 FIRE PROTECTION CONTRACTOR, MUST BE PROVIDED TO THE FIRE DEPARTMENT VIA WWW.THECOMPLIANCEENGINE.COM PRIOR TO FINAL INSPECTION.
4. CERTIFICATION OF THE FIRELINE BACKFLOW ASSEMBLY (WITHIN THE LAST YEAR) MUST BE PROVIDED PRIOR TO FIRE DEPARTMENT INSPECTION. CALL CROSS-CONNECTION CONTROL AT 385-8155 FOR DETAILS.
5. A KNOX KEY VAULT IS REQUIRED FOR THE BUILDING. CONTACT THE FIRE DEPARTMENT FOR DETAILS. FIRE DEPARTMENT APPROVAL IS REQUIRED PRIOR TO FINAL BUILDING INSPECTION.. (KNOX SERIES 3200 IS USED FOR MOST COMMERCIAL APPLICATIONS. KNOX-BOXES MAY BE ORDERED ONLINE. HTTP://WWW.KNOXBOX.COM/STORE/FINDDEPT.CFM SELECT "OXNARD FIRE DEPT")
6. PROVIDE A TYPE 2A20BC FIRE EXTINGUISHER AT OR NEAR EACH EXIT.
7. A UNIFIED PROGRAM FACILITY PERMIT APPLICATION (BUSINESS PLAN) MUST BE FILED WITH OXNARD FIRE/CUPA WITHIN THE FIRST 30 DAYS OF BUSINESS OPERATION. SUBMIT VIA THE CALIFORNIA ENVIRONMENTAL REPORTING SYSTEM (CERS).
8. AIR HANDLING UNITS WITH A CAPACITY IN EXCESS OF 2000 CFM SHALL BE PROVIDED WITH AUTOMATIC SHUTDOWN VIA SMOKE DETECTORS INSTALLED WITHIN THE DUCT. PROVIDE DUCT SMOKE DETECTORS PER NFPA 72. SEE MECHANICAL NOTE 44 ON SHEET MEP AND M-2 FOR SMOKE DETECTOR CALLOUTS.
9. AUTOMATIC SPRINKLERS SHALL BE INSTALLED IN OR UNDER COVERED KIUOSKS, DISPLAYS, BOOTHS, CONCESSION STAND OR REQUIPMENT THAT EXCEEDS 4-FEET IN WIDTH.
10. SPRINKLER PROTECTION IS REQUIRED UNDER EXTERIOR ROOFS, CANOPIES, AND OVERHANGS OVER FOUR-FEET IN WIDTH. ADDITIONAL SPRINKLER HEADS MAY BE REQUIRED BASED ON FIELD CONDITIONS AS DEEMED NECESSARY BY THE FIRE INSPECTOR.
11. STORAGE LIMITATIONS: STORAGE OF GROUP A PLASTICS SHALL BE LIMITED TO A MAXIMUM OF 5'-0" ABOVE THE FINISHED FLOOR. STORAGE OF CLASS I THROUGH III COMMODITIES SHALL BE LIMITED TO A MAXIMUM OF 12'-0" ABOVE THE FINISHED FLOOR. STORAGE OF CLASS IV COMMODITIES SHALL BE LIMITED TO A MAXIMUM OF 10'-0" ABOVE THE FINISHED FLOOR.
12. MATERIALS EXPOSED WITHIN DUCTS OR PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX < 25, AND A SMOKE DEVELOPED INDEX < 50.



VICINITY MAP

PROJECT DATA

SCOPE OF WORK:
9,500 SQ. FT. INTERIOR FIRST FLOOR OFFICE TENANT IMPROVEMENT.
NEW 7,400 SQ. FT. INTERIOR SECOND FLOOR OFFICE ADDITION.
NEW HVAC EQUIPMENT.
NEW 16'X16' SKYLIGHT.
NEW SUBPANELS.

BUILDING CODE DATA:
OCCUPANCY GROUP: B
EXISTING USE: OFFICE
NEW USE: OFFICE (NO CHANGE)
TYPE OF CONSTRUCTION: III-B FULLY SPRINKLERED
SPRINKLERS: YES
STORIES: 2
HEIGHT: 20'-0"
LEGAL: TRACT 4355 LOT 12
AREA: 14,600 SQ. FT. 1ST STORY + 7,400 SQ. FT. 2ND STORY
ALLOWABLE AREA(SM): B=57,000 > 22,000 SQ.FT.

OCCUPANT LOAD:
SEE A-3.1
B OCCUPANCY:
1ST FLR: 149 OCCUPANTS
2ND FLR: 51 OCCUPANTS
TOTAL: 200 OCCUPANTS
5 EXITS PROVIDED

DEFERRED SUBMITTALS:
FIRE SPRINKLERS (NFPA 13)

APPLICABLE CODES:
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 EXISTING BUILDING CODE
2022 CALIFORNIA FIRE CODE

SEE PARKING STUDY BY STACY MILLER PUBLIC AFFAIRS, INC. FOR INFORMATION ON THE PARKING STUDY.

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SHEET INDEX

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A-1 SITE PLAN & DEMO PLANS
A-2 DEMO PLANS
A-3 FLOOR PLANS
A-3.1 EXITING PLANS
A-3.2 CEILING PLANS
A-3.3 2ND FLOOR RCP
A-3.4 DOOR/FINISH SCHEDULE
A-4 SECTIONS AND ELEVATIONS
A-4.1 SECTIONS
A-4.2 INTERIOR ELEVATIONS
A-4.3 ARCH DETAILS
A-4.4 ARCH DETAILS
A-4.5 STAIR DETAILS
A-5 GENERAL DETAILS

OCCUPANT LOAD:
SEE A-3.1
B: 200 OCC.
TOTAL: 200 OCC.

PLUMBING FIXTURE CALCULATION:
B (200 OCCUPANTS (100M/100F))

WATER CLOSETS:	2 MALE	4 FEMALE
URINALS:	1 MALE	
LAVATORIES:	2 MALE	2 FEMALE
BATHTUBS/SHOWERS:	---	
DRINKING FOUNTAINS:	2 DRINKING FOUNTAINS	
OTHER:	1 SERVICE SINK	

TOTALS:

WATER CLOSETS:	4 MALE	6 FEMALE
URINALS:	2 MALE	
LAVATORIES:	4 MALE	4 FEMALE
BATHTUBS/SHOWERS:	---	
DRINKING FOUNTAINS:	2 DRINKING FOUNTAINS	
OTHER:	1 SERVICE SINK	

REVISIONS

SDJ 11-24-25

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SHEET TITLE
TITLE SHEET / GENERAL NOTES

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REGISTERED PROFESSIONAL ENGINEER SHANE BERNITS JUDD No. M35606 STATE OF MECHANICAL OF CALIFORNIA

A-0

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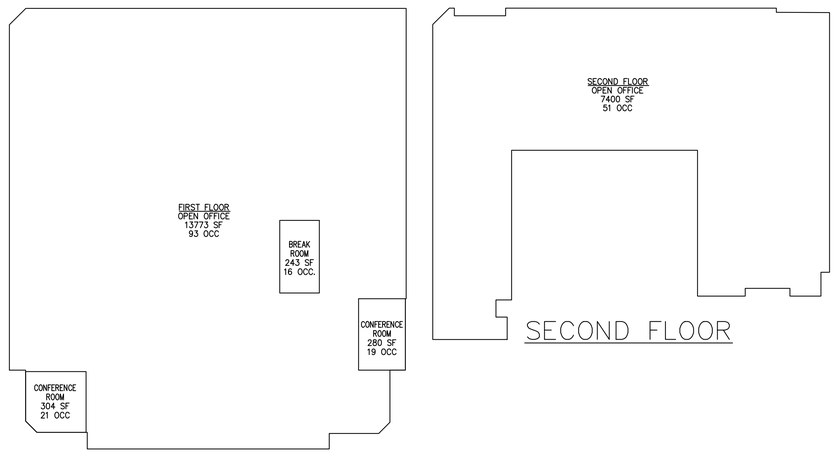
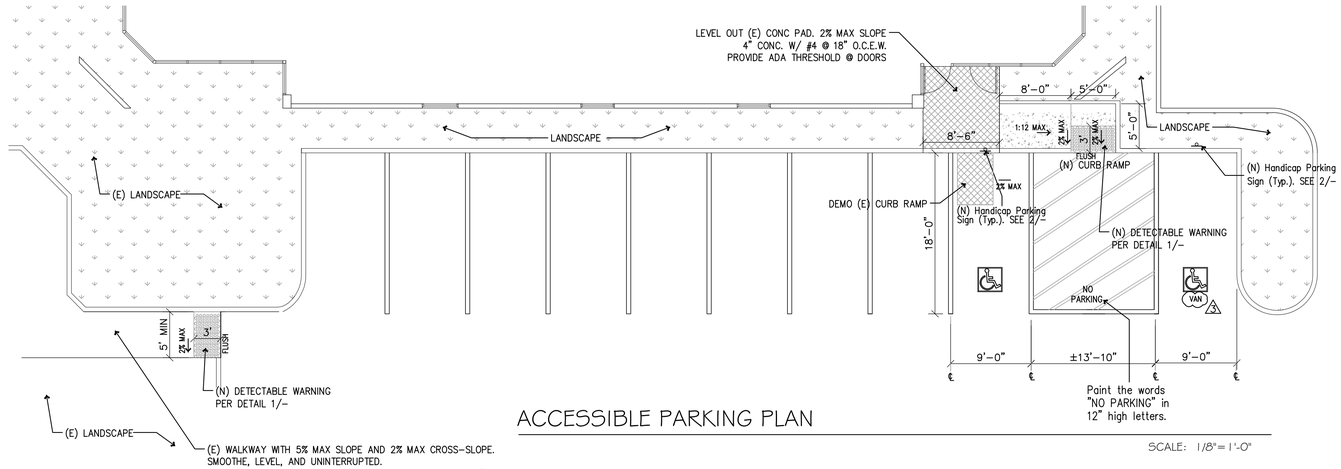
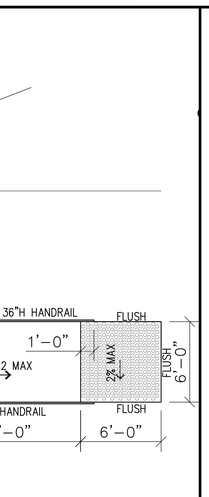
AREA BREAKDOWN



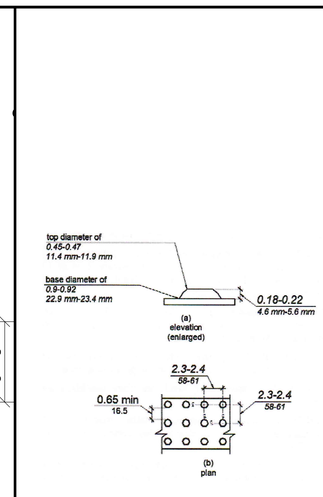


ACCESSIBLE PARKING PLAN

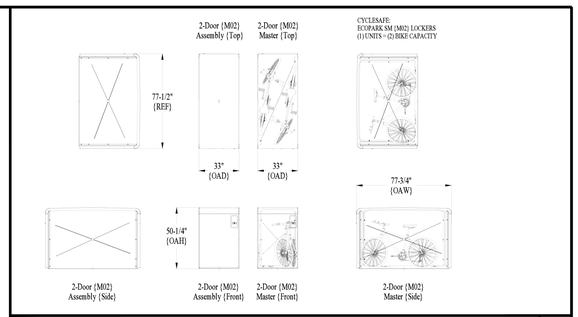
SCALE: 1/8"= 1'-0"



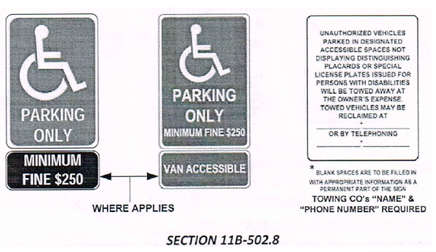
EXIT RAMP | 3

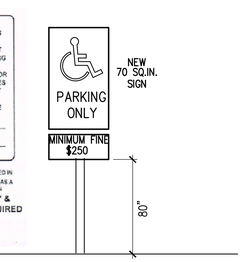


DETECTABLE WARNING SURFACE | 1

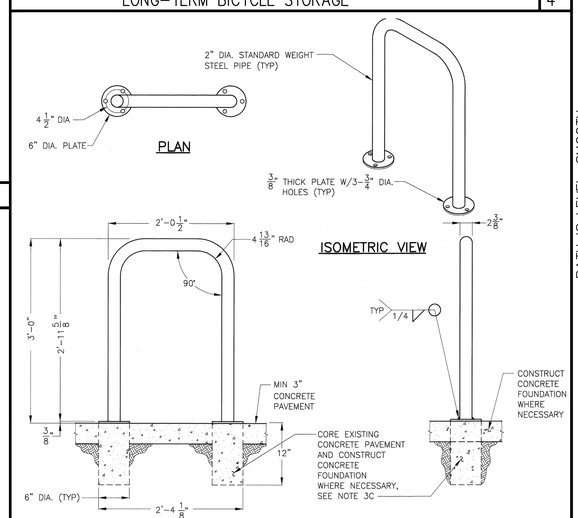


LONG-TERM BICYCLE STORAGE | 4

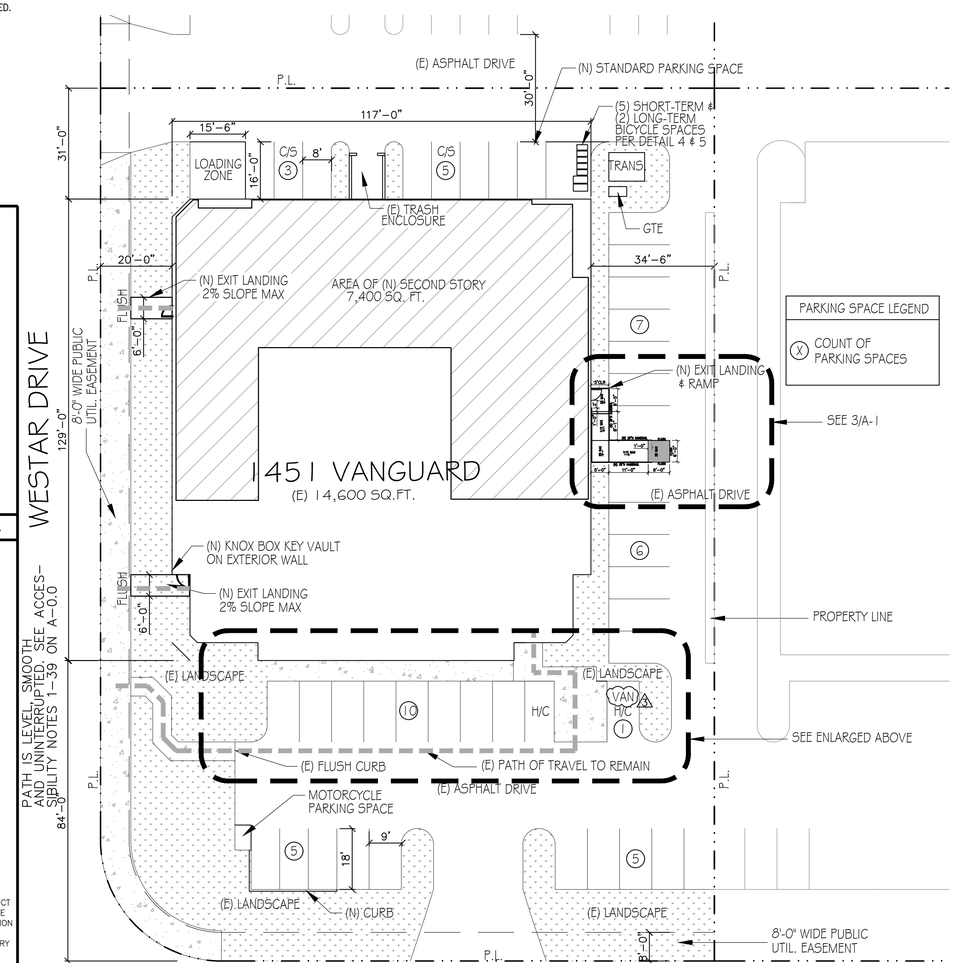




PARKING LOT SIGNAGE | 2



SHORT-TERM BICYCLE STORAGE | 5



SITE PLAN

SCALE: 1"=20'

SITE PLAN NOTES

TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY 3306.

THERE SHALL BE NO ABRUPT CHANGES ALONG THE PATH OF TRAVEL. RAMPS SHALL NOT EXCEED 8.33% SLOPE. RAMPS MUST BE PROVIDED WHERE THE PATH OF TRAVEL EXCEEDS A 5% SLOPE. PATH OF TRAVEL CROSS SLOPE SHALL NOT EXCEED 2%.

REVISIONS

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SHEET TITLE

SITE PLAN

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REGISTERED PROFESSIONAL ENGINEER
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A-1

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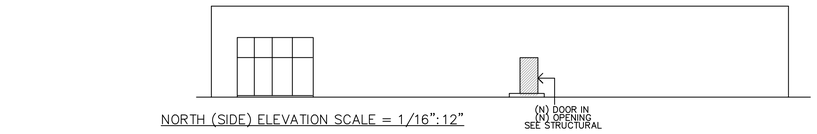

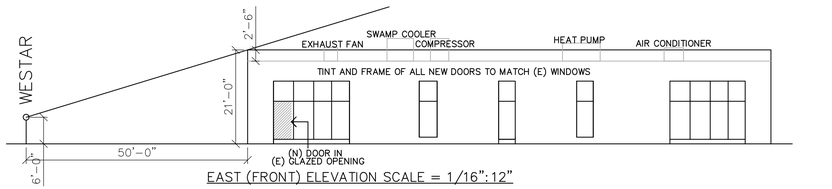

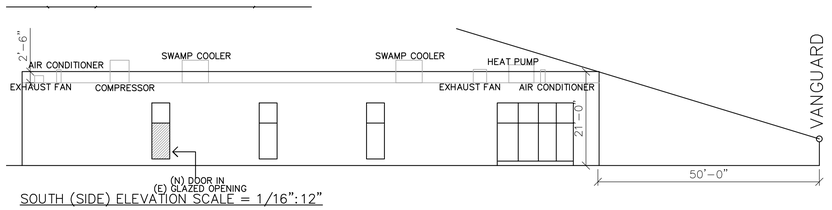

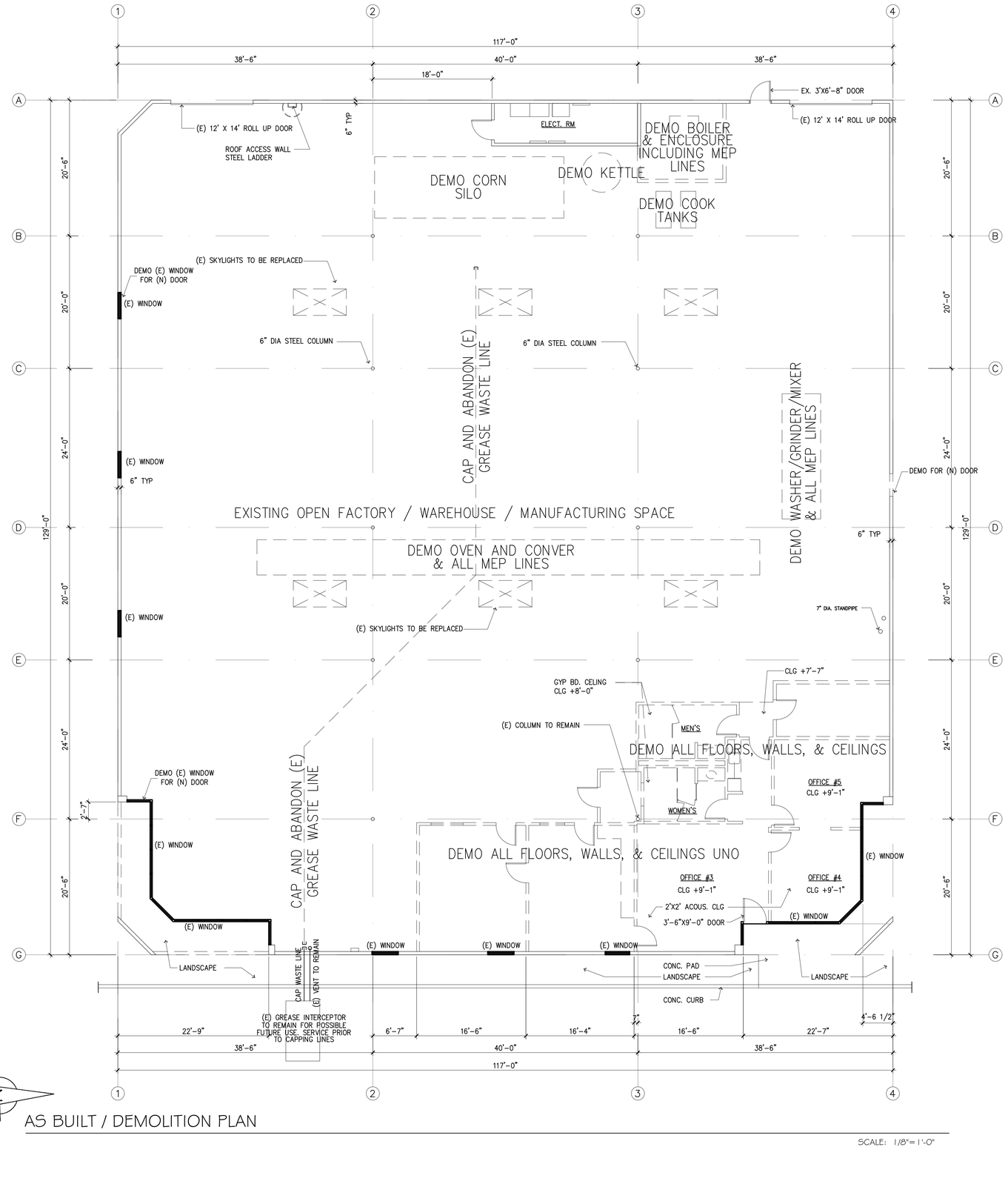

AS BUILT / DEMOLITION PLAN

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

REVISIONS

SDJ
11-24-25

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SHEET TITLE

DEMO PLANS

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REGISTERED PROFESSIONAL ENGINEER
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No. M34302
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A-2

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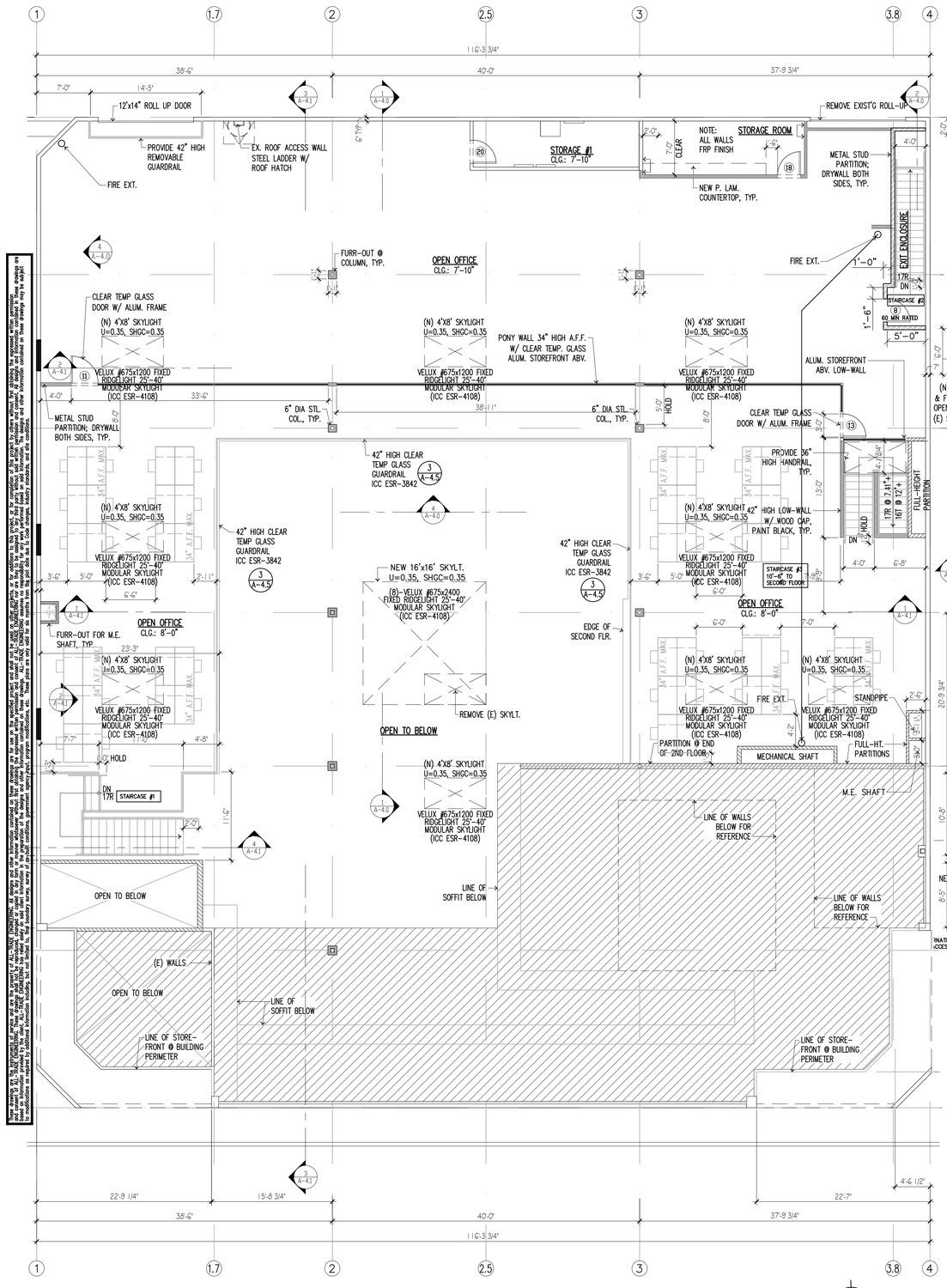
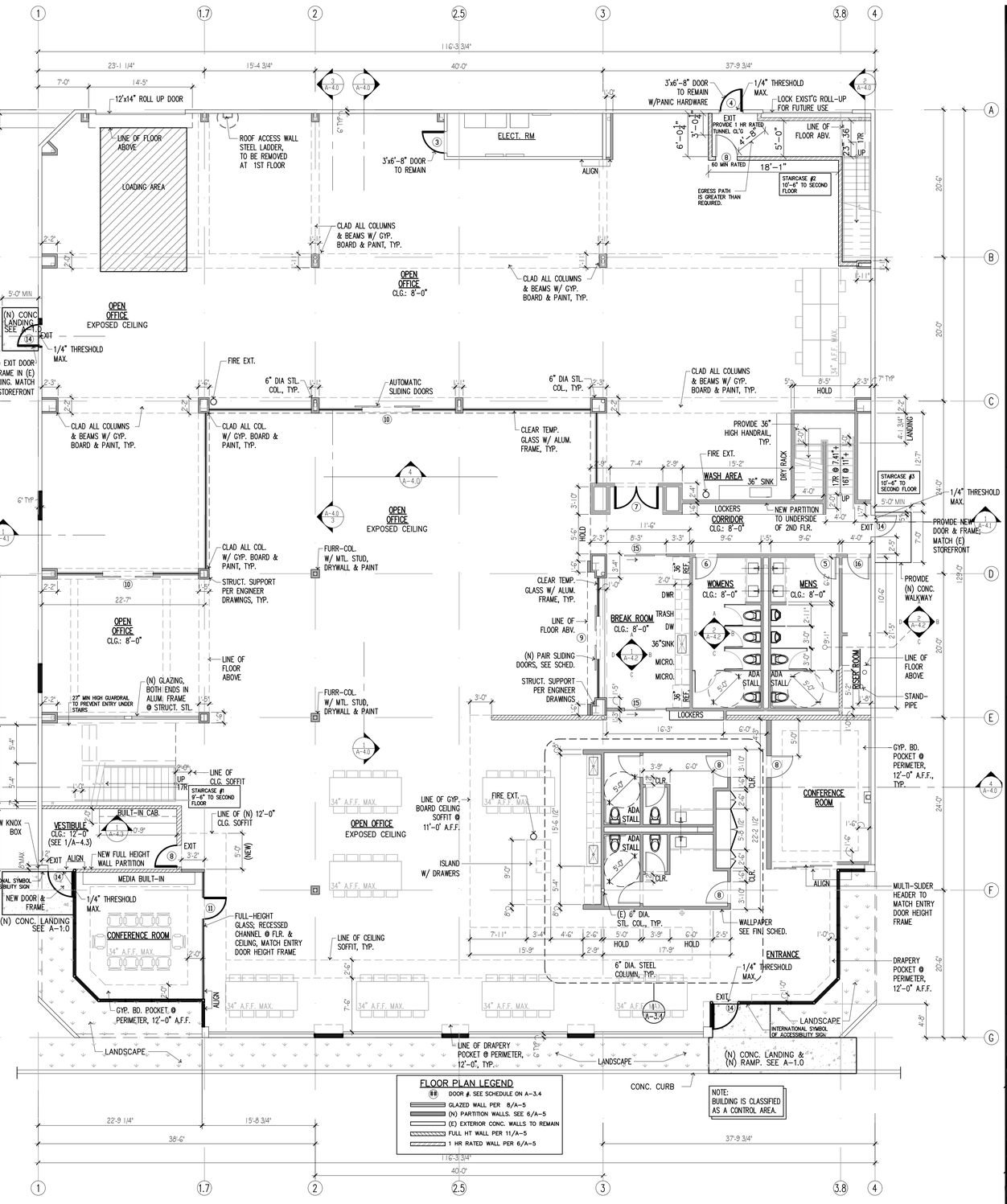


SECOND FLOOR PLAN

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



FLOOR PLAN LEGEND

- (##) DOOR #, SEE SCHEDULE ON A-3.4
- GLAZED WALL PER 8/A-5
- (N) PARTITION WALLS. SEE 6/A-5
- (E) EXTERIOR CONC. WALLS TO REMAIN
- FULL HT WALL PER 11/A-5
- 1 HR RATED WALL PER 6/A-5

NOTE: BUILDING IS CLASSIFIED AS A CONTROL AREA.

NOTE: LOCKER LOCKS SHALL BE OPERABLE WITH ONE HAND, SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE, AND SHALL HAVE A FORCE REQUIRED TO ACTIVATE OF 5 LB MAX. USE MASTER LOCK 1600 ADA OR EQUAL.

FIRST FLOOR PLAN

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

REVISIONS

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FLOOR PLANS

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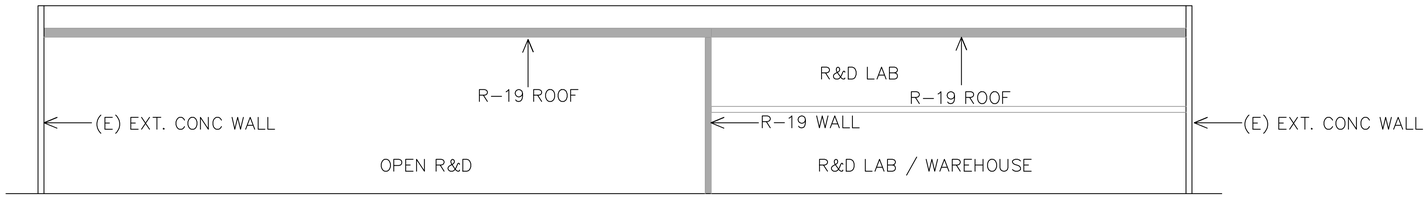
REGISTERED PROFESSIONAL ENGINEER JAMES JENNINGS No. M34502 MECHANICAL STATE OF CALIFORNIA

A-3



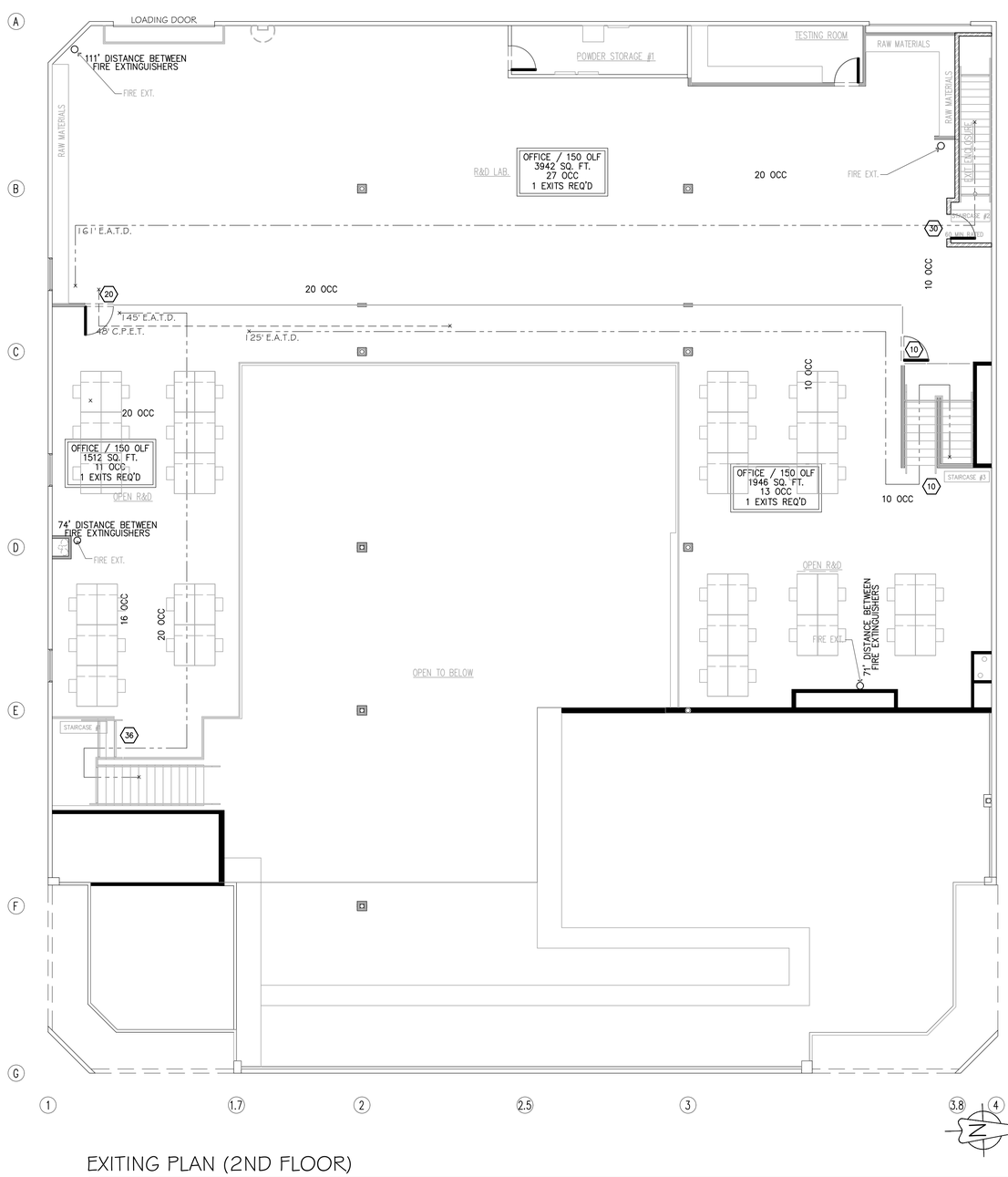
ENVELOPE PLAN SCALE = 1/8":12"

EGRESS PLAN LEGEND

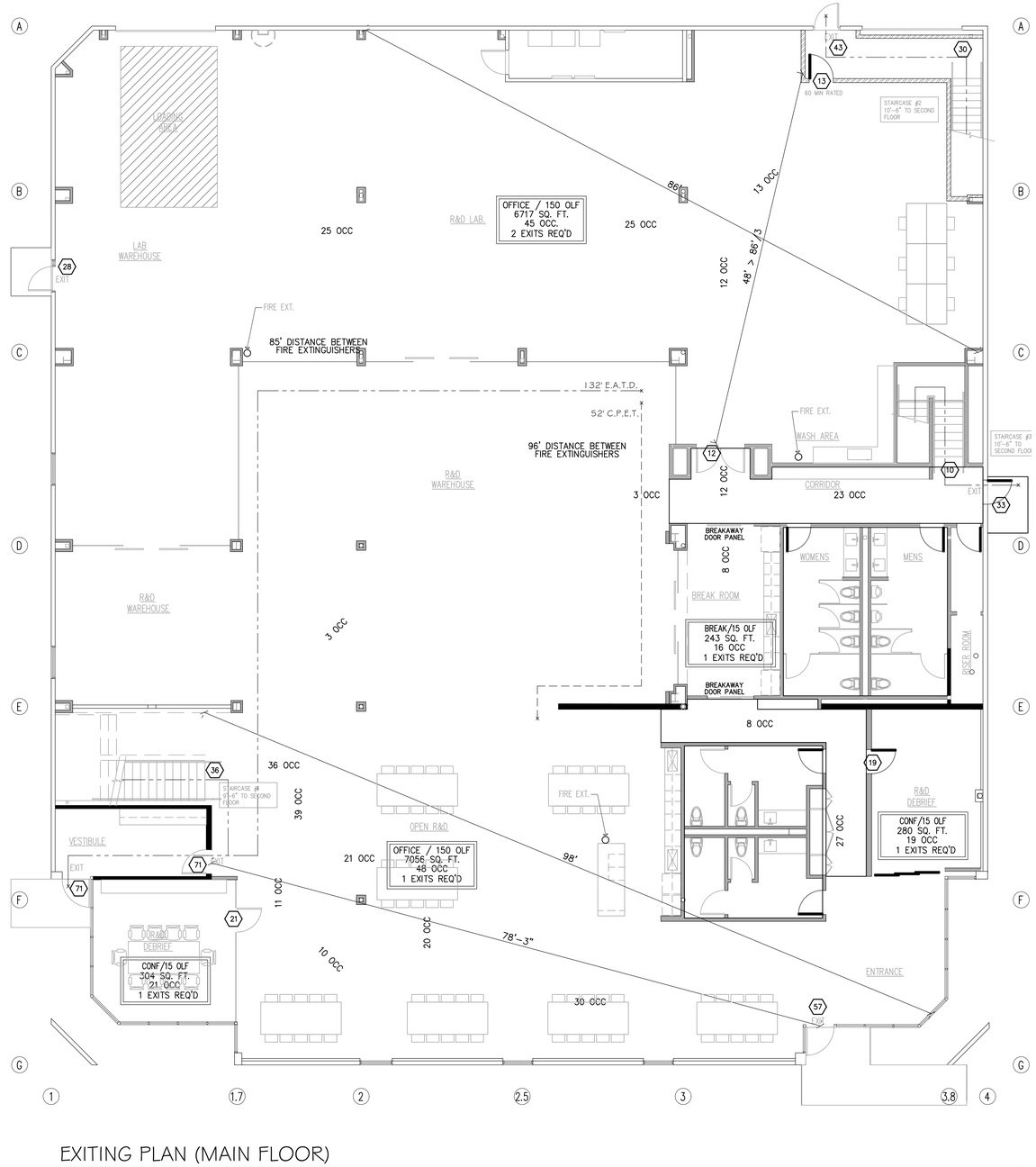
- OCCUPANT LOAD AREA BORDER
- (#) CUMULATIVE NUMBER OF OCCUPANTS EGRESSING
- x—XX— COMMON PATH OF EGRESS TRAVEL (100' Max)
- x—XX— EXIT ACCESS TRAVEL DISTANCE (250' Max)

OCC./LOAD FACTOR
SPACE AREA
OF OCCUPANTS
OF EXITS REQ'D

ANALYSIS TABLE



EXITING PLAN (2ND FLOOR)



EXITING PLAN (MAIN FLOOR)

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

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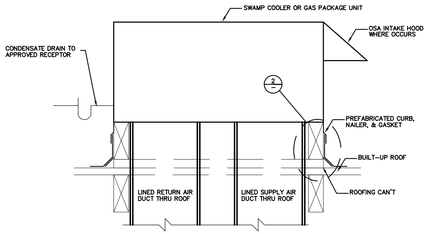
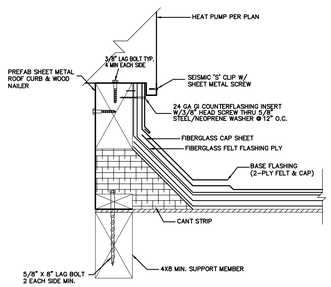


1 SCALE:



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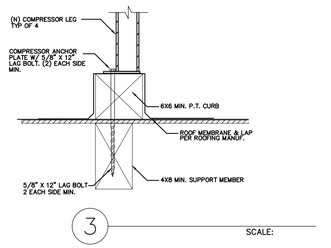

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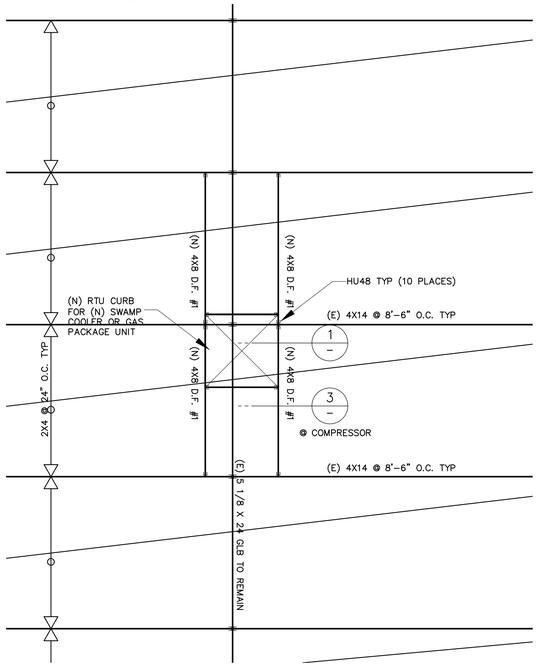


TYPICAL ROOFTOP UNIT SUPPORT PLAN

SCALE: 1/4"=1'-0"

REFLECTED CEILING SYMBOLS:

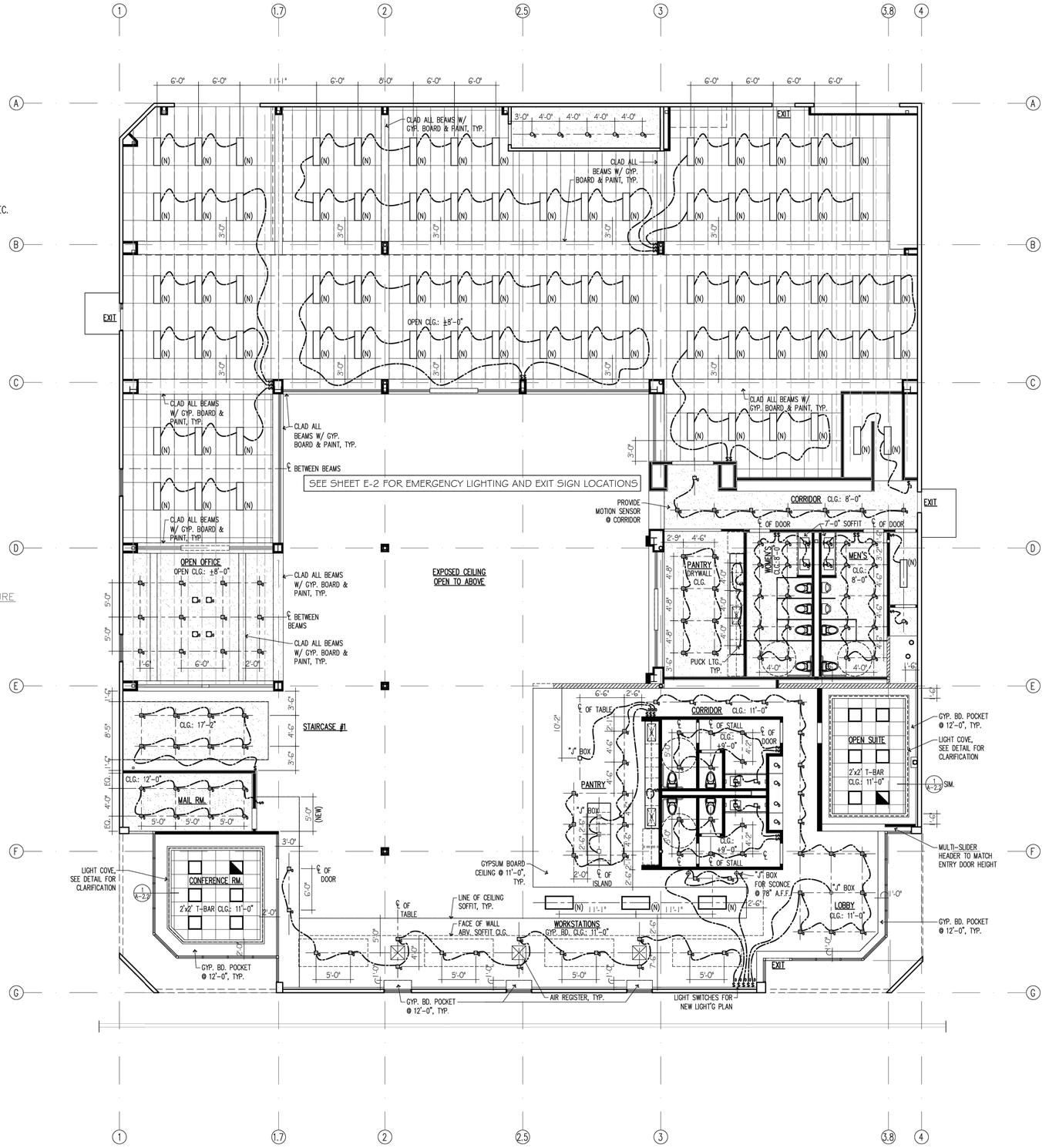
- SUSPENDED 2'x4' T-BAR CEILING GRID; STEEL SPLINE SYSTEM – MANUFACTURER – USG OR EQUAL
- (R) REMOVE
- NEW PENDENT LIGHT FIXTURE 1'x4', BY: JUNO – INDY PROVIDE "J" BOX FOR EACH PENDENT LIGHT FIXTURE
- $\square_a$ LED 4" SQUARE TRIM RECESSED LIGHT FIXTURE IN CEILING – BY CSL LIGHTING OR EQUAL
- O_b LED OR FLUORESCENT RECESSED LIGHT FIXTURE IN CEILING – BY OMEGA LIGHTING OR EQUAL
- O_c NEW LED PENDENT: ASTRO DEEP BOWL CORD-HUNG CEILING LIGHT BY BARNLIGHT ORIGINALS – SEE FINISH SCHEDULE FOR SPEC.
- ILLUMINATED EXIT SIGN. CEILING OR WALL MOUNTED (ARROW SHOWS ROUTE TO LEGAL EXIT)
- (SP) SPEAKER
- (J) "J" BOX
- $ NEW WALL SWITCH – FINISH, T.B.D.
- (WS) NEW WALL MOUNTED MOTION SENSOR – FINISH, T.B.D.
- (C1) NEW CEILING MOUNTED MOTION SENSOR W/ OVERRIDE SWITCH; FINISH, T.B.D.
- E DENOTES EXISTING ITEM TO REMAIN
- R DENOTES EXISTING ITEM TO BE REMOVED / RELOCATED
- N DENOTES NEW ITEM

GENERAL NOTES:

1. ALL ENCLOSED ROOMS TO BE SWITCHED.
2. FIXTURES WITH DIMMERS NOTED WITH "D".
3. PROVIDE MOTION-SENSORS FOR PANTRY AND RESTROOMS.

REFLECTED CEILING PLAN NOTES:

1. PROVIDE "J" BOX FOR EACH PENDENT LIGHT FIXTURE



REFLECTED CEILING PLAN

SCALE: 1/4"=1'-0"

REVISIONS

SDJ 11-24-25

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SHEET TITLE

REFLECTED CEILING PLAN

REGISTERED PROFESSIONAL ENGINEER JOHN DAVID BENNETT No. C78097 CIVIL STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER JOHN DAVID BENNETT No. M34632 MECHANICAL STATE OF CALIFORNIA

A-3.2

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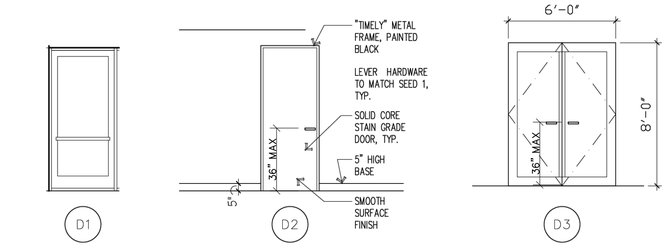
DOORS TO RISER ROOM TO BE IDENTIFIED WITH A 7"X10" MIN SIGN STATING "FIRE RISER ROOM". SEE BELOW LETTERS TO BE A MINIMUM OF 1.5" IN HEIGHT

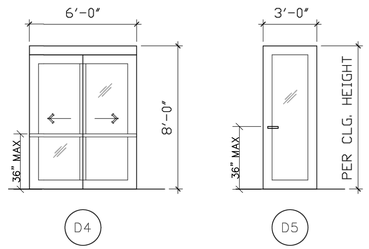
DOOR SCHEDULE

MARK	WIDE	HIGH	THK.	TYPE	MAT'L	GLAZ'G	HDWE	DETAIL	REMARKS
1	NOT IN USE	--	--					--	
2	3'-0"	8'-0"	--	D1	ALUM.	TEMP.	PANIC HDWE.		MATCH EXIST'G BLDG. STANDARD
3	3'-0"	6'-8"	1 3/4						EXIST'G TO REMAIN - PATCH & PAINT IF NEC.
4	3'-0"	6'-8"	1 3/4						EXIST'G TO REMAIN - PATCH & PAINT IF NEC.
5	3'-0"	8'-0"	1 3/4	D2	SOLID CORE		TBD		MENS RESTROOM PROVIDE LOCK W/ HARDWARE
6	3'-0"	8'-0"	1 3/4	D2	"		"		WOMENS RESTROOM PROVIDE LOCK W/ HARDWARE
7	6'-0"	8'-0"	1 3/4	D3					STOREFRONT TYPE - MANUAL
8	3'-0"	8'-0"	1 3/4	D2	SOLID CORE		PANIC HDWE.		60 MIN RATED
9	6'-0"	8'-0"				PER MANUFACTURE			SLIDING GLASS DOOR
10	6'-0"	8'-0"	--	D4		PER MANUFACTURE	AUTOMATIC SENSOR		STANLEY - DURA-GLIDE 3000 ALL GLASS AUTOMATIC SLIDING DOOR SERIES
11	3'-0"	34"	--	D5					STOREFRONT TYPE - MANUAL
12	NOT IN USE	--	--						
13	3'-0"	34"	--	D5					STOREFRONT TYPE - MANUAL
14	3'-0"	8'-0"	--	D1	ALUM.	TEMP.	PANIC HDWE.		MATCH EXIST'G BLDG. STANDARD
15	6'-0"	FULL-HEIGHT		BREAKAWAY		PER MANUFACTURE		PANEL PER MANUF. NABCO GT1175	SLIDING GLASS DOOR
16	3'-0"	8'-0"	1 3/4	D2	SOLID CORE		TBD		FIRE RISER ACCESS
17	3'-0"	8'-0"	1 3/4	D2					STAND-PIPE CLOSET — OMIT DOOR
18	3'-0"	6'-8"	1 3/4	D2	"		"		
19	NOT IN USE	--	--						
20	3'-0"	6'-8"	1 3/4	D2	SOLID CORE		TBD		

**ALL DOORS SHALL BE PROVIDED WITH 10" HIGH KICK PLATES AND LEVER HARDWARE AT 36" MAX A.F.F. SEE 2/A-5 FOR THRESHOLD AND HARDWARE DETAIL.

DOOR TYPES:





DOOR NOTES:

1. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF KEY, SPECIAL KNOWLEDGE OR EFFORT, FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED.
2. DOOR THRESHOLDS SHALL NOT EXCEED 1/2" IN HEIGHT WITH A MAX. BEVEL OF 45 DEGREES U.N.O.
3. ALL DOORS SHALL COMPLY WITH HANDICAP REQUIREMENTS. (LEVER HARDWARE) SEE ACCESSIBILITY NOTES ON A-0
4. HAND ACTIVATED DOOR OPENING HARDWARE TO BE MOUNTED 30" TO 44" ABOVE FINISH FLOOR.
5. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS.
6. SLIDING DOORS TO BE THE 'BREAKAWAY' TYPE AND SHALL OPEN AUTOMATICALLY BY MOTION SENSORS.

DOOR FINISH NOTES:

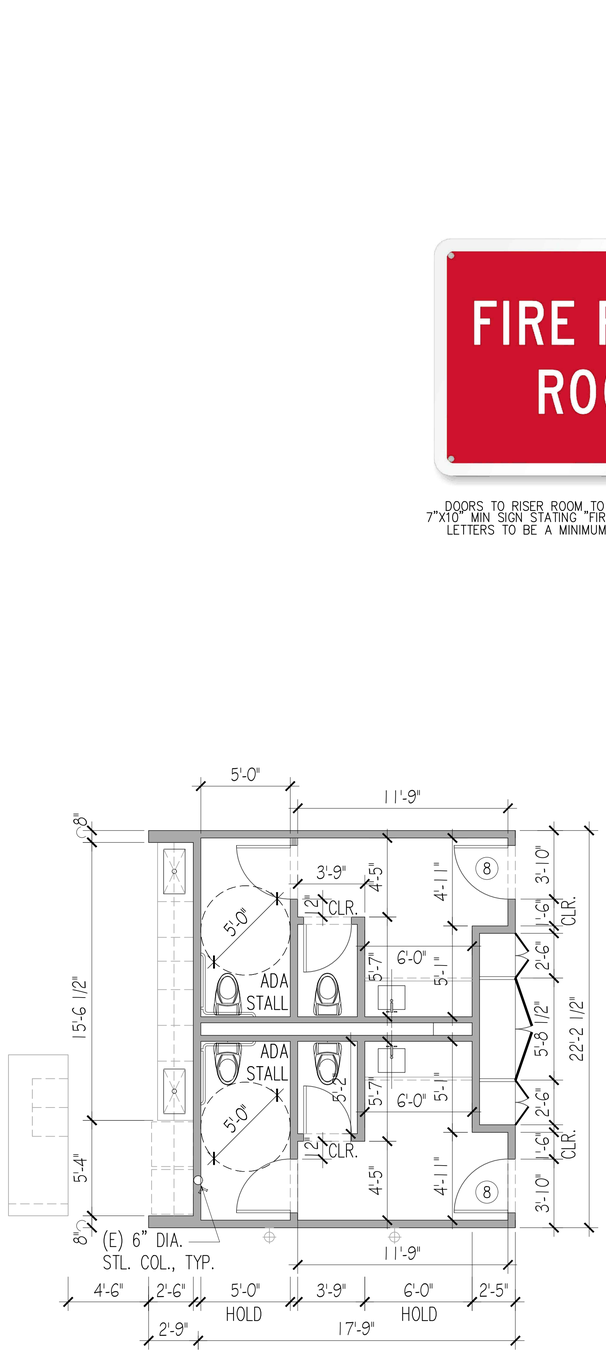
1. HOLLOW METAL DOORS – PRIMED & PAINTED
2. SOLID CORE DOORS – STAIN GRADE – MATCH SEED 1

FRAME NOTES:

1. "TIMELY" PRE FINISHED STEEL FRAME "C" SERIES
2. FRAME FINISHES:
   A. PRIMED & PAINTED
   C. STANDARD COLOR – BLACK

HARDWARE GROUPS:

1. HARDWARE FOR OPEN AREAS – MATCH SEED 1
2. HARDWARE FOR MAIL ROOM – MATCH SEED 1



1 ENLARGED RESTROOM FLOOR PLAN

SCALE: 1/4"= 1'-0"

FINISH SCHEDULE:

	FLOORING:
FL-1	POLISHED CONCRETE FLOORING: ALL OPEN AREAS, R&D LAB., PANTRY & RESTROOMS; 2ND FLOOR: GYPCRETE FLOORING
	SLAB:
ST-1	NOT USED
ST-2	PURE WHITE BY: CAESARSTONE 1141 (PANTRY, MAIL ROOM, MENS & WOMENS RESTROOMS)
ST-3	--
	TILE:
T-1	BLACK PENNY ROUND TILE BY: CLE ESSENTIALS – CERAMIC (VANITY BACK WALL & BOTH SIDE WALLS; MENS & WOMENS RESTROOMS)
T-2	FIRECLAY TILE; TRIANGLE – ON POINT; 4" TRIANGLE (PANTRY BACKSPLASH – USE BLACK GROUT)
	PAINT:
P-1	COLOR: GREAT WHITE, FARROW AND BALL THROUGHOUT, U.O.N.
P-2	COLOR: BLACK BOBRICK STALLS – USE GREAT WHITE, FARROW AND BALL (MENS & WOMENS RESTROOMS)
	LIGHT FIXTURES:
FIX-1	PENDANT: ASTRO DEEP BOWL CORD–HUNG CEILING LIGHT BY: BARNLIGHT ORIGINALS PRODUCT #: BLO–17124; 24" SHADE (OPEN OFFICE: REFER TO 2ND FLR. RCP) QUANTITY: (13): MOUNTING HEIGHT: 10'–6" A.F.F. TO UNDERSIDE OF BOWL
	FAUCETS:
F-1	PANTRY FAUCET: NEWPORT BRASS N1500–5103/26
F-2	RESTROOMS FAUCET BY: KOHLER K13474–CP; GEOMETRIC TOUCHLESS FAUCET; POLISHED CHROME; ADA COMPLIANT
F-3	SOAP DISPENSER: BY DESIGNER
	SINKS:
SINK 1	PANTRY SINK BY: KOHLER K5285–NA
SINK 2	RESTROOMS SINKS BY: KOHLER K2215–0 LADENA UNDERCOUNTER LAVATORY
	BASEBOARD:
B-1	STAINLESS STEEL – 5" HIGH BASE (W/ COVE @ RESTROOMS)
	HARDWARE:
HW-1	LEVER HARDWARE – MATCH SEED 1 (WOMENS & MENS RESTROOMS / MAIL ROOM)
HW-2	LIBERTY KITCHEN CABINET HARDWARE; 5 1/16" WIDE PLAZA PULL; STAINLESS STEEL FINISH, BY: MYKNOBS.COM; (MAIL ROOM CABINET)
HW-3	TOP KNOBS NOUVEAU III COLLECTION; 8 13/16" SQUARE BAR PULL; FLAT BLACK FINISH; TOP–38291 (PANTRY CABINETS)
	MIRRORS:
MIR-1	BACK–LIT MIRROR W/ BLACK FRAME SEE SHEET A–4.3, DTL. #3; QUANTITY (4) (WOMENS & MENS RESTROOMS)
	PANTRY & MAIL ROOM CABINETRY:
	CABINETS:
CAB-1	BLACK BEAUTY BY: WILSONART; PROVIDE SAMPLE FOR KMI APPROVAL (PANTRY: UPPER & LOWER BLACK)
CAB-2	WILSONART P. LAM.; BLACK VELVET 15505; PROVIDE SAMPLE FOR KMI APPROVAL (MAIL ROOM: UPPER & LOWER BLACK)

REVISIONS

SDJ 11-24-25

JOB NAME

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SHEET TITLE

DOOR/FINISH SCHEDULES

REGISTERED PROFESSIONAL ENGINEER — No. C78537 — CIVIL — STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — No. M44306 — MECHANICAL — STATE OF CALIFORNIA

A-3.4

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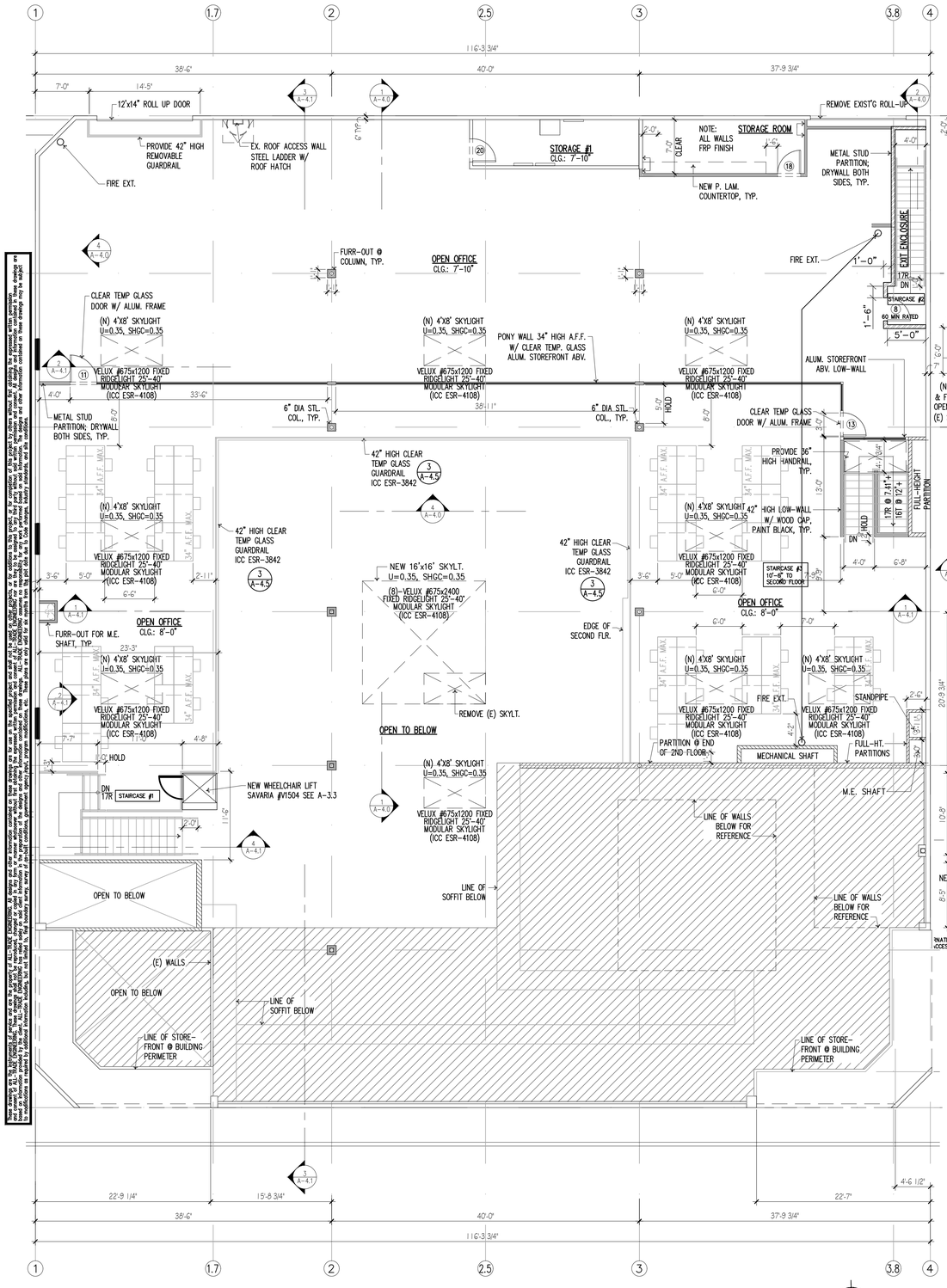
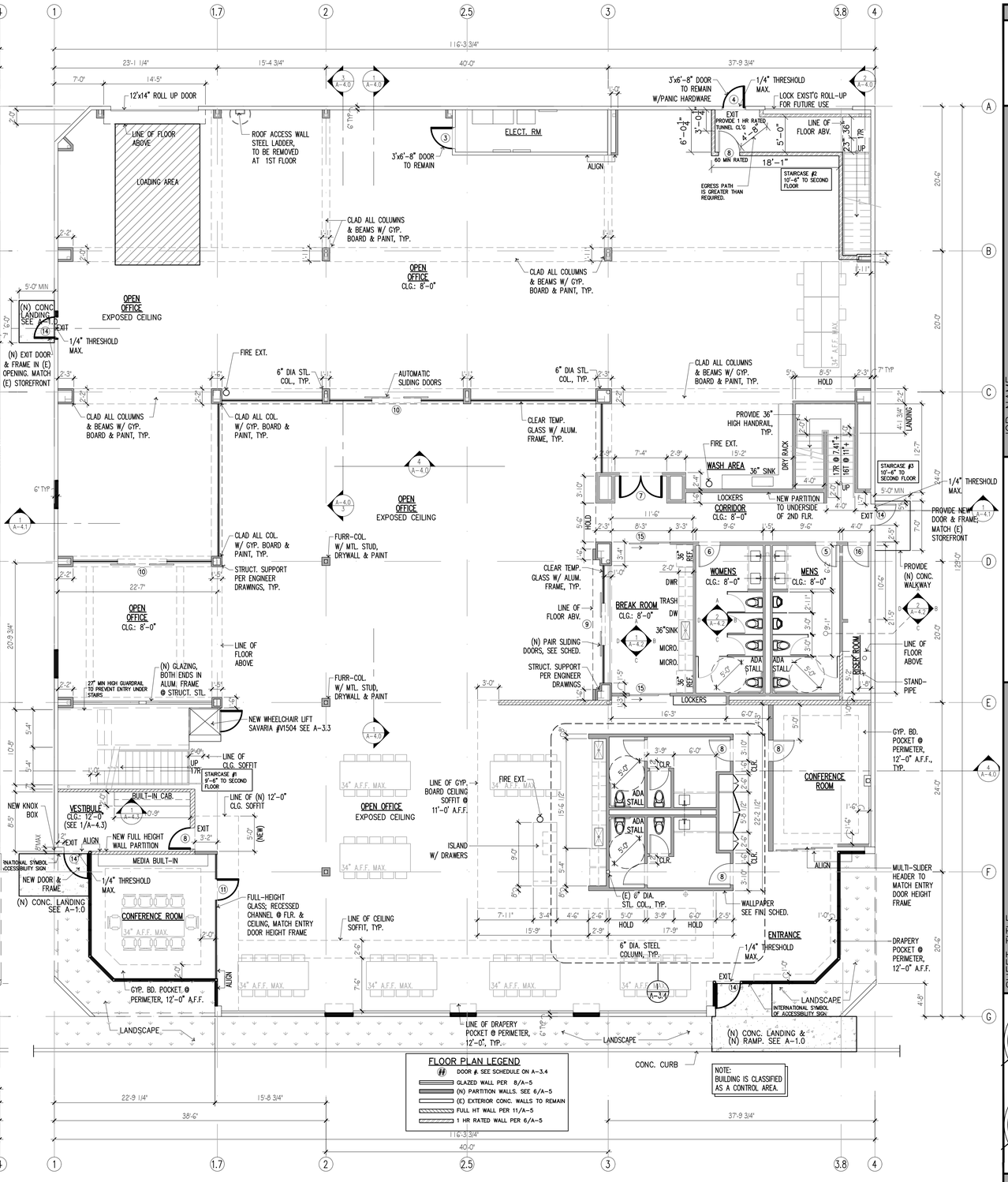


SECOND FLOOR PLAN

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



FLOOR PLAN LEGEND

(#) DOOR #. SEE SCHEDULE ON A-3.4

GLAZED WALL PER 8/A-5

(N) PARTITION WALLS. SEE 6/A-5

(E) EXTERIOR CONC. WALLS TO REMAIN

FULL HT WALL PER 11/A-5

1 HR RATED WALL PER 6/A-5

NOTE: BUILDING IS CLASSIFIED AS A CONTROL AREA.

NOTE: LOCKER LOCKS SHALL BE OPERABLE WITH ONE HAND, SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE, AND SHALL HAVE A FORCE REQUIRED TO ACTIVATE OF 5 LB MAX. USE MASTER LOCK 1600 ADA OR EQUAL.

FIRST FLOOR PLAN

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

REVISIONS

SDJ 11-24-25

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SHEET TITLE

FLOOR PLANS

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REGISTERED PROFESSIONAL ENGINEER JAMES BENITZ No. M34302 MECHANICAL STATE OF CALIFORNIA

A-3

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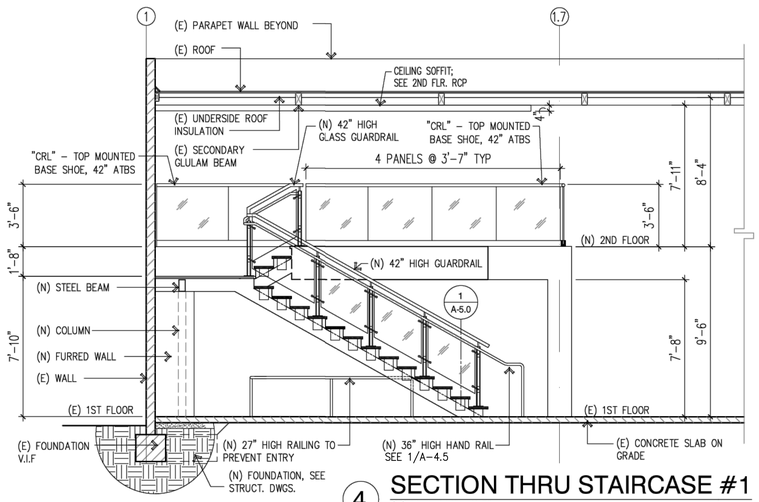
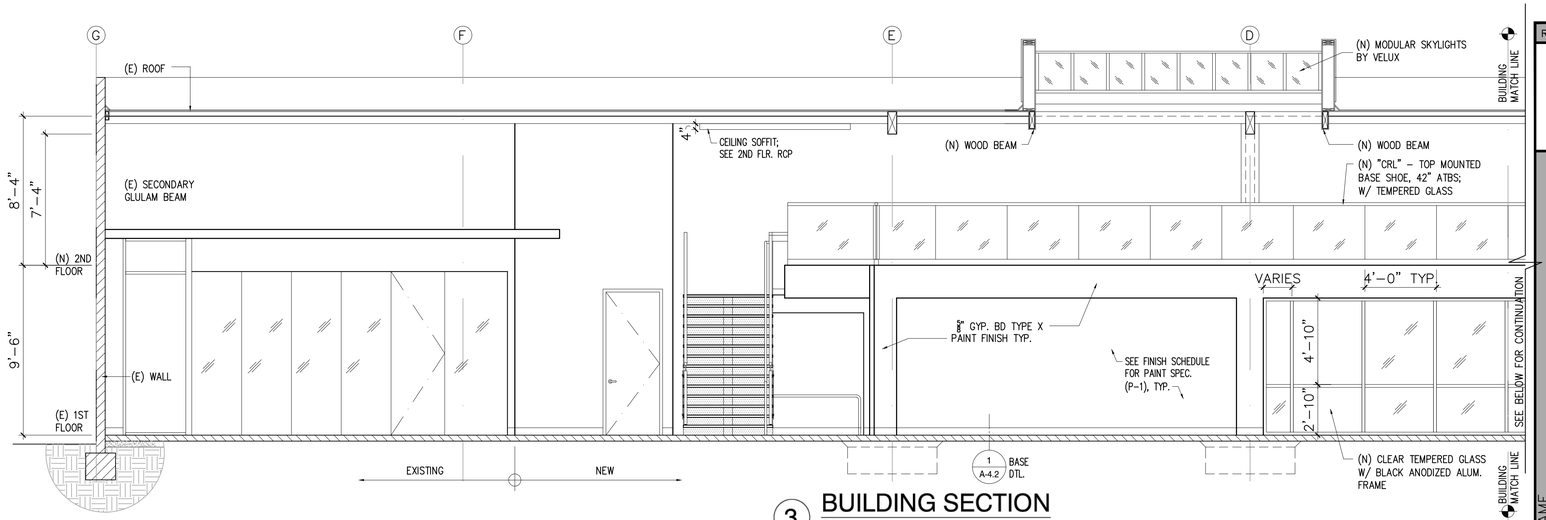
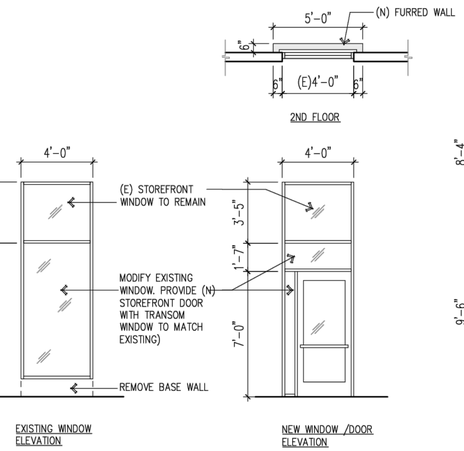
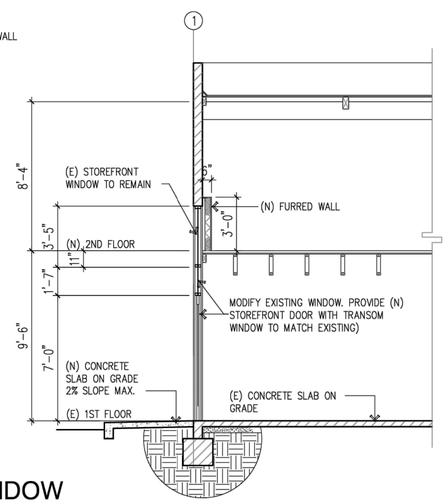


4 SECTION THRU STAIRCASE #1
SCALE: 1/4"=1'-0"

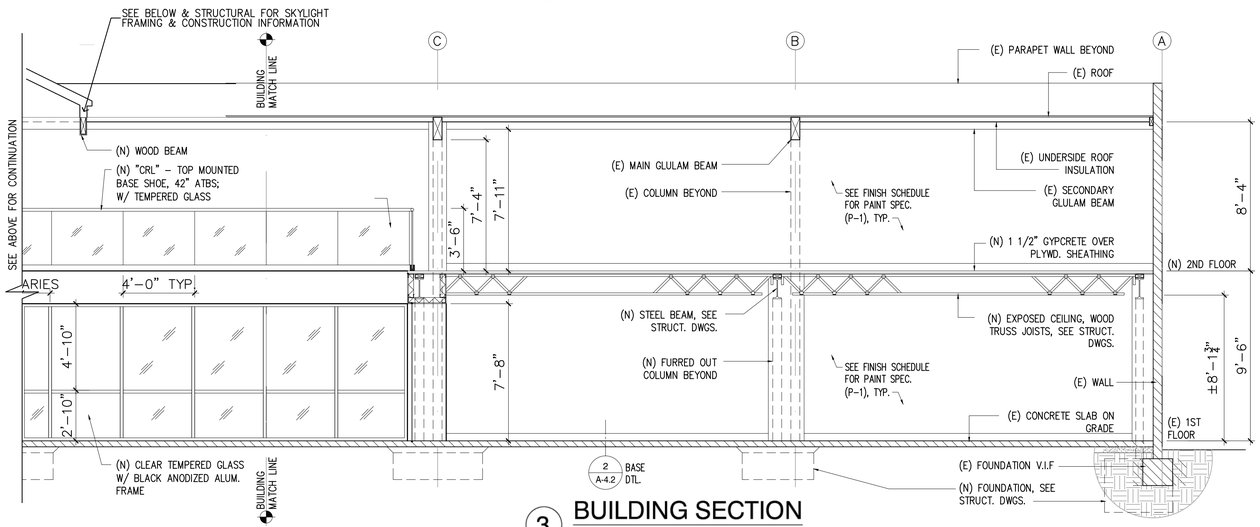


3 BUILDING SECTION
SCALE: 1/4"=1'-0"

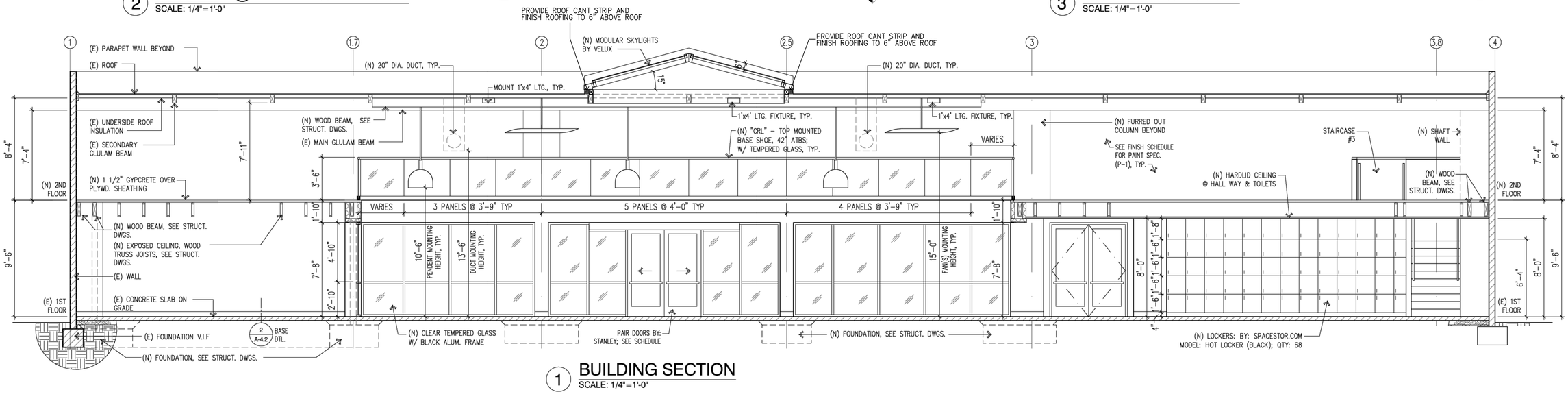




2 SECTION @ EXISTING WINDOW
SCALE: 1/4"=1'-0"



3 BUILDING SECTION
SCALE: 1/4"=1'-0"



1 BUILDING SECTION
SCALE: 1/4"=1'-0"

REVISIONS

SDJ 11-24-25

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SHEET TITLE
SECTIONS

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A-4.1

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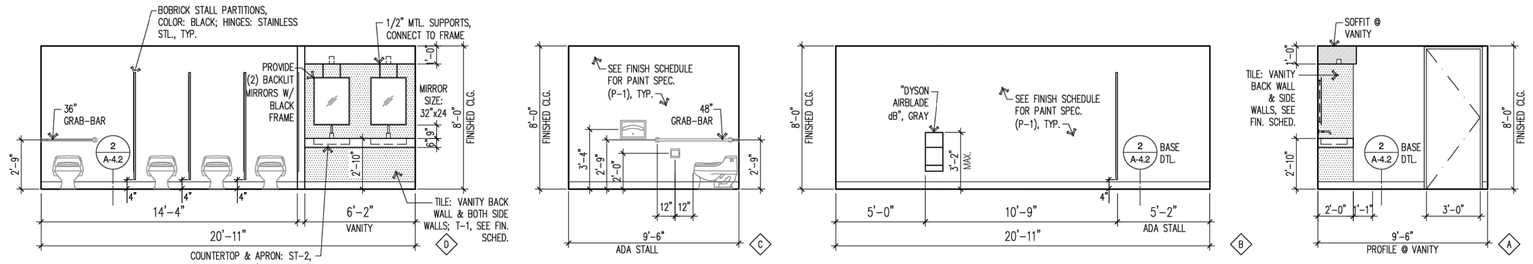
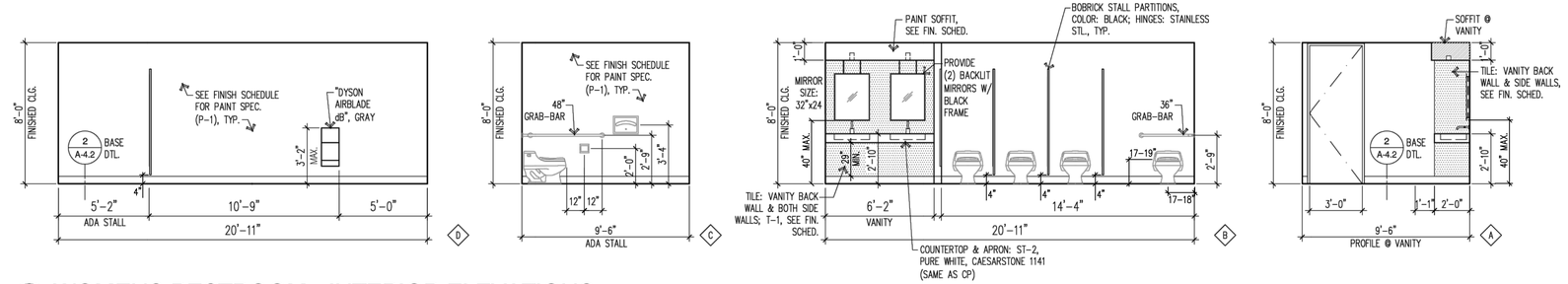


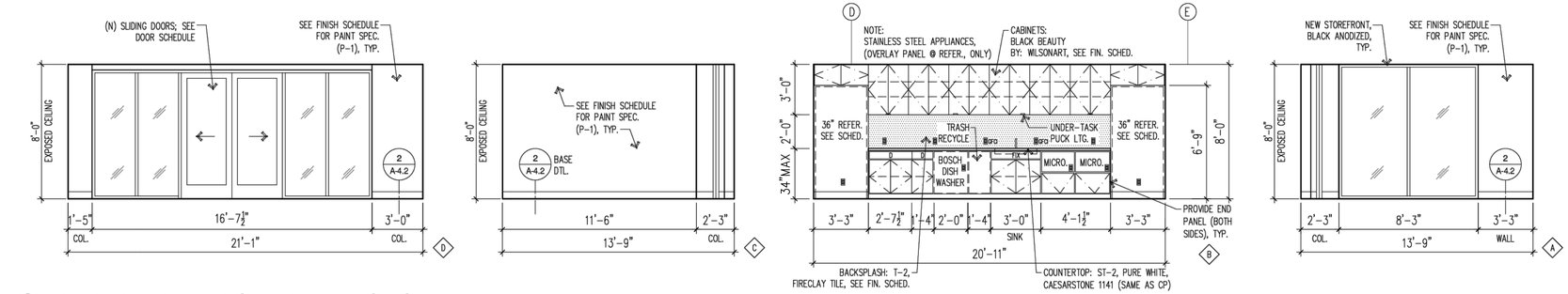
3 / - MENS RESTROOM - INTERIOR ELEVATIONS

1/4"=1'-0"



2 / - WOMENS RESTROOM - INTERIOR ELEVATIONS

1/4"=1'-0"



1 / - PANTRY - INTERIOR ELEVATIONS

1/4"=1'-0" CABINETS: SLAB PANEL

REVISIONS

SDJ 11-24-25

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SHEET TITLE

INTERIOR ELEVATIONS

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REGISTERED PROFESSIONAL ENGINEER SAMIR BENITA No. M34632 MECHANICAL STATE OF CALIFORNIA

A-4.2

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Vista Architectural Column Frame Options Ordering Information

VF | __ | __ __ | __ __ __ __ | __ __ | __ __ | __

Prefix: Frame = **VF**

Size: Small = **S**; Large = **L**

End Channel: Round = **66**; Square = **77**

Plate & End Channel Color:

COLOR – REFERENCE	CODE
White	= 3333
Black	= 9999
Ivory	= 5555
No Color – Anodized Aluminum	= 2345
Warm White – Steelcase 4700	= 3136
Moss – Steelcase 4722	= 5169
Lt. Tone – Herman Miller LT	= 2486
Mist – Steelcase 4606	= 5895
GSA Lt. Blue – GSA 25183	= 5911
Woodrose – Steelcase 4601	= 6137
Slate – Steelcase 4726	= 6142
Light Blue – Shaw Walker A751	= 1988
Greytone – Haworth – G	= 2884

NOTE: These are suggested colors. If there are othercolors not indicated here, send in a color chip as most colors can be matched.

Adapter:

Furniture Feed	= FF
Data Devices – Ortronics® Series II or TracJack Adapters	= RT
Open System Adapters	= CM
A/V Device Plates	
Extron® Electronics MAAP – (Has openings for 8 Wiremold AVIP or Extron® MAAP Modules. 1 MAB Adapter included.)	= EM
Extron® Electronics AAP – (Has openings for 6 Extron® AAP Modules. 1 MAB Adapter included.)	= EA
Crestron® Quick Media – (Has openings for 1 two-gang or single-gang wall plates. 1 MAAP Adapter included.)	= CR
Duplex receptacles are located at 27" [686mm] above the finish floor.	
Communications modules are located at 21" [533mm] above the finish floor.	

Device/Adapter Color:

Light Gray	= GY
White	= WH
Ivory/Light Almond	= IV
Black	= BK
No Device/ Adapters	= ZZ

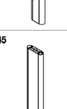
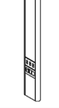
Panel:

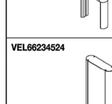
Center Panel	= P
Glass Panel	= G
No Panel	= X

There are four primary components of a Vista column. These are:

- **Frame** – This comprises the primary Vista "body" and forms the outer edge and bottom portion of the column. Frames are available in both large and small sizes, as well as many different color options (shown on page 6). These colors are suggestions only. Almost any paint color can be matched if a chip is provided.
- **Panel** – This is the center area shown on the front and back of the Vista. Panels are also available in many colors and can be made of materials such as metal laminate, glass, or even fabric. Finish and material options for panels are shown on page 7. Again, these are suggested finishes only.
- **End Channel** – Vista columns are available with either round or square end channels. Round end channels are indicated by "66" and square by "77" in the part number.
- **Device Plates** – The Vista line includes device plates to enable power, communications, and AV connections. Device plate information begins on page 8. In addition, 2" Extension Kits are available to attach to the top of a Vista column for higher ceiling heights. These can be found on page 5.

Vista Architectural Column Frame Options

Item	Description/Specifications
Small Frame 	6000 Series, tempered aluminum with heavy gauge steel cross supports with two (2) 3/4" and 1" concentric trade size KOs. Accepts 4 3/4" [121mm] wide center panel.
Large Frame 	6000 Series, tempered aluminum with heavy gauge steel cross supports with four (4) 3/4" and 1" concentric trade size KOs. Accepts 9 1/4" [235mm] wide center panel.

Item	Description/Specifications
Round End Channel	6000 Series, tempered aluminum. Satin anodized finish or painted. Channel snaps onto frame.
Square End Channel 	6000 Series, tempered aluminum. Satin anodized finish or painted. Channel snaps onto frame.

Height accommodates maximum 10' [3m] ceiling, see page 5 for Extension Kit.

Vista architectural columns offer complete customization – from panel finishes and end channel shapes to device plates and colors. The following pages provide details on how to select and specify a completely custom Vista column. You can also visit **www.legrand.us/vista** to configure a Vista column and submit a custom request.

However, we also offer several in-stock Vista columns. These are featured on the following page and are always available to ship immediately.

Vista Architectural Column Part Configuration

For a full color view of the Vista Architectural Column, check out www.legrand.us/vista.

Configuration Example:

The product shown at the right is made of the following components:

Frame

Large Frame with Square Anodized Aluminum End Channels
Catalog Number:
VFL772345FFZZP

Center Panel

Large Wood Grain Laminate Panel
Catalog Number:
VPLA34410

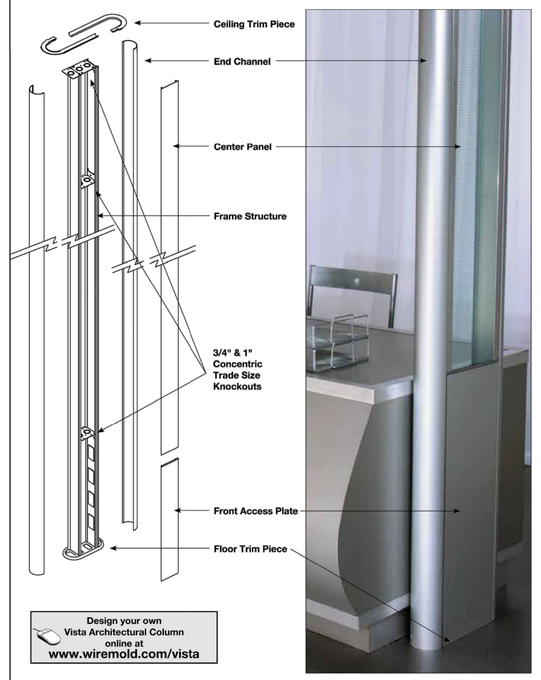
Extension Kit (Optional)

Large Square Anodized Aluminum End Channels with Mahogany Wood Laminate Panels and 24" [610mm] extension.
Catalog Number:
VEL772345441024

All solutions include a furniture feed plate.

*** Refer to the list of colors on this page for the four-digit code number. Add the code number to the end of the Catalog Number.**
Add "C" prefix to catalog number to denote Canadian version – Agency approved for sale in Canada.

Vista Architectural Column System Layout



Design your own Vista Architectural Column online at www.wiremold.com/vista

Vista Architectural Column Panel Options Ordering Information

VP | __ | __ __ | __ __ __ __

Prefix: Frame = **VP**

Size: Small = **S**; Large = **L**

Panel Type:

Aluminum	= A3
Woodgrain	= W3
Metal Finish	= M3
Glass Finish	= G4
Fabric	= F8

Panel Finish

COLOR – REFERENCE	CODE
Aluminum:	
White	= 3333
Black	= 9999
Ivory	= 5555
No Color – Anodized Aluminum	= 2345
Warm White – Steelcase 4700	= 3136
Moss – Steelcase 4722	= 5169
Lt. Tone – Herman Miller LT	= 2486
Mist – Steelcase 4606	= 5895
GSA Lt. Blue – GSA 25183	= 5911
Woodrose – Steelcase 4601	= 6137
Slate – Steelcase 4726	= 6142
Light Blue – Shaw Walker A751	= 1988
Greytone – Haworth – G	= 2884

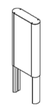
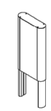
COLOR – REFERENCE	CODE
Woodgrain Laminate:	
Amber Cherry	= 4407
Mahogany	= 4410
Maple Fusion	= 4401
Shaker Cherry	= 4408
Fonthill Pear	= 4406
Kensington Maple	= 4451
Congo Spruce	= 4456
Natural Pear	= 4411
Biltmore Cherry	= 4413
Asian Sun	= 4467
Glass:	
Heavy Frost	= 8675

COLOR – REFERENCE	CODE
Fabric:	
Quartz	= 3805
Lavender Natural	= 4055
Blue Neutral	= 4105
Wedgewood	= 1505
Grey Mix	= 2385
Lake	= 0995
Malibu	= 0375
Globe	= 0245
Flax	= 0615
Daylight Blue	= 0305

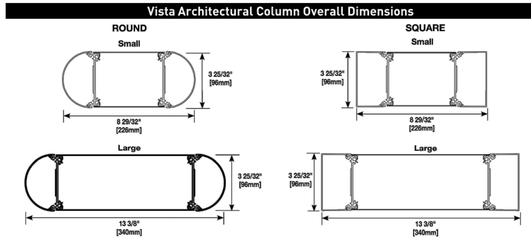
NOTE: These are suggested colors. If there are othercolors not indicated here, send in a color chip as most colors can be matched.

Vista Architectural Column In-Stock Columns

Catalog No./Item	Description/Specifications
VS662345	**In-Stock Vista Column –** Small profile frame, round end channels, anodized aluminum finish. Accepts all adapters. Two 20A duplex receptacles located 27" [686mm] above floor. Includes one VSFF plate at bottom back side of pole. Dimensions: 10'6" x 8 29/32" x 3 25/32" [3.2m x 276mm x 96mm].
VL662345	**In-Stock Vista Column –** Large profile frame, round end channels, anodized aluminum finish. Accepts all adapters. Three 20A duplex receptacles located 27" [686mm] above floor. Includes one VLFF plate at bottom back side of pole. Dimensions: 10'6" x 13 3/8" x 3 25/32" [3.2m x 340mm x 96mm].
VS662345FF	**In-Stock Vista Column –** Small profile frame, round end channels, anodized aluminum finish. Furniture feed. Includes one VSFF plate at bottom back side of pole. Dimensions: 10'6" x 8 29/32" x 3 25/32" [3.2m x 226mm x 96mm].

Catalog No./Item	Description/Specifications
VL662345FF	**In-Stock Vista Column –** Large profile frame, round end channels, anodized aluminum finish. Furniture feed. Includes one VLFF plate at bottom back side of pole. Dimensions: 10'6" x 13 3/8" x 3 25/32" [3.2 m x 340mm x 96mm].
VES66234524 	**In-Stock Small Vista Column Extension –** Small profile 24" [610mm] frame extension, round end channels, anodized aluminum finish.
VEL66234524 	**In-Stock Large Vista Column Extension –** Large profile 24" [610mm] frame extension, round end channels, anodized aluminum finish.

Vista Architectural Column Overall Dimensions



Vista Architectural Column Wire Fill Capacity for Communication

	CABLE/WIRE SIZE	O.D. Inches	O.D. [mm]	ONE SQUARE END CHANNEL	ONE ROUND END CHANNEL	SMALL CENTER	LARGE CENTER	ONE SQUARE EXTENSION	ONE ROUND EXTENSION
UNSHIELDED TWISTED PAIR	Cat 3, 2-pair, 24 AWG	0.140	[3.6]	190	150	40	80	131	94
	Cat 3, 3-pair, 24 AWG	0.150	[3.8]	165	131	34	68	114	82
	Cat 3, 4-pair, 24 AWG	0.190	[4.8]	103	81	22	44	71	51
	Cat 3, 25-pair, 24 AWG	0.410	[10.4]	22	17	4	8	15	11
	Cat 5e, 4-pair, 24 AWG	0.220	[5.6]	77	61	16	32	53	38
	Cat 6, 4-pair, 24 AWG	0.250	[6.3]	59	47	12	24	41	29
SHIELDED TWISTED PAIR	Type1 22 AWG	0.390	[9.9]	24	19	4	8	16	12
	Type 2, 22 AWG	0.465	[11.8]	17	13	2	4	11	8
	Type 3, 24 AWG	0.245	[6.2]	62	49	12	24	42	30
COAXIAL	RG58/U, 20 AWG	0.195	[5.0]	98	77	20	40	67	48
	RG58/U, 22 AWG	0.242	[6.1]	63	50	12	24	43	31
	RG6/U, 22 AWG	0.242	[6.1]	63	50	12	24	43	31
	RG6/U, 18 AWG	0.270	[6.9]	51	40	10	20	25	25
TWINAXIAL	100 Ohm	0.330	[8.4]	34	27	60	12	23	71
FIBER OPTIC		0.180	[4.6]	103	81	22	44	71	51

*** Capacity range is calculated at 40% of raceway area as stated in a proposed revisions to the Commercial Building Standard for Telecommunication Pathways & Spaces, EIA/TIA-569. Actual wire fill capacity may vary based on applications, cable types, and number, as well as type of fittings.**
(Fittings may cause additional variances to the fill capacity.)

Vista Architectural Column Wire Fill Capacity for Power

Capacity of Compartment	WIRE SIZE THHN/THWN 6 AWG	8 AWG	10 AWG	12 AWG	14 AWG
One End Channel Round or Square	7	9	16	26	35
Center (Small)	14	18	32	52	70
Center (Large)	28	36	64	104	140
One Extension Round or Square	4	6	10	16	22

REVISIONS

SDJ 11-24-25

JOB NAME
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SHEET TITLE
ARCH DETAILS

REGISTERED PROFESSIONAL ENGINEER — JAMES RENNTS — No. C78597 — CIVIL — STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — JAMES RENNTS — No. M34606 — MECHANICAL — STATE OF CALIFORNIA

A-4.4

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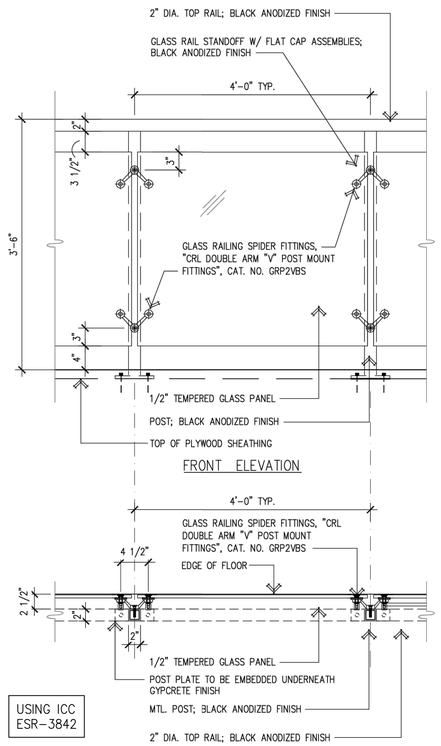
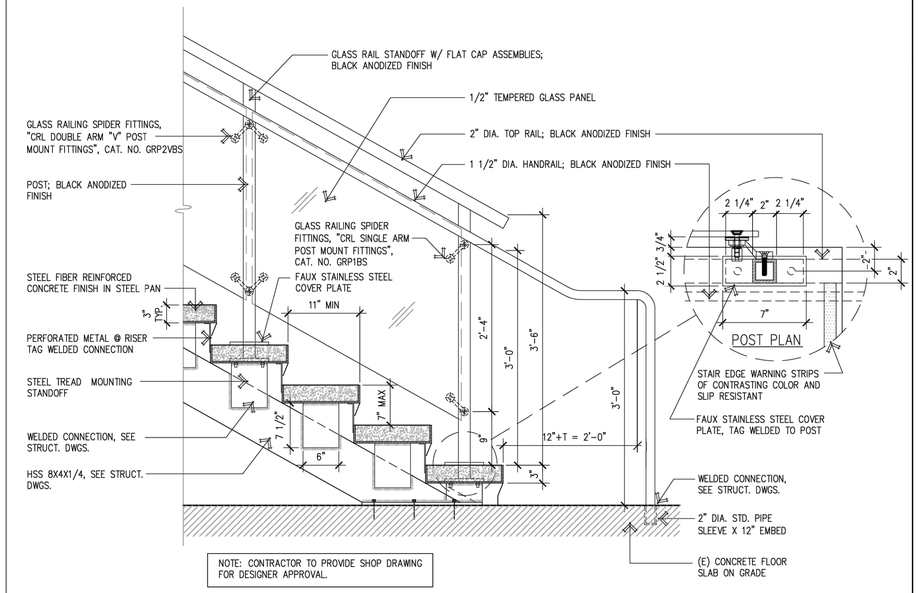
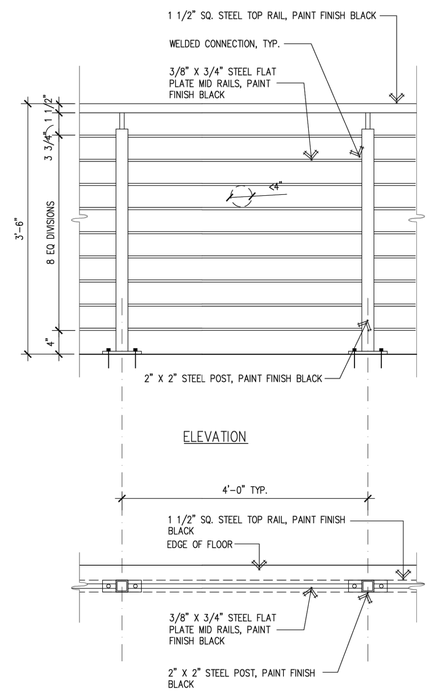


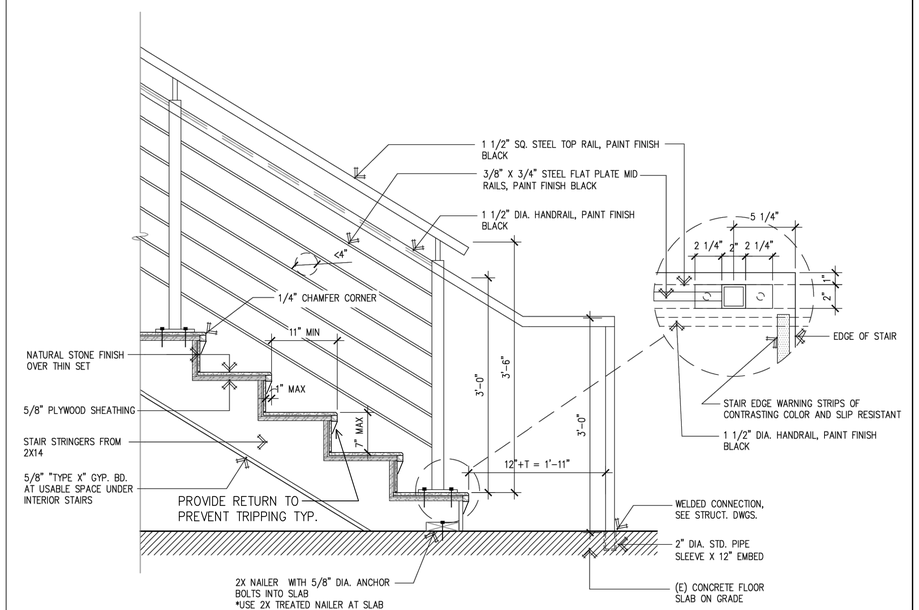
3 SCALE 1" = 1" GUARDRAIL DETAIL



1 SCALE 1" = 1" STAIR #1 DETAIL



4 SCALE 1" = 1" GUARDRAIL @ STAIR #2



2 SCALE 1" = 1" STAIR #2 DETAIL

REVISIONS

SDJ 11-24-25

JOB NAME
TENANT IMPROVEMENT FOR:
1451 VANGUARD DR.
OXNARD, CA. 93033

SHEET TITLE
STAIR DETAILS

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REGISTERED PROFESSIONAL ENGINEER JAMES JENNETT No. C80697 CIVIL STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER JAMES JENNETT No. M34606 MECHANICAL STATE OF CALIFORNIA

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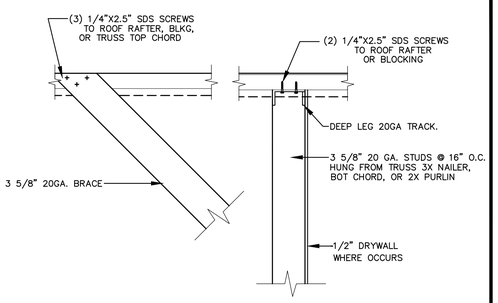
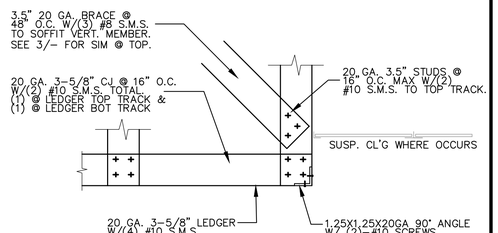
1 SOFFIT DETAILS





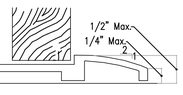
2 DOOR HARDWARE AND THRESHOLDS

DOOR TYPE
- Minimum 10" high smooth surface at door bottom, either attached panel or bottom rail except on automatic or sliding doors.

HARDWARE
- Openable from inside without use of key or special knowledge.
- Operable by single effort lever-type device (not requiring grasping)
- Mounted 34" - 44"
- Maximum 5 lbs. effort to operate exterior door, 5 lbs. for interior.

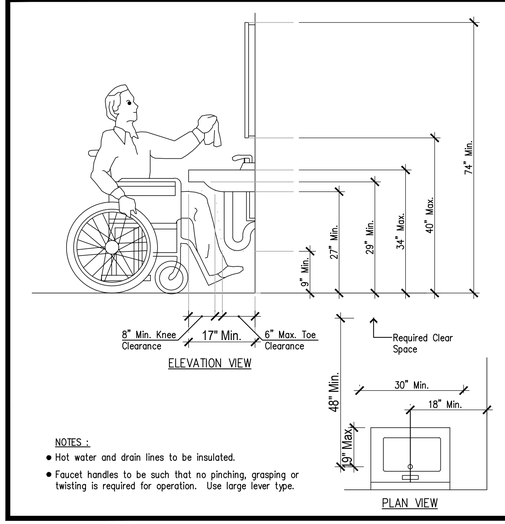
THRESHOLD
- 1/2" maximum total height with 1/4" maximum vertical change at edge.
- 1 unit vertical to 2 units horizontal

BUILDING ENTRANCE
- All building entrance(s) shall be identified by a standard sign with the International Symbol of Accessibility with additional directional signs at junctions, to be visible to persons along approaching pedestrian ways. Show location on plan. The symbol shall be a white figure on blue background.



THRESHOLDS

3 DISABLED ACCESSIBLE LAVATORY

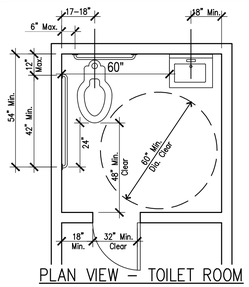


ELEVATION VIEW

PLAN VIEW

NOTES :
- Hot water and drain lines to be insulated.
- Faucet handles to be such that no pinching, grasping or twisting is required for operation. Use large lever type.

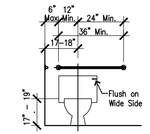
4 SINGLE ACCOMODATION TOILET ROOM, SIGNS

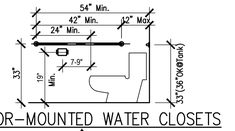


PLAN VIEW – TOILET ROOM

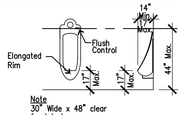
NOTE:
Toilet tissue dispensers that control delivery or that do not permit continuous paper flow shall not be used.

Toilet shall have an elongated bowl type.

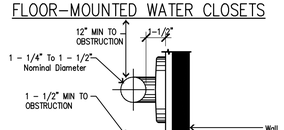




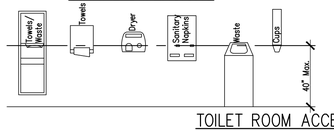
FLOOR-MOUNTED WATER CLOSETS



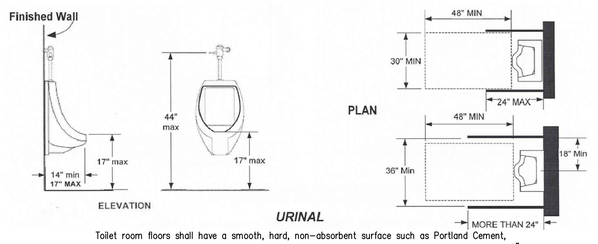
URINAL DIMENSIONS



GRAB BAR DIMENSIONS



TOILET ROOM ACCESSORIES



URINAL

Toilet room floors shall have a smooth, hard, non-absorbent surface such as Portland Cement, concrete, ceramic tile or other approved material which extends upward onto the walls at least 6". Walls within the water closet compartments and walls within 24" of the front and sides of urinals shall be similarly finished to a height of 48" and, except for structural elements, the materials used in such walls shall be a type which is not adversely affected by moisture.

5 SUSPENDED CEILING INSTALLATION DETAIL

Suspended Ceiling Details (limited to 6 feet below structural deck)

Special Inspection required for suspended ceiling and it's anchorage

A MAIN SUPPORTS:
12 gage hanger wires at 4' on center each way.

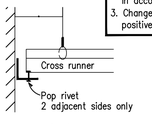
B PERIMETER WIRES:
12 gage perimeter wires installed within 8" of wall at each main and cross tee to wall juncture. Unless perimeter members are a structural part of the approved system, wall angles or channels shall be considered as aesthetic closures and with no structural value. Ends of main runners and cross members shall be tied together to prevent their spreading. To facilitate installation, main runners and cross runners shall be attached to the perimeter member at two adjacent walls on each main runner and cross member, CBC, sec. 803.9.11. Suspended ceiling assemblies located along means of egress serving an occupant load of 30 or more shall comply with the following provisions:
* Spacing of vertical hangers shall not exceed 2 ft. on center along the entire length of the suspended ceiling assembly located along the means of egress or at the lobby.
* All lay-in panels shall be secured to the suspension ceiling assembly with two hold-down clips minimum for each tile within a 4-foot radius of the exit lights and exit signs.

C SEISMIC SPLAY WIRES:
12 gage wires splayed in four directions, 90 degrees apart, parallel to cross and main runners, 45 degrees from horizontal, 12" on center, beginning 6" from each wall. 12 gage wires secured to the main runner within 2" of the cross runner intersection splayed in four directions. Splay wires shall be spread a minimum of 6" from all horizontal piping or duct work.

NOTE:
1. For ceiling area exceeding 2500 ft ,²a seismic separation joint or full height partition that breaks the ceiling up into areas not exceeding 2500 ft ²shall be provided.
2. Each area shall be provided with closure angles in accordance with item E and horizontal restraints or bracing in accordance with item C.
3. Changes in ceiling plan elevation shall be provided with positive bracing.

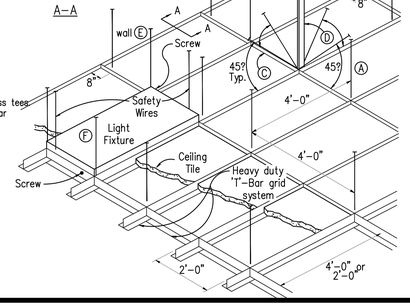
D COMPRESSION STRUT:
2 1/2" 20 ga. metal studs. 12' max
Compression strut installed at center of seismic splay wires.

E A minimum wall angle size of at least a two inch horizontal leg shall be used at perimeter walls and interior full height partitions.The first ceiling tile shall maintain 3/4" clear from the finish wall surface.



A–A

F LIGHT FIXTURE SUPPORT:
12 gage wires attached to main or cross tees within 3" of fixture at each corner. 12 gage safety wires attached to fixture (opposite corners), extending to structure above. Install one screw at opposite corners of fixture to main or cross tees. Electrical wiring shall not be attached to T-bar supporting wires. Use seperate wires.



G HEAVY DUTY T-BAR GRID SYSTEM

H SPRINKLER HEADS
Sprinkler heads & other penetrations shall have a 2" oversize ring to allow for free movement of at least 1" in all directions per ASCE 7 13.5.6.2.2(e)

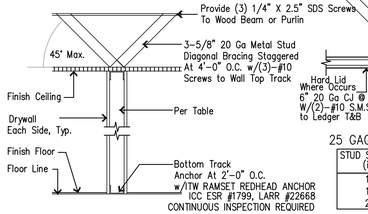
6 PARTITION FRAMING

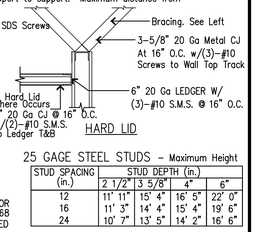
METAL SCREWS TO BE GRABBER SELF-DRILLING TAPPING SCREWS. ICC-ESR 1271; LARR 25509

Partition Standards For Commercial Tenant Improvements

1. Minimum partition components to be per steel and wood stud tables below with 5/8" drywall on both sides. #8 Screws @ 12" o.c.

2. Minimum bracing shall consist of 2-1/2" metal studs installed at 4' on center, 45 degrees or less from the horizontal from top track or plate to structure above. Bracing is required where the horizontal span (perpendicular to the plane of the wall) is 8' or greater from support to support. Maximum distance from top of partition to structure above is 15'.

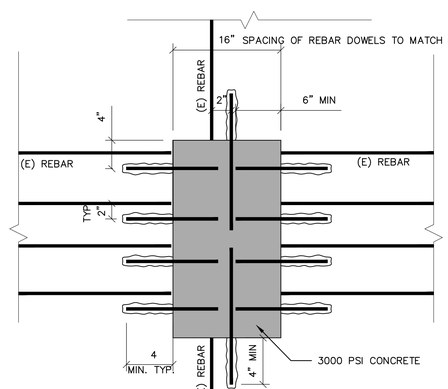




25 GAGE STEEL STUDS – Maximum Height

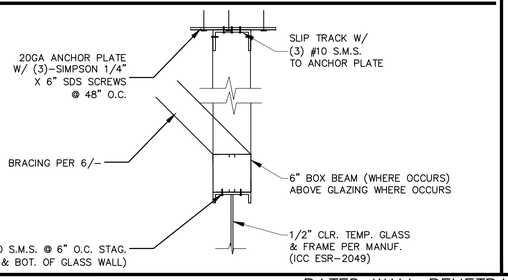
STUD SPACING (in.)	STUD DEPTH (in.)			
	2 1/2"	3 5/8"	4"	6"
12	11' 11"	15' 4"	16' 5"	22' 0"
16	11' 3"	14' 4"	15' 4"	19' 6"
24	10' 7"	13' 5"	14' 2"	16' 6"

7 SLAB REPAIR DETAIL



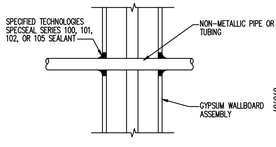
USE "SIMPSON" SET-XP ADHESIVE SYSTEM w/ 2000 p.s.i.
SPECIAL INSPECTION REQUIRED

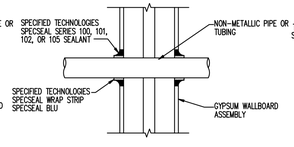
8 GLAZING ANCHORAGE DETAIL



9 RATED WALL PENETRATIONS

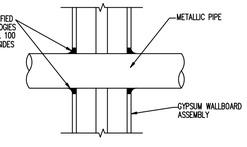
UL SYSTEM NO. W-L-2100
F RATING: 1 AND 2 HR. T RATING: 1 AND 1 1/2 HR.
PVC, CPVC OR ABS PIPE: 1 1/2" POLYBUTILENE OR PEX PIPE: 1" ANNULUS: 3/8"
SEALANT DEPTH: 5/8" W/ 1/4" CROWN

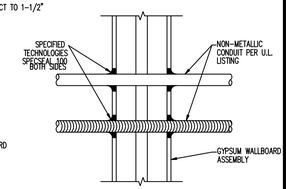




UL SYSTEM NO. W-L-2048
F RATING: 1 AND 2 HR. T RATING: 1, 1 3/4 AND 2 HR.
PVC, CPVC OR ABS PIPE: 2" RIGID NON-METALLIC CONDUIT: 3" FRPP PIPE: 2" PP PIPE: 1" WRAP STRIP: 1/4" THICK INTUMESCENT ANNULUS: 1/4" TO 1-1/4" SEALANT DEPTH: 5/8" W/ 1/4" CROWN

UL SYSTEM NO. W-L-1049
F RATING: 1 AND 2 HR. T RATING: 0
STEEL OR IRON PIPE: 24", COPPER PIPE: 6" ANNULUS: POINT CONTACT TO 1-1/2"
SEALANT DEPTH: 5/8" W/ 1/4" CROWN

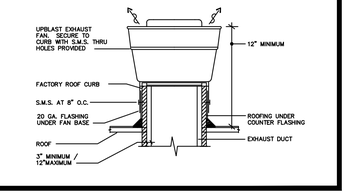




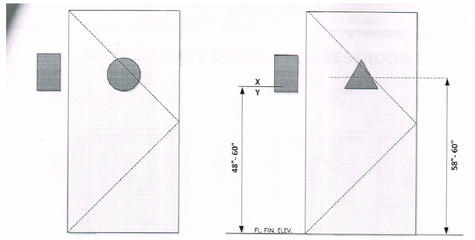
UL SYSTEM NO. W-L-2093
F RATING: 1 OR 2 HR. T RATING: 1 OR 1 1/2 HR.
2" RIGID PVC ENMT, OR OPTICAL FIBER RACEWAY 1 1/4" PVDF OPTICAL FIBER RACEWAY.
SEALANT DEPTH: 5/8" W/ 1/4" CROWN

NOTE:
INSTALL ALL MANUF. PRODUCTS IN ACCORDANCE W/ THEIR LISTED AND APPROVED TESTED ASSEMBLIES. TESTED ASSEMBLIES HAVE PRIORITY O/ ANY INFORMATION SHOWN OR NOTED HEREWITH

THIS IS AN ABBREVIATED DESCRIPTION OF THE INSTALLATION. SEE SPECIFICATIONS OR OBTAIN U.L. LISTED ASSEMBLIES INSTALLATION REQUIREMENTS FOR COMPLETE DESCRIPTION OF INSTALLATION & INSTALL ACCORDINGLY.



10 ADA SIGNAGE

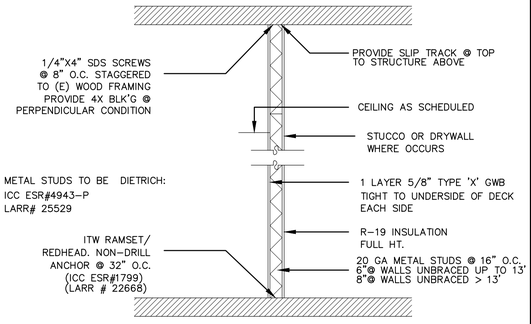


TACTILE / RAISED CHARACTER & GD-II BRAILLE SIGN

11B-703.5.6 Height from finish floor or ground. Visual characters shall be 40 inches (1016 mm) minimum above the finish floor or ground

11B-703.4.1 Height above finish floor or ground. Tactile characters on signs shall be located 48 inches (1219 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest Braille cells and 60 inches (1524 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest line of raised characters. Exceptions: Tactile characters for elevator car controls shall not be required to comply with Section 11B- 703.4.1. 1

11 FULL HEIGHT & 1 HR WALL DETAIL



REVISIONS

JOB NAME

SDJ 11-24-25

TENANT IMPROVEMENT FOR:
1451 VANGUARD DR.
OXNARD, CA. 93033

ALL-TRADE Engineering & Design
T:(805)-597-3000 LIC#BY/HH0010M
F:(805)-597-1401 www.ALLtradeengineering.com
17 EAST FIGUERA STREET SUITE A SANTA BARBARA, CA

SHEET TITLE

DETAILS

REGISTERED PROFESSIONAL ENGINEER SHAWN DEWITT No. C78591 STATE OF CALIFORNIA CIVIL

REGISTERED PROFESSIONAL ENGINEER SHAWN DEWITT No. M34602 STATE OF CALIFORNIA MECHANICAL

A-5

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: Seed Beauty Mezzanine & Parking Reduction

Project Applicant: Joseph Fiss

Project Location - Specific:
1451 Vanguard Drive, Oxnard, California 93033, County of Ventura
Assessor Parcel Number: 220-0-295-265

Description of Nature, Purpose and Beneficiaries of Project: Planning and Zoning Permit No. 25-550-05 (Major Modification): A request to legalize an existing 7,400 square-foot interior mezzanine within an existing approximately 15,093 square foot industrial building and an associated shared parking request and parking reduction. The applicant is proposing shared parking with the properties of 1301 Vanguard Drive, 1351 Vanguard Drive, 1350 Stellar Drive, 1401 Vanguard Drive, 1400 Stellar Drive, and 1450 Stellar Drive. Filed by designated agent Joseph Fiss, TW Land Planning & Development, 1068 E. Main Street #225, Ventura CA 93001 on behalf of the property owner 1451 Vanguard LLC, 1600 Westar Drive.

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

Name of Person or Agency Carrying Out Project (Applicant): Joseph Fiss

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. This proposal includes a 7,400 square foot mezzanine located entirely within the footprint of the existing 15,093 square-foot industrial building, and an associated parking reduction. 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 Date
Planning and Environmental Services Manager
City of Oxnard

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

ASSOCIATED TRANSPORTATION ENGINEERS

100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805)687-4418 • FAX (805)682-8509 • main@atesb.com

Since 1978

Richard L. Pool, P.E.
Scott A. Schell

March 10, 2026 25075L03

Tony Bova, Sr. Manager, EHSS & Facilities
Seed Beauty
1600 Westar Drive
Oxnard, CA 93033
Submitted via email: tbova@seedbeauty.com

REVISED PARKING STUDY FOR THE SEED BEAUTY CAMPUS - CITY OF OXNARD

Associated Transportation Engineers (ATE) has prepared the following revised parking study for the Seed Beauty campus "Seed Beauty" located in the City of Oxnard. The revised parking study addresses comments provided by City of Oxnard staff on initial parking study prepared by ATE. The Seed Beauty campus currently contains several different building locations in Oxnard. Seed Beauty no longer occupies a 15,093 square foot building located at 1451 Vanguard Drive. To meet the needs of the new tenant, Boss Audio, a 7,400 square foot mezzanine was added to the existing 1451 Vanguard Drive building resulting in a Major Modification.

The City of Oxnard has requested a parking study to determine the number of existing parking spaces, the number of parking spaces required by the City's Zoning Ordinance, and the parking demand estimates for the Seed Beauty Campus with new tenant Boss Audio.

PROJECT DESCRIPTION

The Seed Beauty campus is currently comprised of 7 buildings located south of Wooley Road in the southeastern area of the City of Oxnard. Figure 1 (attached) illustrates the Seed Beauty Campus building locations. Boss Audio, a new tenant will occupy 1451 Vanguard Drive. Boss Audio will add a 7,400 square foot mezzanine The 22,493 square foot remodeled building would be used exclusively for office space. Boss Audio

will operate Monday through Friday from 7:00 AM to 6:00 PM. The daily Boss Audio workforce is 40 employees. The Seed Beauty campus has some vacancies but typically all of the tenants are office, manufacturing or warehouse tenants operating generally during the same days of the week and similar hours (7:00 AM – 6:00) during the day. These are primarily non-retail businesses with few if any customers visiting during the day.

As part of the Major Modification application, the City has requested a parking study to determine the adequacy of the existing on-site parking spaces. The parking study will identify the number of employees, number of existing parking spaces, the number of parking spaces required by the City's Zoning Ordinance, and the parking demand estimates for the 1451 Vanguard Drive building.

EXISTING SEED BEAUTY PARKING AND TRANSPORTATION DEMAND MANAGEMENT

As outlined above, Seed Beauty Campus is comprised of 7 buildings. Seed Beauty provides on-site parking for the workforce at each main building. To meet the workforce on-site parking demands, parking is shared throughout the Seed Beauty Campus. A mode split survey was conducted at the existing Seed Beauty Campus by the Ventura County Transportation Commission (attached). The mode split survey determined that 27% of the Seed Beauty Campus population uses alternative transportation (dropped off, public transit, bike, or walk). The Seed Beauty Campus is also served by two Gold Coast transit fixed bus routes. Route 8 and Route 17 transit stops are located along Westar Drive, Wooley Road and Rose Avenue adjacent to the Seed Beauty Campus.

Pedestrian and Bicycle Facilities

Currently there are pedestrian facilities (crosswalks/sidewalks etc.) located along Rose Avenue in the study-area. The nearest pedestrian crosswalks across Rose Avenue are provided at the Wooley Road signalized intersection.

The Project site is served by the City of Oxnard Bikeway System. The existing bicycle facilities located in the study-area consist of Class II bike lanes along Rose Avenue, Westar Drive, Pacific Avenue, and Wooley Road adjacent to the Project site. These Class II bike lanes connect the Seed Beauty Campus to residential areas north, south, east, and west of the Project. The Project site plan incorporates bike racks/spaces for bike parking.

Transit Facilities

The City of Oxnard is served by Gold Coast Transit. To assist and encourage multi-modal transportation, bike racks are provided on Gold Coast Transit buses. Fixed route transit service in the vicinity of the 1451 Vanguard Drive is provided by Gold Coast Transit Route #8 and Route #17. Route #8 (OTC - Oxnard College - Centerpoint Mall) operates daily providing fixed route bus service on Westar Drive in the immediate vicinity of the Project site. During the peak commute hours, the #8 Route operates with 40-minute headways. An existing transit stop is located between Vanguard Drive and Rose Avenue on the north side of Westar Drive. Route #17 (Esplanade - Oxnard College) operates daily providing fixed route bus service on Westar Drive in the vicinity of the Project site. During the peak commute hours, the #17 Route

operates with 30 - 45-minute headways. The existing transit stop located between Vanguard Drive and Rose Avenue on the north side of Westar Drive also accommodates Route #17.

PARKING ANALYSIS

A total of 227 on-site parking spaces are provided as part of the Seed Beauty Campus as shown in Table 1. Table 1 summarizes the size of the Seed Beauty Campus buildings, the building addresses, and the number of parking spaces available for the Seed Beauty Campus.

Table 1
Seed Beauty Campus - On-Site Parking Space Summary

Building #	Building Address	Building Size	On-Site Parking Spaces
S2	1301 Vanguard Drive	13,140 sf	29 spaces
S3	1351 Vanguard Drive	13,140 sf	29 spaces
S4	1350 Stellar Drive	11,165 sf	25 spaces
S5	1401 Vanguard Drive	17,673 sf	37 spaces
S6	1451 Vanguard Drive	22,493 sf	41 spaces
S7	1400 Stellar Drive	14,892 sf	30 spaces
S8	1450 Stellar Drive	13,312 sf	36 spaces
	Seed Beauty Campus:	105,815 sf	227 spaces

City of Oxnard Zoning Ordinance Parking Requirement

The following section reviews the City's zoning ordinance requirement for the Seed Beauty Campus buildings. The City's parking rations for the building space are summarized as follows:

Office space: 1 space/ 250 square feet of gross floor area.
Manufacturing space: 1 space/500 square feet of gross floor area.

The City's zoning ordinance parking requirements were calculated based on these requirements as shown in Table 2.

Table 2
Seed Beauty Campus Parking Requirements -100 Percent Occupancy

Building Address	Size	City Parking Requirement	Parking Spaces	
			Required	Provided
1301 Vanguard Drive Manufacturing	13,140 sf	1 space/500 sf	26 spaces	29 spaces
1351 Vanguard Drive Manufacturing	13,140 sf	1 space/500 sf	26 spaces	29 spaces
1350 Stellar Drive Manufacturing	11,165 sf	1 space/500 sf	22 spaces	25 spaces
1401 Vanguard Drive Office Manufacturing	2,651 sf 15,022 sf	1 space/250 sf 1 space/500 sf	11 spaces 30 spaces	37 spaces
1451 Vanguard Drive Office	22,493 sf	1 space/250 sf	90 spaces	41 spaces
1400 Stellar Drive Manufacturing	14,892 sf	1 space/500 sf	30 spaces	30 spaces
1450 Stellar Drive Office Manufacturing	3,328 sf 9,984 sf	1 space/250 sf 1 space/500 sf	13 spaces 20 spaces	36 spaces
		Seed Beauty Campus Total:	**268 spaces**	**227 spaces**

The data presented in Table 2 shows that the City zoning ordinance overall parking requirement for the Seed Beauty Campus buildings is 268 spaces. The 227 on-site parking spaces do not satisfy the City's overall parking requirement. The City zoning ordinance parking requirement for the 1451 Vanguard Drive is 90 spaces. The 41 on-site parking spaces for 1451 Vanguard Drive do not satisfy the City's parking requirement.

Peak Parking Demand Analysis

Peak parking demand estimates were calculated for Seed Beauty Campus assuming full occupancy based on empirical parking demand rates for small office and manufacturing land uses published in the Institute of Transportation Engineers (ITE), Parking Generation Manual, 6th Edition.[1] Note that the ITE parking demand rates account for employees, visitors and miscellaneous deliveries. Tables 3 and 4 show the peak parking demand forecasts based on the Seed Beauty Campus and Boss Audio building area and number of employees. If the number of employees was not known (vacant) then the building area was used to determine the peak parking demand.

Table 3
Seed Beauty Campus Peak Parking Demand Forecasts – 100 Percent Occupancy

Land Use	Size/Employees	Rate	Peak Demand	Spaces Provided
Building space:				
Office	5.979 ksf	1.85	11 spaces	
	40 employees	1.31	52 spaces	
Manufacturing	64.203 ksf	0.92	59 spaces	227 spaces
	8 employees	0.81	6 spaces	
		Total Parking Demand:	128 spaces	

The data presented in Table 3 show that the estimated peak parking demand forecast for Seed Beauty Campus is 128 spaces based on building area and number of employees. The 227 parking spaces provided in the various on-site lots are adequate to meet the forecast peak parking demands.

Table 4
1451 Vanguard Drive Peak Parking Demand Forecasts – 100 Percent Occupancy

Land Use	Employees	Rate	Peak Demand	Spaces Provided
Building space:				
Office	40	1.31	52 spaces	41 spaces

The data presented in Table 4 show that the estimated peak parking demand forecast for 1451 Vanguard Drive is 52 spaces based on number of employees. The 41 parking spaces provided on-site are not adequate to meet the forecast parking demands.

Shared Parking Demand Analysis

It is noted that the City's Zoning Ordinance parking requirements and ITE's peak parking rates don't account for the "shared parking" due to the varying peak parking demands of the tenants and land uses within the Seed Beauty Campus.

1 Parking Generation Manual, Institute of Transportation Engineers, 6th Edition, October 2023.

Shared parking demand estimates were therefore developed for the Seed Beauty Campus Project assuming full occupancy based on empirical parking demand rates and hourly parking (turnover) demands presented in the ITE, Parking Generation Manual, 6th Edition. Note that the ITE parking demand rates account for employees, visitors and miscellaneous deliveries. If the number of employees was not known (vacant) then the building area was used to determine the peak parking demand.

Table 5
Seed Beauty Campus Shared Parking Demand Forecasts – 100 Percent Occupancy

Time of Day	Land Use				Peak Parking Demand	Parking Supply	Reserve
	Office		Manufacturing				
	GFA[(a)]	Employees	GFA[(a)]	Employees			
6:00 AM	0	0	9	1	10	227	189
7:00 AM	2	11	32	3	48	227	151
8:00 AM	7	34	45	5	91	227	108
9:00 AM	10	46	48	5	109	227	90
10:00 AM	11	52	50	5	118	227	81
11:00 AM	10	45	50	5	110	227	89
12:00 PM	8	40	53	5	106	227	93
1:00 PM	9	41	58	6	114	227	85
2:00 PM	9	44	59	6	118	227	81
3:00 PM	9	44	56	6	115	227	84
4:00 PM	8	37	34	3	82	227	117
5:00 PM	2	8	21	2	33	227	166
6:00 PM	0	0	9	2	10	227	189
7:00 PM	0	0	7	1	8	227	191
8:00 PM	0	0	6	1	7	227	192
9:00 PM	0	0	5	1	6	227	193
10:00 PM	0	0	5	1	6	227	193
11:00 PM	0	0	5	0	5	227	194
12:00 PM	0	0	3	0	3	227	196

(a) Gross Floor Area.

The data presented in Table 5 show that the shared peak parking demand and parking turnover forecast for Seed Beauty Campus is 118 spaces based on building area and number of employees. The peak demand occurs between the hours of 10:00 AM – 11:00 AM and 2:00 PM - 3:00 PM. The 227 parking spaces provided in the various on-site lots are adequate to meet the forecast shared peak parking demands and provide a reserve of 81 parking spaces.

PROJECT TRIP GENERATION ANALYSIS

Trip generation estimates were calculated for the proposed Seed Beauty Campus based on trip generation rates published in the ITE, Trip Generation, 12th Edition for Small Office (Land Use Code #712) and Manufacturing (Land Use Code #140). Table 6 summarizes the average daily trips (ADT), AM and PM peak hour trip generation estimates for the Seed Beauty Campus.

Table 6
Project Trip Generation -- 100 Percent Occupancy

Land Use	Size	ADT		AM Peak Hour		PM Peak Hour	
		Rate	Trips	Rate	Trips (In/Out)	Rate	Trips (In/Out)
Office	22,493 SF	14.39	324	1.64	37 (31/6)	2.16	49 (17/32)
Manufacturing	83,332 SF	4.27	356	0.51	42 (32/10)	0.63	52 (16/36)
Total Trip Generation:			680		79 (63/16)		101 (33/68)

Table 6 shows that the Seed Beauty Campus is estimated to generate 680 average daily trips, 79 AM peak hour trips and 101 PM peak hour trips.

RECOMMENDATIONS

Given that the 1451 Vanguard Drive building will be used as office space for the new tenant, it is anticipated that the Seed Beauty Campus parking demands will not change substantially with the proposed Boss Audio tenant. The peak parking demand analysis shows that the 227 parking spaces provided in the various on-site lots are adequate to meet the overall forecast peak parking demands. The peak weekday shared parking demand forecast for the Seed Beauty Campus is 118 parking spaces. The on-site parking supply of 227 on-site parking spaces would meet the shared weekday peak parking demand and provide a reserve parking supply of 81 parking spaces. Seed Beauty will maintain a shared parking agreement allowing all tenants to share the existing off-street parking. The Seed Beauty Campus is estimated to generate 680 average daily trips, 79 AM peak hour trips and 101 PM peak hour trips based on published ITE trip generation rates.

A mode split survey was conducted at the existing Seed Beauty Campus by the Ventura County Transportation Commission (attached). The mode split survey determined that 27% of the Seed Beauty Campus population uses alternative transportation (dropped off, public transit, bike, or walk).

Currently there are pedestrian facilities (crosswalks/sidewalks etc.) located along Rose Avenue in the study-area. The existing bicycle facilities located in the study-area consist of Class II bike lanes along Rose Avenue, Wooley Road, Pacific Avenue and Westar Drive adjacent to the Project site. The Project site plan incorporates bike racks for bike parking. Fixed route transit service in the vicinity of the 1541 Vanguard Drive site is provided by Gold Coast Transit Route #8 and Route #17. Bike racks provided on Gold Coast Transit buses assist and encourage multi-modal transportation.

ATE recommends that Seed Beauty routinely monitor the on-site parking supply and implement a TDM/Parking Management Plan. Based on the monitoring, employee arrivals should be directed to the available on-site parking. Seed Beauty should continue to encourage the use of alternative transportation via Gold Coast Transit, carpooling and ridesharing by employees as a means to reduce personal vehicle trips and manage the demand for on-site parking.

Associated Transportation Engineers

By: Scott A. Schell
Vice President

SAS/DFN

Attachment: Figure 1 - Seed Beauty Parking Zone
Figure 2 - 1451 Vanguard Drive Site Plan
Seed Beauty Campus Site Statistics
Weekday Shared Parking Demand Analysis Spreadsheet
VCTC Seed Beauty Campus Transportation Survey Analysis
City of Oxnard 12/30/2025 Incompleteness Letter

N
NOT TO SCALE

Associated
Transportation
Engineers

SEED BEAUTY CAMPUS

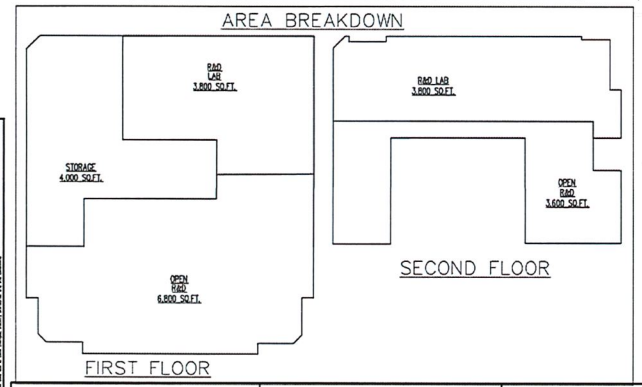
FIGURE 1

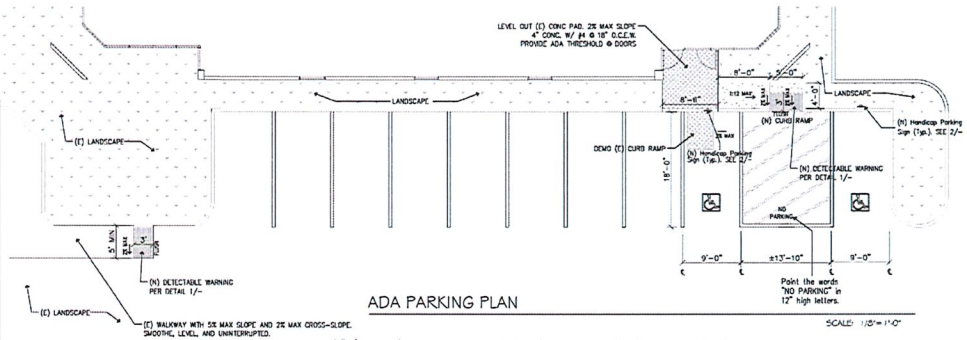
AB - ATE#25075

PARKING CALCULATION

PROPOSED USE	FLOOR AREA	PARKING RATIO	REQUIRED PARKING
R&D FACILITY	3,800	1 SPACE / 350 SQ FT	11 SPACES
R&D LAB	6,800	1 SPACE / 350 SQ FT	20 SPACES
R&D ADDITION	7,400	1 SPACE / 350 SQ FT	21 SPACES
STORAGE	4,000	1 SPACE / 1000 SQ FT	4 SPACES

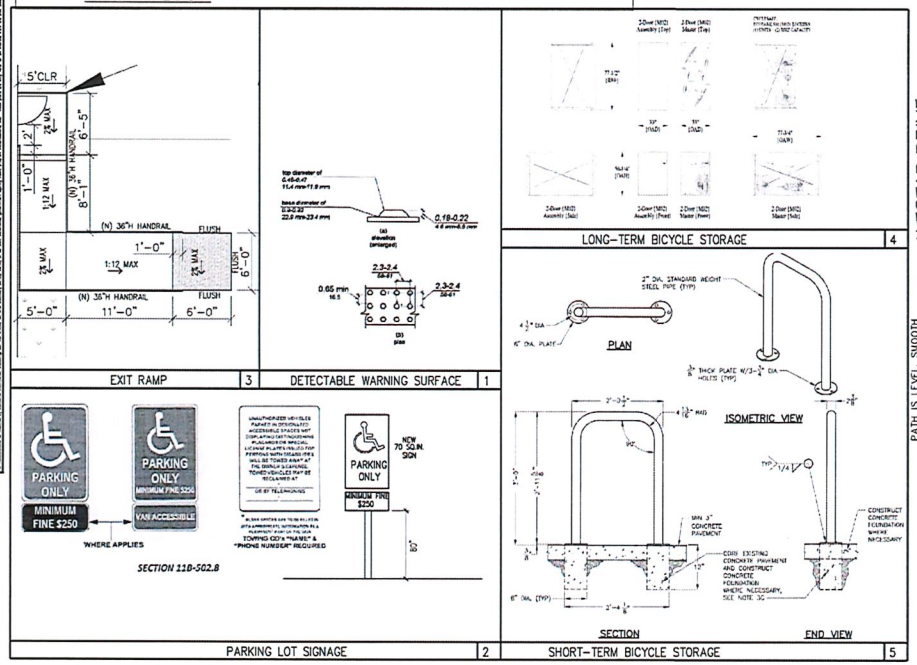
TOTAL REQUIRED PARKING: 56 SPACES

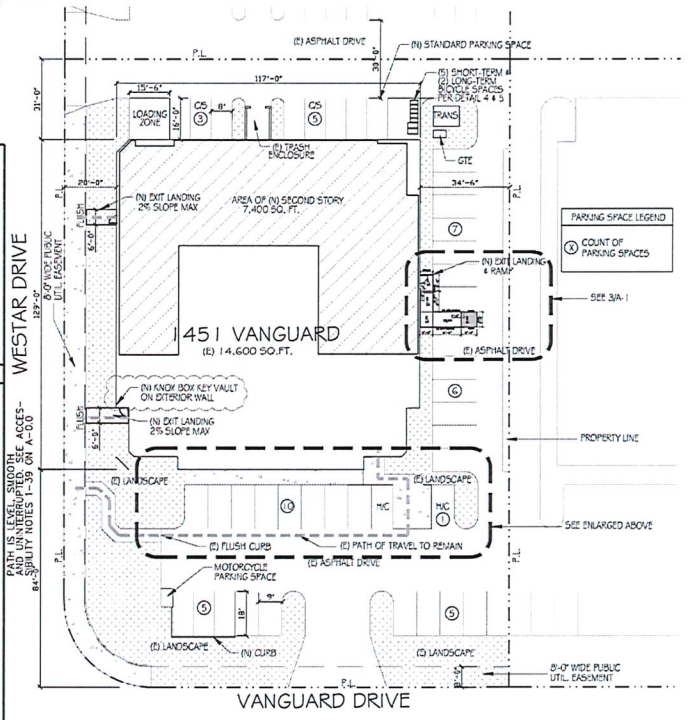




ADA PARKING PLAN

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





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NOT TO SCALE

ASSOCIATED TRANSPORTATION ENGINEERS

PROJECT SITE PLAN

FIGURE 2

AB - ATE#25075

Address	Tenant	Size (SF)	Use	Employees on Site	City Parking Requirement	Parking Required (1)(2)	Parking Provided	Description of Use	Hours of Operation (3)
1451 Vanguard (Existing)	Seed Beauty	15093	Manufacturing	40	1 Space/500	40	41	Vacant	N/A
1451 Vanguard (Proposed)	Boss Audio	22493	Office	40	1 Space/250	40	41	Administrative Office	7:00am-6:00pm
1450 Stellar	Vacant	3328	Vacant/Office	0	1 Space/250	13		Office space	8:00am-5:30pm
1450 Stellar	Vacant	9984	Vacant/Warehouse/Manufacturing	0	1 Space/500	20	36	Manufacturing/Warehouse	7:00am-6:00pm
1400 Stellar	Vacant	14892	Vacant/Warehouse/Manufacturing	0	1 Space/500	30	30	Manufacturing/Warehouse	7:00am-6:00pm
1401 Vanguard	Vacant	2651	Vacant/Office	0	1 Space/250	11		Office space	8:00am-5:30pm
1401 Vanguard	Vacant	15022	Vacant/Warehouse/Manufacturing	0	1 Space/500	30	37	Manufacturing/Warehouse	5:00am-3:30pm
1351 Vanguard	Vacant	13140	Vacant/Warehouse/Manufacturing	0	1 Space/500	26	29	Manufacturing/Warehouse	7:00am-6:00pm
1301 Vanguard	Nouvelle Labs	13140	Manufacturing	8	1 Space/500	26	29	Cosmetic contract manufacturing	7:00am-3:30pm
1350 Stellar	Vacant	11165	Vacant/Warehouse/Manufacturing	0	1 Space/500	22	25	Manufacturing/Warehouse	7:00am-6:00pm
TOTAL EXISTING		98415		48		218	227		
TOTAL PROPOSED		105815		48		218	227		

(1) Does not reflect actual Peak Parking Demand.
(2) For vacant buildings, required parking is calculated at the City's required parking rate
(3) For vacant buildings, hours of operation are based on historical use

SEED BEAUTY CAMPUS
WEEKDAY SHARED PARKING CALCULATIONS - ITE DEMAND RATES/TIME-OF-DAY FACTORS
03/05/26

WEEKDAY PARKING DEMAND ANALYSIS

Land Use	Size/Employees	Units	Parking Rate	Internal Capture	Peak Demand
Office (a)	5,979	KSF	1.85	100%	11
Office (b)	40	Employees	1.31	100%	52
Manufactoring(c)	64,203	KSF	0.92	100%	59
Manufactoring (d)	8	Employees	0.81	100%	6
				Total Peak Parking Demand	128

(a) ITE GFA rate for Small Office (#712)
(b) ITE Employee rate for Small Office (#712)
(c) ITE GFA rate for Manufactoring (#140)
(d) ITE Employee rate for Manufactoring (#140)

Time of Day	Office (GFA)		Office (Employee)		Manufactoring (GFA)		Manufactoring (Employee)		Total Shared Parking Demand	Parking Provided	Available Parking
Peak Demand	*Hourly % (a)*	*11*	*Hourly % (a)*	*52*	*Hourly % (b)*	*59*	*Hourly % (b)*	*6*			
6:00 a.m.	0%	0	0%	0	15%	9	15%	1	10	199	189
7:00 a.m.	22%	2	22%	11	55%	32	55%	3	48	199	151
8:00 a.m.	66%	7	66%	34	76%	45	76%	5	91	199	108
9:00 a.m.	89%	10	89%	46	82%	48	82%	5	109	199	90
10:00 a.m.	100%	11	100%	52	84%	50	84%	5	118	199	81
11:00 a.m.	87%	10	87%	45	85%	50	85%	5	110	199	89
12:00 Noon	77%	8	77%	40	90%	53	90%	5	106	199	93
1:00 p.m.	79%	9	79%	41	99%	58	99%	6	114	199	85
2:00 p.m.	84%	9	84%	44	100%	59	100%	6	118	199	81
3:00 p.m.	84%	9	84%	44	95%	56	95%	6	115	199	84
4:00 p.m.	71%	8	71%	37	58%	34	58%	3	82	199	117
5:00 p.m.	16%	2	16%	8	36%	21	36%	2	33	199	166
6:00 p.m.	0%	0	0%	0	15%	9	15%	1	10	199	189
7:00 p.m.	0%	0	0%	0	12%	7	12%	1	8	199	191
8:00 p.m.	0%	0	0%	0	11%	6	11%	1	7	199	192
9:00 p.m.	0%	0	0%	0	9%	5	9%	1	6	199	193
10:00 p.m.	0%	0	0%	0	9%	5	9%	1	6	199	193
11:00 p.m.	0%	0	0%	0	8%	5	8%	0	5	199	194
12:00 a.m.	0%	0	0%	0	5%	3	5%	0	3	199	196

(a) ITE time-of-day factor for Small Office (#712)
(b) ITE time-of-day factor for Manufactoring (#140)

VCTC Transportation Survey Analysis

Seed Beauty 2025

PREPARED AND SUBMITTED BY INNOVATIVE TDM SOLUTIONS

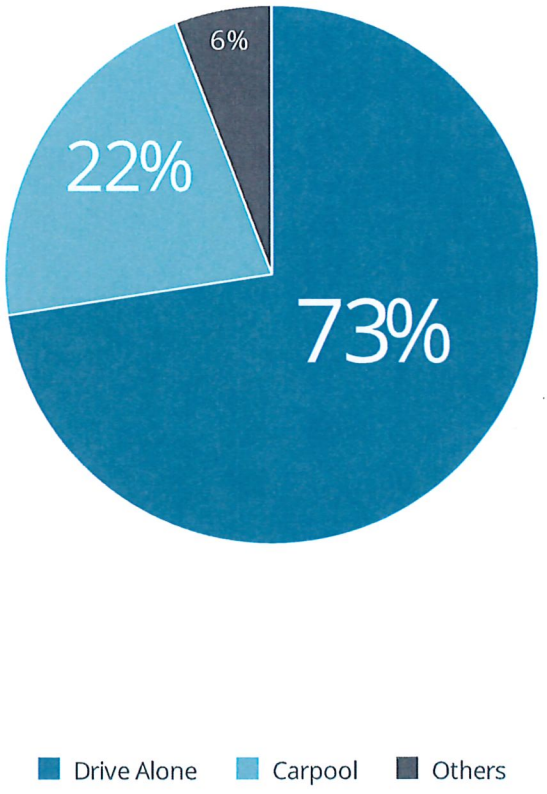
Employee Travel Breakdown

Total Commuters in Ridematching Database

208

Mode	Commuters	Percentage
Drive Alone	151	73%
Carpool	45	22%
Other	4	2%
Public Bus	4	2%
Walk	3	1%
Vanpool	1	0%

Commute Summary

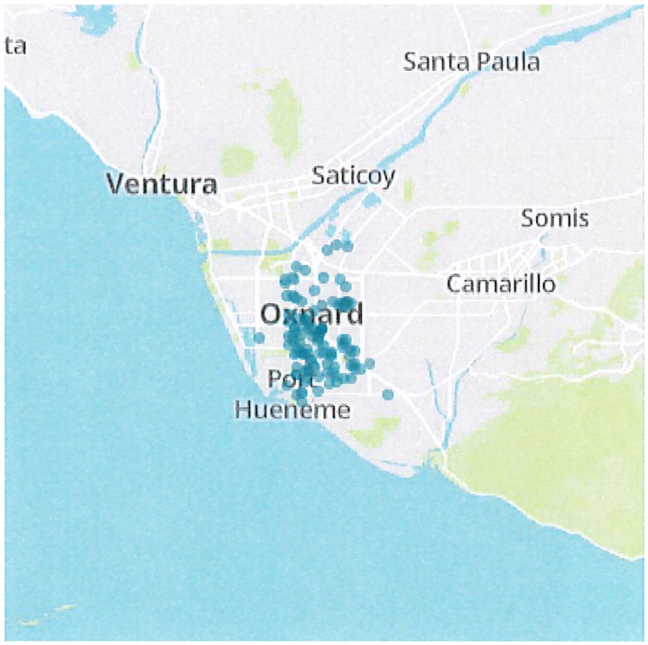


Travel Distance - Employees Driving Alone

Commute distance from worksite

Less than 5 miles

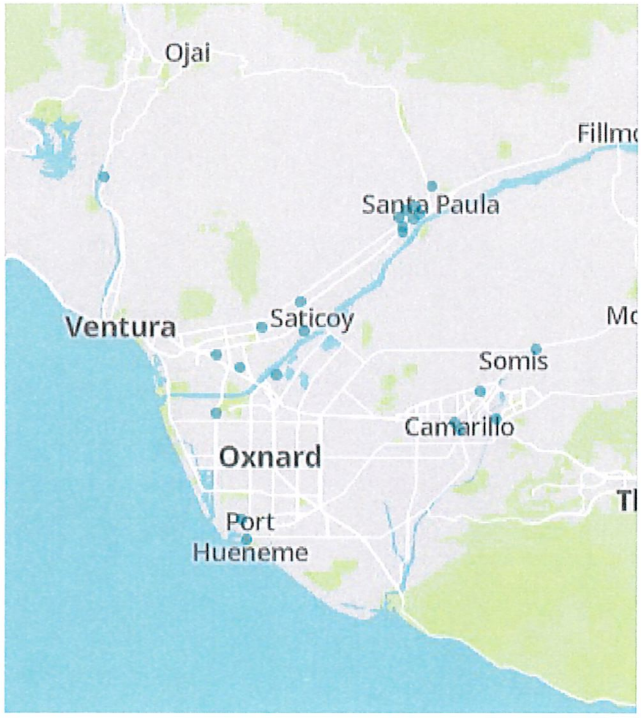
123



Commute distance from worksite

5 to 25 miles

23

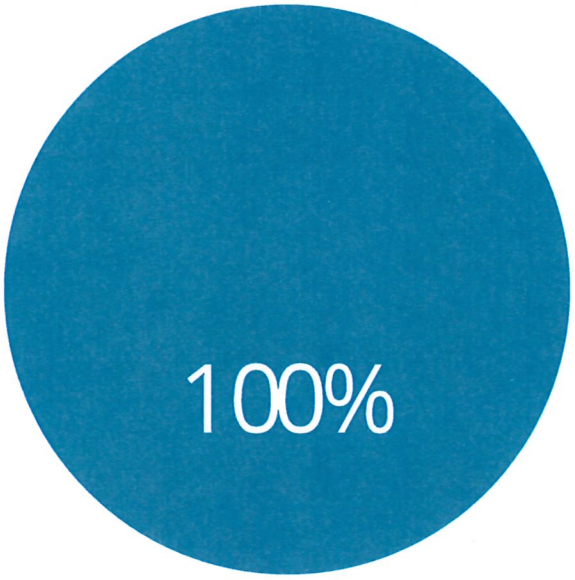


All Commute Modes Greater than 25 Miles

Commuters over 25 miles

5

Mode	Commuters	Percentage
Drive Alone	5	100%

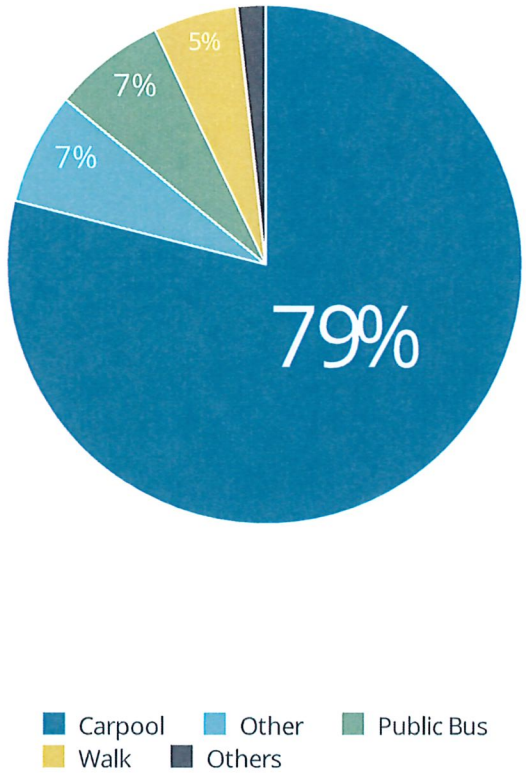


Employees in a Rideshare Mode

Commuters

57

Mode	Commuters	Percentage
Carpool	45	79%
Other	4	7%
Public Bus	4	7%
Walk	3	5%
Vanpool	1	2%



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
214 SOUTH C STREET
OXNARD, CALIFORNIA 93030
(805)385-7858

12/30/2025

Joseph Fiss
TW Land Planning & Entitlements
1068 E Main Street #225
Ventura CA, 93001

Subject: *Determination of Application Incompleteness*
Project Name: Seed Beauty Mezzanine Addition; Planning and Zoning Permit No. 25-550-05 (Major Modification), 1451 Vanguard Drive, (220-0-295-265).

Dear Joseph Fiss & Team:

On December 3rd, 2025, the City of Oxnard Planning Division received the above-referenced application for a 7,400 square foot mezzanine addition within the footprint of an existing 14,600 square-foot light industrial building and an associated administrative relief from parking requirements.

In accordance with the City of Oxnard Application Submittal Requirements, this application is found to be incomplete at this time. Required information is missing from the submittal package. Once all necessary materials are provided, the Planning Division may resume processing of this request. Items necessary to complete the application are as follows.

1. For all properties included in the campus plan and the parking study, please provide a floor plan including a breakdown of the square-footage allocation for each building, in relation to off-street parking uses outlined by Oxnard City Code Sec. 16-622.

2. For all properties included in the campus plan and the parking study, please provide a site plan displaying the locations of existing parking spaces.

3. For the property of 1600 Westar Drive, which is included in the campus plan as providing parking to be utilized for the site of 1451 Vanguard Drive, this is classified as "off-site parking" per Oxnard City Code Sec. 16-651. According to Oxnard City Code Sec. 16-651, off-site parking shall not be located farther than 500 feet away from the use served and shall not expose pedestrians to hazardous traffic safety conditions.
https://codelibrary.amlegal.com/codes/oxnard/latest/oxnard_ca/0-0-0-79511
The two existing crosswalks connecting the address of 1600 Westar Drive to 1451 Vanguard Drive are located significantly more than 500 feet away from either site. We also find that it is unlikely one trying to cross from one property to another would utilize either crosswalk due to the distance and inconvenience, thus exposing pedestrians to hazardous safety conditions. In order to remedy this situation, the applicant must either construct a crosswalk, or remove the address of 1600 Westar Drive from the scope of work. For more information on the steps/requirements to

construct a crosswalk at this location, please contact miguel.guillen@oxnard.org or jose.rivera@oxnard.org.

4. In regards to the parking study, Table 3 is estimating peak demand based on square-footage of each use and number of employees. However, according to the table on page 9, a significant number of addresses are listed as being vacant, thus having 0 employees.We need to see the peak parking demand for all properties included in the scope of work as if they are occupied. The applicant has two options of how they can go about displaying this data. Please see below:

    - The applicant can utilize the numbers provided by the *Minimum Off-Street Parking Requirements* as displayed in Oxnard City Code Sec. 16-622.
    - The applicant can use alternative methods to estimate the peak parking requirement for all buildings as if they are occupied. However, for this option, the applicant must provide a detailed description of the methodology used to obtain these numbers, citations of sources, and any other relevant information utilized in obtaining these numbers.

5. According to Oxnard City Code Sec. 16-651 (B) (1), parking studies shall address the following items:
    - Composition of tenants, patrons, clients, employees, and visitors of uses
    - Rate of turnover of proposed shared spaces
    - Traffic and parking loads for uses, including peak hours

    Please include this data in the parking study.

6. According to Oxnard City Code Sec. 16-651 (1) (e), a written agreement shall be executed by all landowners and tenants affected by the agreement. The agreement shall specify that the city is a third-party beneficiary to the agreement and shall state that the user agrees to vacate the use within 12 months if a landowner should amend or terminate the agreement so that the user no longer has sufficient parking to satisfy the parking requirements in effect at the time the agreement was accepted by the city. This document will be provided to the applicant prior to approval/issuance of this permit. For the next round of resubmission, please provide a letter signed by all property owners included in the scope of work acknowledging the status and details of this Major-Modification in progress.

The Planning Division may, in the course of processing your permit, request that you clarify, amplify, correct or otherwise supplement the information provided for the application in accordance with Section 65944 of the State Government Code.

Please call me at 805-385-3923 or email me at michael.lackmann@oxnard.org if you have any questions regarding this letter.

Sincerely,

Michael Lackmann
Assistant Planner, City of Oxnard

cc: Joe Pearson II, Planning Manager

RESOLUTION NO. 2026 - XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 25-550-05 (MAJOR MODIFICATION) TO LEGALIZE A 7,400 SQUARE FOOT INTERIOR MEZZANINE WITHIN AN EXISTING 15,093 SQUARE FOOT INDUSTRIAL BUILDING AND AN ASSOCIATED SHARED PARKING REQUEST AND ADMINISTRATIVE RELIEF FROM PARKING REQUIREMENTS, ON A 0.95 ACRE PARCEL LOCATED AT 1451 VANGUARD DRIVE (APN: 220-0–295-265) IN THE LIMITED MANUFACTURING PLANNED DEVELOPMENT ZONE, SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY SCOTT JOSEPH FISS, DESIGNATED AGENT, ON BEHALF OF THE BUSINESS AND PROPERTY OWNER, 1451 VANGUARD LLC.

WHEREAS, on December 8, 2025, Joseph Fiss, designated agent, on behalf of Seed Beauty, property owner (the **"Applicant"** and/or **"Permittee"**) submitted Planning and Zoning Permit No. 25-550-05 (Major Modification), pursuant to Oxnard City Code Section 16-561, to legalize an existing 7,400 square foot interior mezzanine within an existing approximately 15,093 square foot industrial building and an associated shared parking request and parking reduction. The interior mezzanine is proposed to be within an existing 15,093 square-foot industrial building on a 0.95-acre parcel within the Limited Manufacturing Planned Development (M-L-PD) Zone. The shared parking request is with the adjacent properties of (1301 Vanguard Drive (220-0-295-295), 1351 Vanguard Drive (220-0-295-245), 1350 Stellar Drive (220-0-295-175), 1401 Vanguard Drive (220-0-295-255), 1400 Stellar Drive (220-0-205-165), 1450 Stellar Drive (220-0-295-155)). The Project will include minor interior and exterior improvements to accommodate the proposed use and an administrative parking relief for reduction in parking from 268 to 128 parking spaces for the properties included in the shared parking agreement in accordance with Oxnard City Code Section 16-651; and

WHEREAS, on **April 16, 2026**, the Planning Commission of the City of Oxnard (**"Commission"**) conducted a duly noticed public hearing to consider an application for Planning and Zoning Permit No. 25-550-05 (Major Modification), filed by 1451 Vanguard LLC in accordance with Oxnard City Code Section 16-561; and

WHEREAS, the Commission finds that the Project conforms to the City of Oxnard 2030 General Plan elements thereof and the Oxnard City Code for the reasons set forth in the Planning Commission Staff Report; 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 Exemptions to the Exemptions (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 Industrial Limited (ILM) and within the Limited Manufacturing Planned Development zone. The area surrounding the project site consists of light industrial, warehousing, and office uses. 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 Major Modification permit request is to legalize an existing 7,400 square foot interior mezzanine within an existing 15,093 square foot industrial building and an associated parking reduction. The proposed use is consistent with the 2030 General Plan and Oxnard City Code and is compatible with the physical scale and character of other industrial development in the project area as no physical changes to the building are proposed. Any projects requiring discretionary approval would be analyzed with the 2030 General Plan and Oxnard City Code consistency, and with CEQA for any potential environmental impacts. Therefore, the project will have no significant cumulative impacts.

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 Major Modification request for a 7,400 square-foot interior mezzanine and associated parking reduction 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 industrial character of the surrounding development as no exterior changes to the building are

proposed. The property does not contain any unusual environmental characteristics as the property is surrounded on all sides by industrial 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 consists of the legalization of a 7,400 square-foot interior mezzanine within an existing 15,093 square-foot industrial building. There are no proposed alterations to the site or the exterior of the building. Additionally, the project property does not border a designated state scenic highway or city-designated scenic route. Therefore, this proposed project will not result in damage to scenic resources.

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 as confirmed by staff on May 7, 2023.

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 is developed with an existing 15,093 square-foot industrial building and 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; and

WHEREAS, the 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 development in particular.

WHEREAS, the Applicant agrees that at its own expense, to indemnify, defend (with counsel selected by the City in its discretion) and hold harmless 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 ordinance or any actions or proceedings, acts or determinations taken, done or made before the approval of this ordinance that were part of the approval process.

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 General Plan and other adopted policies of the City of Oxnard.**

   As described in the Staff Report, the proposed interior mezzanine and parking reduction is consistent with the 2030 General Plan Land Use Designation Industrial Limited and Limited Manufacturing Planned Development (M-L-PD) zoning district and related standards subject to the approval of a Major Modification and Administrative Relief from Parking Requirements. Therefore, the interior mezzanine and parking reduction 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.**

   The proposed Project consists of legalizing a 7,400 square foot interior mezzanine located within an existing 15,093 square foot industrial building and an associated administrative relief from parking requirements. There are no exterior improvements being proposed as a part of this application. Any interior tenant improvements will be subject to standard construction requirements of the California Building and Fire Codes. Therefore, the proposed use and the proposed improvements are not expected to have adverse effects or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare. As such, this Project meets this finding.

3. **The site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards except as may be specifically excepted by the special findings and conditions of this Resolution.**

   As described in the Staff Report, the application is for the legalization of a 7,400 square foot interior mezzanine located within an existing 15,093 square foot industrial building and an associated relief from parking requirements. The interior mezzanine is an adequate space for the uses allowed by the Limited Manufacturing Planned Development Zoning District. There are no proposed exterior improvements/alterations. The existing industrial building footprint and exterior site is compliant with the original entitlement of SUP 1231. In addition, the applicant is requesting administrative parking relief to reduce the parking requirements from 268 to 128 parking spaces in accordance with Oxnard City Code Section 16-651 and the CET Parking Study dated March 10, 2026.

   The existing size and shape of the industrial building currently provides appropriate setbacks, and landscaping and meets the city standards except as may be specifically excepted by the special finding and conditions of this resolution.

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 is currently served by existing infrastructures and surrounding roadways which includes Vanguard Drive to the east and Westar Drive to the south, and shared alley and driveway access to the north and west. Additionally, S Rose Avenue is located to the east and E Wooley Road is located to the north. Therefore, the site for the proposed trade school facility will be served by highways adequate in width and improved as necessary to carry project-generated traffic. The proposed parking reduction and shared parking agreement will not have any adverse effects on the surrounding 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 sewage, water, fire protection and storm drainage facilities. The interior mezzanine and parking reduction will not generate significant impacts that would require additional facilities. Therefore, the site will be provided with adequate sewage, water, fire protection, and storm drainage facilities. As such, this Project meets this finding.

SECTION 2. The Planning Commission, in accordance with the California Environmental Quality Act (CEQA), determines that the Project (trade school use) will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, Section 15301 (Class 1) of the State CEQA Guidelines pertaining to projects involving "negligible or not expansion of use beyond that existing at time of the lead agency's determination" may be found to be exempt from the requirements of CEQA. The Planning Commission has determined that there is no substantial evidence that the project will have a significant effect on the environment and no Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. The Planning Manager is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to Section 15062 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 and the Staff Report and all attachments thereto, the Planning Commission hereby approves Planning and Zoning Permit No. 25-550-05 (Major Modification), subject to the attached conditions of approval.

SECTION 4. The decision of the Planning Commission is final unless appealed in accordance with the provisions of §16-525 of the Oxnard City Code.

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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 dated April 16th, 2026, ("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 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. (PL, *G-3*)

4. 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*)

5. 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*)

6. 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*)

7. 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*)

8. 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*)

9. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, *G-11*)

10. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, *G-12*)

11. 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*)

12. 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*)

13. Prior to Final Inspection, 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*).

14. This approval does not confer legal status on any existing structures or uses on the property unless specifically reviewed and authorized by this permit. (PL)

FIRE DEPARTMENT STANDARD CONDITIONS

15. 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*)

16. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)

PLANNING DIVISION STANDARD CONDITIONS

17. 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)

18. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit in all sets of construction documents and specifications for the project. (PL, *PL-3*)

19. 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*)

20. 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*).

PLANNING DIVISION SPECIAL CONDITIONS

21. Prior to the issuance of building permits, the Developer shall provide proof of recordation of a reciprocal access and parking agreement, that is acceptable to the Oxnard City Attorney's office, with all property owners included in the shared parking agreement (1301 Vanguard Drive (220-0-295-295), 1351 Vanguard Drive (220-0-295-245), 1350 Stellar Drive (220-0-295-175), 1401 Vanguard Drive (220-0-295-255), 1400 Stellar Drive (220-0-205-165), 1450 Stellar Drive (220-0-295-155)). The agreement shall state that all property owners agree to the

conditions of the shared parking agreement and that the use of the proposed mezzanine is contingent upon the shared parking agreement remaining in effect.

22. The project property shall comply with all applicable conditions as approved under Special Use Permit No. 1231 and Resolution No. 7020, except as modified by this permit.

23. The mezzanine shall not be occupied or used until all necessary building permits and inspections, including Final Inspection, has been completed.

24. Developer shall remove any and all graffiti from the project premises, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. Site management shall maintain a supply of paint to match the building's exterior color scheme. (PL)

25. Developer shall pay applicable impact fees, including but not limited to the fees authorized by City Council Resolution 15,329 (Growth Requirement Capital Fee, Park and Recreation Fee, Traffic Circulation Fee, Storm Drainage Fee, Mobility Fee, Public Art Program Fee, and Utility and Undergrounding in-Lieu Fee) and for wastewater, water system, water service and meter, storm drain, traffic (City and County), growth capital, park, public art, and General Plan maintenance connection and/or impact fees before issuance of building permits. (PL-44)

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

26. 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)

27. 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 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)

28. 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)

29. 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)

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 16th day of April 2026, by the following vote:

_____
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 16th day of April 2026, and carried by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

RECUSED: Commissioners:

_____
Joe Pearson II, Secretary

City of Oxnard Planning Commission
April 16, 2026

Seed Beauty Mezzanine & Parking Reduction
1451 Vanguard Drive
PZ 25-550-05
(Major Modification)

Applicant: Joseph Fiss - Agent

Case Planner: Michael Lackmann

CITY OF OXNARD CALIFORNIA

Project Description

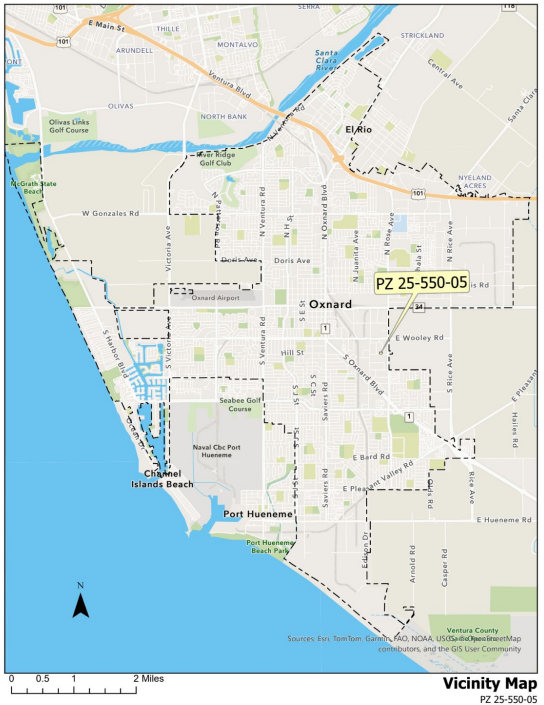
A request to legalize an existing 7,400 square-foot interior mezzanine within an existing approximately 15,093 square foot industrial building and an associated shared parking request and parking reduction. The applicant is proposing shared parking with the properties of 1301 Vanguard Drive, 1351 Vanguard Drive, 1350 Stellar Drive, 1401 Vanguard Drive, 1400 Stellar Drive, and 1450 Stellar Drive.

Project Location

Seed Beauty Campus:

- The general location of the project site is within the Limited Manufacturing Planned Development (ML-PD) Zoning District
- The building is located west of S Rose Avenue and south of E Wooley Road.

Aerial Map



Vicinity Map
PZ 25-550-05

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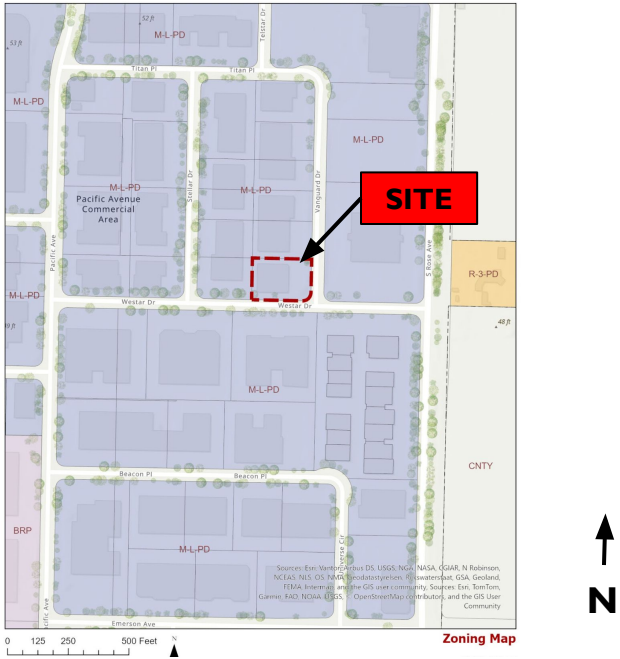
General Plan and Zoning

2030 General Plan:
Industrial Limited (ILM)

Zoning Designation:
Limited Manufacturing Planned Development (ML-PD)



Surrounding Land Uses

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Industrial Limited	Limited Manufacturing (ML-PD)	Light Manufacturing/Warehouse
North	Industrial Limited	Limited Manufacturing (ML-PD)	Light Manufacturing/Warehouse
South	Industrial Limited	Limited Manufacturing (ML-PD)	Light Manufacturing/Warehouse
East	Industrial Limited	Limited Manufacturing (ML-PD)	Light Manufacturing/Warehouse
West	Industrial Limited	Limited Manufacturing (ML-PD)	Light Manufacturing/Warehouse

Background

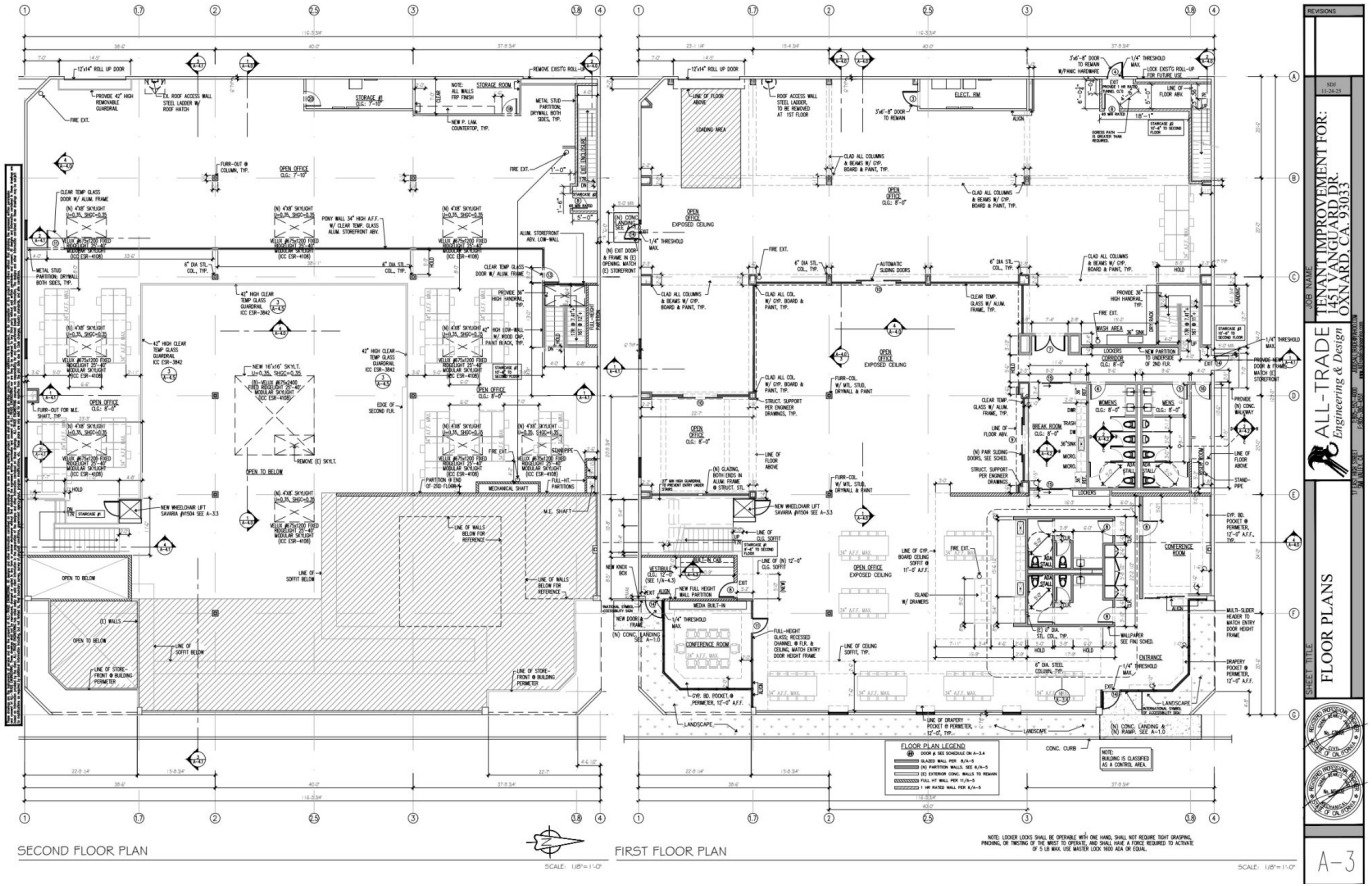
- On July 14th, 1997, the Oxnard City Council approved Resolution No. 9250, which upheld Planning Commission Resolution No. 7020-7031 which approved Special Use Permits Nos. 1231-36, 1238-43, to permit construction of 12 one-story industrial buildings. The existing 15,093 square foot one-story building located at 1451 Vanguard Drive was approved under SUP 1231.

- An unpermitted 7,400 square foot interior mezzanine was constructed within the existing 15,093 square-foot building.

Site Photos

November 2022

Floor Plan with Mezzanine



Parking Reduction Summary

Parking:

- The subject property of 1451 Vanguard Drive is required to have 90 spaces per Oxnard City Code Sec. 16-622. There are currently only 41 spaces provided on the subject property.
- The applicant is proposing a shared parking agreement with the surrounding properties as displayed in the table. With the addition of the surrounding properties, there are 227 spaces provided and 268 spaces required per Oxnard City Code Sec. 16-622. Therefore, the applicant is requesting a relief from the city parking requirements.

Building Address	Size	City Parking Requirement	Parking Spaces	
			Required	Provided
1301 Vanguard Drive Manufacturing	13,140 sf	1 space/500 sf	26 spaces	29 spaces
1351 Vanguard Drive Manufacturing	13,140 sf	1 space/500 sf	26 spaces	29 spaces
1350 Stellar Drive Manufacturing	11,165 sf	1 space/500 sf	22 spaces	25 spaces
1401 Vanguard Drive Office Manufacturing	2,651 sf 15,022 sf	1 space/250 sf 1 space/500 sf	11 spaces 30 spaces	37 spaces
1451 Vanguard Drive Office	22,493 sf	1 space/250 sf	90 spaces	41 spaces
1400 Stellar Drive Manufacturing	14,892 sf	1 space/500 sf	30 spaces	30 spaces
1450 Stellar Drive Office Manufacturing	3,328 sf 9,984 sf	1 space/250 sf 1 space/500 sf	13 spaces 20 spaces	36 spaces
		Seed Beauty Campus Total:	**268 spaces**	**227 spaces**

Relief from Parking Requirements:

Findings:

- The applicant performed a peak parking demand analysis for the properties included in the study based on parking demand rates for small office and manufacturing land uses as published in the ITE Manual. Table 3 displays the peak parking demand forecast for the properties included in the study.
- Table 5 displays a breakdown of the peak parking demand by an hourly basis, and displays the peak parking demand in comparison to the supplied parking. A large number of the subject properties are currently vacant, so the building area was used to determine the peak parking demand for said vacant buildings.

Table 3
Seed Beauty Campus Peak Parking Demand Forecasts – 100 Percent Occupancy

Land Use	Size/Employees	Rate	Peak Demand	Spaces Provided
Building space:				
Office	5.979 ksf	1.85	11 spaces	
	40 employees	1.31	52 spaces	
Manufacturing	64.203 ksf	0.92	59 spaces	227 spaces
	8 employees	0.81	6 spaces	
		Total Parking Demand:	128 spaces	

Table 5
Seed Beauty Campus Shared Parking Demand Forecasts – 100 Percent Occupancy

Time of Day	Land Use				Peak Parking Demand	Parking Supply	Reserve
	Office		Manufacturing				
	GFA[a]	Employees	GFA[a]	Employees			
6:00 AM	0	0	9	1	10	227	189
7:00 AM	2	11	32	3	48	227	151
8:00 AM	7	34	45	5	91	227	108
9:00 AM	10	46	48	5	109	227	90
10:00 AM	11	52	50	5	118	227	81
11:00 AM	10	45	50	5	110	227	89
12:00 PM	8	40	53	5	106	227	93
1:00 PM	9	41	58	6	114	227	85
2:00 PM	9	44	59	6	118	227	81
3:00 PM	9	44	56	6	115	227	84
4:00 PM	8	37	34	3	82	227	117
5:00 PM	2	8	21	2	33	227	166
6:00 PM	0	0	9	2	10	227	189
7:00 PM	0	0	7	1	8	227	191
8:00 PM	0	0	6	1	7	227	192
9:00 PM	0	0	5	1	6	227	193
10:00 PM	0	0	5	1	6	227	193
11:00 PM	0	0	5	0	5	227	194
12:00 PM	0	0	3	0	3	227	196

Environmental Review

Exempt from California Environmental Quality Act (CEQA) (Section 15301, Class 1 "Existing Facilities")

- The proposed modification is entirely within the footprint of the existing 15,093 square foot industrial building.
- Does not trigger thresholds in City CEQA Guidelines or Exceptions to the Exemptions.
- A Notice of Exemption will be filed.

Public Comment

- The Project is not located within a General Plan identified neighborhood. Therefore, a community workshop was not conducted for the proposed project.
- Notice of Planning Commission hearing posted on-site.
- Notice of Planning Commission sent to surrounding property owners.

Staff 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 Class 1 (Existing Facilities); and

b) Adopt a Resolution approving Planning and Zoning Permit No. 25-550-05 (Major Modification), subject to certain findings and conditions.