CITY OF OXNARD
PLANNING COMMISSION
AGENDA

REGULAR MEETING
Council Chambers, 305 West Third Street
Thursday, July 16, 2026, 6:00 p.m.

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

YOU MAY PARTICIPATE IN THE MEETING IN THE FOLLOWING WAYS:

1. ATTEND THE MEETING AT THE LOCATION LISTED ABOVE: Submit a speaker card.

2. EMAILING COMMENTS OR REQUESTS TO SPEAK BEFORE THE MEETING
   a. Submit an email to Planning@oxnard.org no later than 3:00 p.m. on the day of the meeting (Please indicate the agenda item number in the subject line). All email correspondence will be forwarded to the Planning Commission prior to the start of the meeting and made part of the legislative record.
   b. Submit a request to speak no later than 3pm on the day of the meeting by using the form Request to speak at Planning Commission, emailing the Planning office at planning@oxnard.org, or calling (805) 385-7858.

3. PROVIDING PUBLIC COMMENTS DURING THE MEETING
   a. Speakers shall have up to three minutes to speak.
   b. If you wish to speak during public comments or a particular item on the agenda, please follow the below instructions:
      1. Dial phone number (888) 475-4499
      2. Enter the meeting ID: 846 0118 8487
      3. Enter the meeting passcode: 089879
      4. Wait in the Zoom waiting room. Once the Chair calls for public speakers, press *9 to raise your hand to inform the recording secretary you would like to speak.
   c. Public comments on items not on the agenda shall be taken at the beginning of the meeting. If there are more speakers than can be accommodated during thirty minutes, additional speakers who will be given an opportunity to speak at the end of the meeting.
   d. Public comments on items on the agenda shall be taken following the announcement of the item.

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

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

A. ROLL CALL

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

C. PUBLIC COMMENTS - On Items Not On The Agenda

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

D. CONSENT AGENDA

1. APPROVAL OF MINUTES - April 2, 2026

2. APPROVAL OF MINUTES - April 16, 2026

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

F. PUBLIC HEARING

1. **Project Name: Tru Hotel Alcohol Special Use Permit -** Planning and Zoning Permit No. 26-510-03 (Special Use Permit - Alcohol); Property Located at 180 W. Esplanade Drive (APN 142-0-310-045) - A request to allow the sale of beer, wine, and distilled spirits (ABC License Type 70 – On Sale General – Restrictive Service) at an existing hotel, "Tru Hotel" . The proposed hours of sale are daily, 7:00am-1:00am. Filed by Marcus Frisco, 11913 Tarron Avenue, Hawthorne, California 90250 on behalf of property owner Matticus Hospitality Group, Inc.; 11913 Tarron Avenue, Hawthorne, California 90250

   City Staff: Christopher Murillo, Assistant Planner

   Recommendation: That the Planning Commission:
   a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and

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

   Please click the following link to view the required Measure M pre-recorded presentation video: https://youtu.be/-Z_WA4c9y8Q

2. **Project Name: Kura Revolving Sushi Alcohol Special Use Permit -** Planning and Zoning Permit No. 26-510-04 (Special Use Permit - Alcohol), Property Located at 347 W. Esplanade Drive (APN 142-0-010-625) - A request to allow the sale of beer and wine

(ABC License Type 41 – On Sale Beer & Wine – Eating Place) at a proposed restaurant, "Kura Revolving Sushi" within an existing 2,682 square-foot tenant space. The proposed hours of alcohol sales are daily, 7:00am-11:00pm. Filed by Hide Iwagami, 3 Peters Canyon Road, Ste. 110, CA 92606 on behalf of property owner TUVF-Esplanade, LLC; 9950 Jefferson Boulevard, Bldg. #2, Culver City, CA 90232.

City Staff: Christopher Murillo, Assistant Planner

Recommendation: That the Planning Commission:

a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and

b) Adopt Resolution 2026-XX approving Planning and Zoning Permit No. 26-510-04 (Special Use Permit - Alcohol), subject to certain findings and conditions.

Please click the following link to view the required Measure M pre-recorded presentation video: https://youtu.be/Z0d4hs3EMQ8

3. **Project Name: Commercial AT&T Stealth Wireless Telecommunication Tower Facility -** Planning and Zoning Permit No. 24-530-01 (Special Use Permit - Wireless); Property located at 1150 Commercial Avenue (APN: 204-0-102-225) - A request to construct an 80-foot-high stealth wireless telecommunications facility designed as a clock tower structure, including an associated equipment enclosure and ancillary equipment, within an approximately 466-square-foot lease area. The application was filed by designated agent John McDonald, Eukon Group, 65 Post, Suite 1000, Irvine, CA 92618, on behalf of AT&T , and property owner Viola Properties LLC, P.O. Box 5624, Oxnard, CA 93031.

City Staff: City Staff: Juan Carlos Torres, Associate Planner

Recommendation: That the Planning Commission:

a) Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 Class 3 (New Construction or Conversion of Small Structures); and

b) Adopt Resolution 2026-XX approving Planning and Zoning Permit No. 24-530-01 (Special Use Permit-Wireless), subject to certain findings and conditions.

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

G. STUDY SESSION/REPORTS

H. COMMUNITY DEVELOPMENT STAFF UPDATES

I. PLANNING COMMISSION BUSINESS

J. ADJOURNMENT

FUTURE MEETINGS

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

MINUTES
OXNARD PLANNING COMMISSION
Thursday, April 2, 2026

A. ROLL CALL

1. At 6:00 p.m., the Oxnard Planning Commission convened in the Oxnard Chambers.
2. Chair Arruejo, Vice Chair Dr. Stewart, Commissioners; Dr. Lopez, Nash, Schuelke, Barcena, and Fraire were present.
3. Staff members present were: Joe Pearson, Planning and Environmental Services Manager; Jason Zaragoza, Assistant City Attorney, and Christen Guzman, Administrative Services Specialist.
4. Chair Arruejo presided and called the meeting to order.

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

1. The Assistant City Attorney, Jason Zargoza led the pledge of allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. None.

D. CONSENT AGENDA

1. None.

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. None.

F. PUBLIC HEARING

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

   City Staff: Christopher Murillo, Assistant Planner

   Recommendation: That the Planning Commission:

a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and
b) Adopt Resolution 2026-04 approving Planning and Zoning Permit No. 25-510-03 (Special Use Permit - Alcohol), subject to certain findings and conditions.

Christopher Murillo, Assistant Planner provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: https://youtu.be/PyB3obSbBQs

City Staff including: Joe Pearson, Planning and Environmental Services Manager, Scott Swenson, Safer Neighborhoods & FACT Compliance Specialist, and Christopher Murillo, Assistant Planner; Jason Zaragoza, Assistant City Attorney, were available for questions.

Christopher Murillo, Assistant Planner, acknowledged a public comment letter submitted prior to the meeting and gave a description of the item.

Elias Toma, applicant, gave a presentation about the store and was available for questions.

Vice Chair Dr. Stewart asked questions regarding the safety issues in the surrounding area and how it affected the project location. Scott Swenson, Safer Neighborhoods & FACT Compliance Specialist addressed the questions, and noted he made site visits to the project site addressing the same safety concerns answering Vice Chair Stewart's questions to satisfaction. Commissioner Nash had questions relating to standard operating procedures and security. Elias Toma stated what the standard operating procedures would be and the security plan.

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

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

During deliberation Commissioner Nash commented that he would support the project. Commissioner Fraire said he would support the item and thanked the applicant for investing in the Downtown Area.

MOTION:

Vice Chair Dr. Stewart moved and Commissioner Dr. Lopez seconded, to Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and Adopt Resolution 2026-04 approving Planning and Zoning Permit No. 25-510-03 (Special Use Permit - Alcohol), subject to certain findings and conditions.

VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Schuelke, Nash, Barcena, Fraire and Dr. Lopez voted in favor. The motion carried 7:0:0:0:0[1].

2. **Project Name: Fire Station No. 3;** Planning and Zoning Permit No. 24-500-07 (Special Use Permit), 24-570-02 (Zone Change), 24-620-03 (General Plan Amendment), 24-580-03 (Zone Text Amendment), and Final Initial Study/Mitigated Negative Declaration (IS/MND) No. 25-03; Located at 150 Hill Street (APN: 203-0-120-130). The applicant is requesting a Special Use Permit, Zone Change, General Plan Amendment, and Zone Text Amendment to demolish an existing one-story fire station (Oxnard Fire Station No. 3) and construct a new two-story 11,750 square foot fire station on an existing 0.66-acre parcel.The request includes adoption of the proposed Final Initial Study/Mitigated Negative Declaration No. 25-03 and approval of the Mitigation Monitoring and Reporting Program which has been prepared pursuant to the California Environmental Quality Act. The project application was filed by the City of Oxnard Public Works Department on behalf of the City of Oxnard, 214 S. C Street, Oxnard, CA 93030.

   City Staff: Leila Carver, Contract Planner

   Recommendation: That the Planning Commission:

   a) Adopt a Resolution No. 2026-05 recommending that the City Council adopt Final Initial Study/Mitigated Negative Declaration (IS/MND) No. 25-03 for the Fire Station No. 3 Project (Governor's Office of Land Use and Climate Innovation State Clearinghouse No. 2025101167); and
   b) Adopt a Resolution 2026-06 approving Planning and Zoning Permit No. 24-500-07 (Special Use Permit); and
   c) Adopt a Resolution 2026-07 recommending the City Council approve Planning and Zoning Permit No. 24-570-02 (Zone Change), subject to certain findings and conditions; and

[1] In Favor: Against: Absent: Abstain: Recused

d) Adopt a Resolution 2026-08 recommending the City Council approve Planning and Zoning Permit No. 24-620-03 (General Plan Amendment), subject to certain findings and conditions; and
e) Adopt Resolution 2026-09 recommending the City Council approve Planning and Zoning Permit No. 24-580-03 (Zone Text Amendment), subject to certain findings and conditions.

Leila Carver, Contract Planner provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: https://youtu.be/pzxyPJqegBE

City Staff including: Joe Pearson, Planning and Environmental Services Manager, Leila Carver, Contract Planner; Jason Zaragoza, Assistant City Attorney, were available for questions.

Leila Carver, Contract Planner, addressed questions that were submitted by the Commissioners.

Alexander Hamilton, Fire Chief who is the applicant, gave a presentation regarding why they were submitting an application to upgrade the Fire Station. Chief Hamilton requested Jeff Katz, with Core Design Groups, to present the plans for the Fire Station.

Vice Chair Dr. Stewart asked Chief Hamilton if the new structure would assist in coverage across the City of Oxnard to which he answered yes. Commissioner Nash about construction details and timeline. Chair Arruejo asked questions about space limitations on the street but Chief Hamilton clarified that design would accommodate the emergency vehicles without issue. Commissioner Nash asked if the new two story would have a fire pole and was informed that it would not have a fireman's pole, but stairs instead.

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

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

During deliberation, Commissioner Fraire, Nash, Dr Lopez shared their support for the construction of the new structure.

MOTION:

Commissioner Nash moved and Commissioner Fraire seconded, to adopt a Resolution No. 2026-05 recommending that the City Council adopt Final Initial Study/Mitigated Negative Declaration (IS/MND) No. 25-03 for the Fire Station No. 3 Project (Governor’s Office of Land Use and Climate Innovation State Clearinghouse No. 2025101167); and Adopt a Resolution 2026-06 approving Planning and Zoning Permit No. 24-500-07 (Special Use Permit);

and Adopt a Resolution 2026-07 recommending the City Council approve Planning and Zoning Permit No. 24-570-02 (Zone Change), subject to certain findings and conditions; and Adopt a Resolution 2026-08 recommending the City Council approve Planning and Zoning Permit No. 24-620-03 (General Plan Amendment), subject to certain findings and conditions; and Adopt Resolution 2026-09 recommending the City Council approve Planning and Zoning Permit No. 24-580-03 (Zone Text Amendment), subject to certain findings and conditions.

VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Schuelke, Nash, Barcena, Fraire and Dr. Lopez voted in favor. The motion carried 7:0:0:0:0[2]

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

City Staff: Leila Carver, Contract Planner

Recommendation: That the Planning Commission:

a) Adopt a Resolution 2026-10 adopting Final Initial Study/Mitigated Negative Declaration (IS/MND) No. 25-02 for the Fire Station No. 2 Project (Governor's Office of Land Use and Climate Innovation State Clearinghouse No. 2025101324); and

b) Adopt a Resolution 2026- approving of Planning and Zoning Permit No. 24-500-06 (Special Use Permit).

Leila Carver, Contract Planner provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: https://youtu.be/gQVSXtyrMcg

City Staff including: Joe Pearson, Planning and Environmental Services Manager, Leila

[2] In Favor: Against: Absent: Abstain: Recused

Carver, Contract Planner; Jason Zaragoza, Assistant City Attorney, were available for questions.

Leila Carver, Contract Planner, made introductory remarks about the project.

Alexander Hamilton, Fire Chief who is the applicant, gave a presentation about the Fire Station. Jeff Katz made comments regarding the new structures design to clarify any questions. Michael Wolfe, Director of Public Works, made comments relating to the funds to clarify if the Fire Stations would be constructed at the same time.

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

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

During deliberation, Commissioner Fraire shared his support for the construction of the new structure.

G. STUDY SESSION/REPORTS

1. None.

H. COMMUNITY DEVELOPMENT STAFF UPDATES

1. Joe Pearson, Planning and Environmental Services Manager informed the Commissioners the next scheduled meeting, April 16, 2026, would take place.

I. PLANNING COMMISSION BUSINESS

Commissioner Fraire gave an introduction of himself and stated his excitement to be appointed as the seventh member of the Planning Commission.

All Commissioners welcomed Commissioner Fraire to the Commission.

Chair Arreujo, Vice Chair Dr. Stewart, Commissioner Nash and Commissioner Barcena gave a presentation debriefing their time spent at the CAL CITIES Planning Commissioner Academy that took place in Anaheim, CA.

J. ADJOURNMENT

1. At 7:34 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

Regular Meeting: Thursday, April 16, 2025 6:00 p.m., Oxnard Chambers

________________________________	ATTEST ________________________________
Chair Arruejo, Chair	Joe Pearson II, Planning Supervisor

MINUTES
OXNARD PLANNING COMMISSION
Thursday, April 16, 2026

A. ROLL CALL

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

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

1. Vice Chair Dr. Stewart led the pledge of allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. None.

D. CONSENT AGENDA

1. APPROVAL OF MINUTES - March 5, 2026

MOTION:
Commissioner Dr. Lopez moved and Commissioner Barcena seconded the motion of approval of minutes.

VOTE:
Vice Chair Dr. Stewart, Commissioners Schuelke, Nash, Barcena, Fraire and Dr. Lopez voted in favor. Chair Arruejo was absent. The motion carried 6:0:1:0:0[1]

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. None.

F. PUBLIC HEARING

1. **Project Name: 2030 General Plan and Local Coastal Plan Conformity Determination for the City of Oxnard Capital Improvement Program (CIP) Fiscal Years (FY) 2027-2031 -** The Planning Commission will review the CIP for FY 2027-2031 to confirm

[1] In Favor: Against: Absent: Abstain: Recused

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. Filed by the City of Oxnard Public Works Department, 305 West Third Street Oxnard, CA 93030.

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

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 2026-12 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.

Morgan Kessler, City Engineer, provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: https://youtu.be/5xzLvSBKWeM

City Staff including: Joe Pearson, Planning and Environmental Services Manager, Morgan Kessler, City Engineer, Jason Zaragoza, Assistant City Attorney, were available for questions.

Morgan Kessler, City Engineer, gave a brief overview of the project as well informed the Planning Commissioners of a clerical typo in the staff report, updating the title that was incorrect.

Dr. Lopez asked questions regarding the type of projects that were listed on the Capital Improvement Program (CIP) and it was clarified by the City Engineer, Morgan Kessler, the type of projects and how projects are complete are determined by City Council. Commissioner Fraire questioned how locations of projects are determined. Commissioner Nash commented on the difficulty of choosing the prioritization of projects and asked for a brief description of the process. Vice Chair Dr. Stewart questioned the time frame of the document, and it was noted the document would serve as the guideline until the next adopted document.

Vice Chair Dr. Stewart opened the public comments portion of the public hearing.

Vice Chair Dr. Stewart closed the public comments portion of the public hearing.

During deliberation Commissioner Dr. Lopez commended staff for the efforts and showed support to staff and the item. Commissioner Fraire suggested City Staff and City Officials notice the needs of all of the areas of the City, not just the same areas to be improved.

MOTION:

Commissioner Dr. Lopez moved and Commissioner Barcena seconded, to 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 adopt Resolution 2026-12 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.

VOTE:

Vice Chair Dr. Stewart, Commissioners Schuelke, Nash, Barcena, Fraire and Dr. Lopez voted in favor. Chair Arruejo was absent. The motion carried 6:0:1:0:0[2].

2. **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 South Victoria Avenue (APN: 188-0-250-075) - 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 restaurant (Fisherman's Catch) in a multi-tenant commercial building. 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.

City Staff: Christopher Murillo, Assistant Planner

[2] In Favor: Against: Absent: Abstain: Recused

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 2026-13 approving Planning and Zoning Permit No. 26-510-01 (Special Use Permit - Alcohol), subject to certain findings and conditions.

Christopher Murillo, Assistant Planner provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: https://youtu.be/FxLW-zVyA_w

City Staff including: Joe Pearson, Planning and Environmental Services Manager, Scott Swenson, Safer Neighborhoods & FACT Compliance Specialist; Jason Zaragoza, Assistant City Attorney, were available for questions.

Christopher Murillo, Assistant Planner, gave a brief overview of the project.

The applicant, Rick Sanchez, gave a brief introduction and was available for questions.

Commissioner Dr. Lopez asked questions relating to the store hours to which the applicant explained the hours and Scott Swenson, Safer Neighborhoods & FACT Compliance Specialist, further explained the reasoning for the hours. Vice Chair Dr. Stewart asked if off-sales would be included in their permit as well as taking open containers and it was clarified that it would be a part of the permit by Scott Swenson.

Vice Chair Dr. Stewart opened the public comments portion of the public hearing.

Vice Chair Dr. Stewart closed the public comments portion of the public hearing.

During deliberation, Commissioner Nash and Commissioner Dr. Lopez shared their support for the project and affirmed that the business is a great asset to the surrounding area.

MOTION:

Commissioner Nash moved and Commissioner Fraire seconded, to adopt a Resolution No. 2026-13 recommending that the Planning Commission find the project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and adopt Resolution 2026-13 approving Planning and Zoning Permit No. 26-510-01 (Special Use Permit - Alcohol), subject to certain findings and conditions.

VOTE:

Vice Chair Dr. Stewart, Commissioners Schuelke, Nash, Barcena, Fraire and Dr. Lopez voted in favor. Chair Arruejo was absent. The motion carried 6:0:1:0:0[3].

3. **Project Name: Sespe Creek Distillery Alcohol Special Use Permit -** Planning and Zoning Permit No. 26-510-02 (Special Use Permit - Alcohol) - Located at 2451 Eastman Avenue, Suites 8 & 9 (APN: 216-0-195-055) - 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 distillery (Sespe Creek Distillery). The tasting room's proposed hours of operation are 9:00am to 9:00pm, Monday through Sunday. 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.

   City Staff: John-Miguel Dalbey, Assistant Planner

   Recommendation: That the Planning Commission:

   a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and

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

   John-Miguel Dalbey, Assistant Planner provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: https://youtu.be/HRoJ9XnIHeo

   City Staff including: Joe Pearson, Planning and Environmental Services Manager, Scott Swenson, Safer Neighborhoods & FACT Compliance Specialist; Jason Zaragoza, Assistant City Attorney, were available for questions.

   John-Miguel Dalbey, Assistant Planner made introductory remarks about the project.

   The applicant, John Campbell was available for questions.

   Vice Chair Dr. Stewart opened the public comments portion of the public hearing.

   Vice Chair Dr. Stewart closed the public comments portion of the public hearing.

[3] In Favor: Against: Absent: Abstain: Recused

During deliberation, Commissioner Fraire shared his support for the project.

MOTION:

Commissioner Barcena moved and Commissioner Dr. Lopez seconded, to adopt a Resolution No. 2026-14 recommending that the Planning Commission find the project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and adopt Resolution 2026-14 approving Planning and Zoning Permit No. 26-510-01 (Special Use Permit - Alcohol), subject to certain findings and conditions.

VOTE:

Vice Chair Dr. Stewart, Commissioners Schuelke, Nash, Barcena, Fraire and Dr. Lopez voted in favor. Chair Arruejo was absent. The motion carried 6:0:1:0:0[4].

4. **Project Name: Seed Beauty Mezzanine & Parking Reduction -** Planning and Zoning Permit No. 25-550-05 (Major Modification) - Located at 1451 Vanguard Drive (220-0-295-265) - 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 (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). 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.

   City Staff: Michael Lackmann, Assistant Planner

   Recommendation: That the Planning Commission:

   a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and

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

[4] In Favor: Against: Absent: Abstain: Recused

Micheal Lackmann, Assistant Planner provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: https://youtu.be/wcPKbNxUTcE

MOTION:

Commissioner Nash moved and Commissioner Fraire seconded, to Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and adopt a resolution approving Planning and Zoning Permit No. 25-550-05 (Major Modification), subject to certain findings and conditions.

VOTE:

Vice Chair Dr. Stewart, Commissioners Schuelke, Nash, Barcena, Fraire and Dr. Lopez voted in favor. Chair Arruejo was absent. The motion carried 6:0:1:0:0[5].

G. STUDY SESSION/REPORTS

1. None.

H. COMMUNITY DEVELOPMENT STAFF UPDATES

1. Joe Pearson, Planning and Environmental Services Manager informed the Commissioners Fire Station #3 and Avalon would be moving along to the City Council on May 19, 2026. Joe Pearson II also informed the Commissioners that the next Planning Commission meeting would be cancelled.

I. PLANNING COMMISSION BUSINESS

1. None.

J. ADJOURNMENT

1. At 7:00 p.m., the Planning Commission concurred to adjourn.

[5] In Favor: Against: Absent: Abstain: Recused

FUTURE MEETINGS

Regular Meeting: Thursday, May 7, 2025 6:00 p.m., Oxnard Chambers

______________________________	ATTEST ______________________________
Chair Arruejo,	Joe Pearson II,
Chair	Planning Supervisor