

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Christopher Murillo, Assistant Planner

DATE: July 16, 2026

SUBJECT: **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.

- 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. 26-510-03 (Special Use Permit - Alcohol), subject to certain findings and conditions.
- 2) **Project Description and Applicant:** The application is 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” located at 180 W. Esplanade Drive (APN: 142-0-310-045) in the General Commercial Planned Development Zone (C-2-PD). The proposed hours of sale are daily, 7:00am-1:00am. For the purposes of this Staff Report, the foregoing project description shall be referred to as the “**Project**.” 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 (the “**Applicant**”).

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

- 3) **Existing & Surrounding Land Uses:** The Project site is located at 180 W. Esplanade Drive in the center of the 14.5-acre Food 4 Less shopping center site. The project site, comprising the 9,120 square-foot building pad and immediate surroundings within the larger 14.5-acre Food 4 Less shopping center, has a General Plan designation of Commercial – General (CG) and is zoned C-2-PD. The Food 4 Less shopping center is generally located west of United States Highway 101 (U.S. 101), east of Oxnard Boulevard, and north of Vineyard Avenue. The Project site within the shopping center is bounded on the north by the parking area for Food 4 Less with the Food 4 Less store beyond, West Esplanade Drive to the east, EOS Fitness Gym and parking area to the south, and a parking area and commercial loading docks to the west.

The table below provides uses, City General Plan designations, and zoning. Attachment A includes a regional location and vicinity map, an aerial photo of the project site and surrounding area, and an Oxnard General Plan and zoning designation map.

Figure 1: Surrounding Uses

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Commercial General (CG)	General Commercial Planned Development (C-2-PD)	Esplanade Shopping Center
North	Commercial Regional (CR)	General Commercial Planned Development (C-2-PD)	Across Esplanade Drive: The Esplanade Shopping Center.
South	Commercial General (CG)	General Commercial Planned Development (C-2-PD)	West side of Vineyard Ave: Vacant Site General Commercial; Commercial/Office Uses.
East	Commercial Office (COF)	General Commercial Planned Development (C-2-PD)	Across Vineyard Avenue: Financial Towers/Office Buildings
West	Easement (ESM) Commercial General (CG)	Easement (ESM-RW) General Commercial Planned Development (C-2-PD)	Union Pacific Railroad: vacant Commercial Building

- 4) **Background Information:** In March 1963, a building permit allowed a 114,000 square foot building and a 7,600 square foot covered area (for a nursery) with site improvements consisting of 967 parking spaces (known as the former Target Building). In November 1968, PD 82 allowed for a Mobil Service Station on what used to be part of the subject site. On April 21, 1983, PD 403 was approved which allowed for construction of a 40,000 square foot Ralphs Grocery Store (now EOS Fitness Gym). Subsequent minor modification permits have resulted in minor site and building improvements.

On October 16, 1986, the Planning Commission approved PD 436 allowing construction of an 18,432 office supply store (SW intersection of Wagon Wheel Road and Esplanade Drive). In 2012, an entitlement was granted for the redevelopment of the shopping center and a Mitigated Negative Declaration (MND) was prepared and approved for the redevelopment project (Food 4 Less Shopping Center Redevelopment Project, Planning & Zoning Permit 12-540-01). The Food 4 Less Shopping Center Redevelopment Project involved demolition of an existing big-box retail building (former 117,534 square feet Target building) and redevelopment of a 159,954 square-foot shopping center, including the following components: construction of a new big-box retail building (84,000 square feet), new gas station (178 square feet), and two new retail buildings (6,695 square feet and 9,120 square

feet); and rehabilitation of two existing retail buildings (41,529 square feet and 18,432 square feet).

On April 20, 2021, City Council approved Special Use Permit No. 19-500-03 to allow for the construction of the subject 41,422 square foot, five story hotel building with associated parking and site improvements.

- 5) **Environmental Determination:** According to Section 15301 (Existing Facilities) of the CEQA Guidelines, projects involving no expansion of an existing use may be found to be exempt from the requirements of CEQA. As the Project proposes to permit the sale of alcohol at an existing building within an existing shopping center, staff has determined that there is no substantial evidence that the Project may have a significant effect on the environment, and recommends that the Planning Commission direct City staff to file the attached Notice of Exemption (Attachment C).
- 6) **Analysis:**
- a) **General Discussion:** The proposed project is a request for approval 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”, at the Esplanade Shopping Center. In accordance with the C-2-PD Zoning District, 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 subject site is zoned General Commercial - Planned Development, with a 2030 General Plan designation of Commercial Regional. The existing hotel use within the Esplanade Shopping Center is consistent with the General Plan and zoning designations. The proposed ancillary sales of alcoholic beverages is consistent with commercial zoning, subject to approval of a special use permit pursuant to Section 16-136(A)(19) of the Oxnard City Code.
 - 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 *
	N/a							

*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	Food 4 Less	250 W. Esplanade Dr.	21	Y	Off	Grocery Store	Beer, Wine, Spirits	6a-Mid
2	Q Club	2362 N Oxnard Bl	48	Y	On	Pool Hall/Bar	Beer, Wine, Spirits	6a-2a

*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 70 license for the Tru by Hilton hotel. 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.

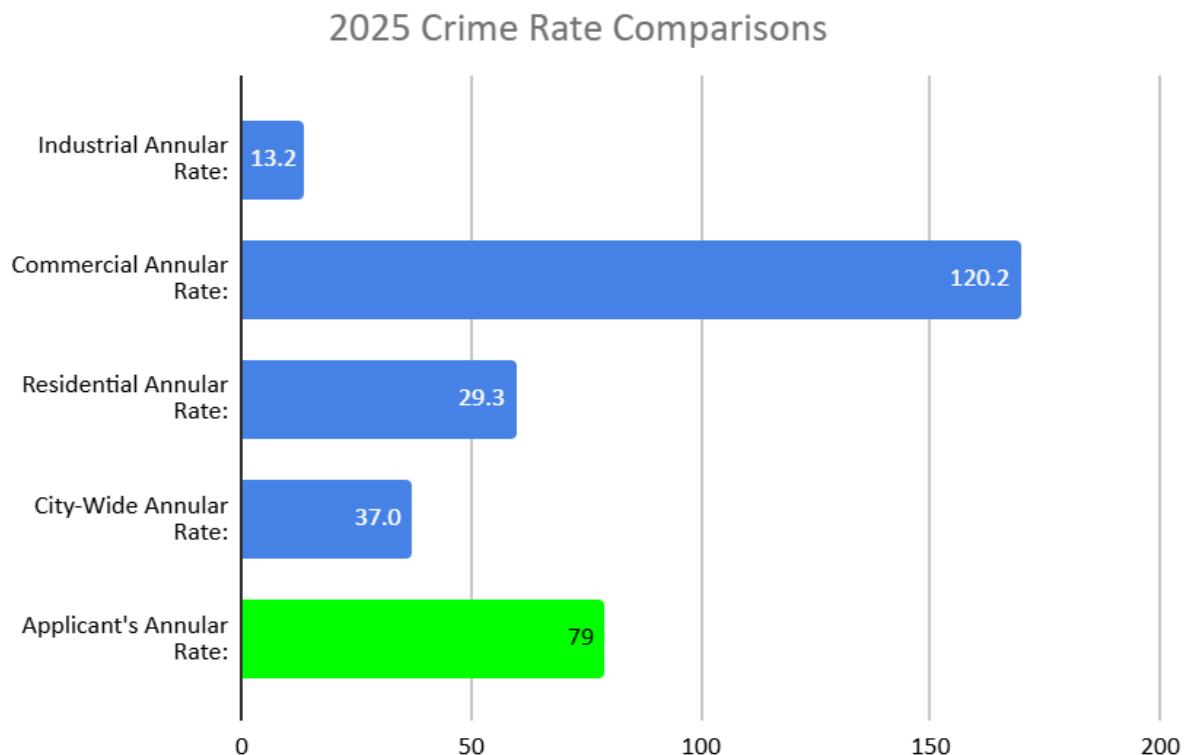
In the case of the applicant site, the annular crime rate is above the average annular citywide rate. This shows the site as having a crime rate above the standard established in 23958.4(1) B&P. Currently there are 10 on-sale licenses within the applicant's census tract. According to the ABC, seven on-sale licenses are permitted within this census tract. Based on the above findings, there is 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 NIBRS 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 2025. The average city-wide, annular average of Part A and B crimes is 37.0.

The average number of Group A and B crimes in the applicant's 1000-foot annular area is 79. This is significantly below 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.

Community Input:

Several nearby business operators were contacted and interviewed regarding this business's request to sell alcoholic beverages to their guests. The business operators interviewed indicated that they supported the applicant obtaining a permit to sell alcoholic beverages.

Conclusion:

The applicant will be operating the hotel with a variety of amenities to serve their guests. It is their intention to provide alcoholic beverages as one of those amenities.

Concentration, Public Convenience and Necessity:

Under guidelines pursuant to Section 23958.4 of the Business and Professions Code, seven on-sale are allowed in the business's census tract. The addition of the applicant business will bring the total to 10 on-sale alcohol establishments.

The applicant is a hotel. Having alcoholic beverages on the premises serves the public convenience and necessity for its guests. The service of alcoholic beverages on site also reduces the potential for creating DUIs, as guests will not need to leave the site to make such purchases.

A finding of public convenience and necessity should be made as part of the approval of this project.

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 outside any neighborhood region founded within Oxnard City limits. Therefore, a Community Workshop meeting was not required.

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 public comments for the project.

- 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

Tru Hotel; PZ 26-510-03, (Special Use Permit-Alcohol)
Planning Commission Hearing Date: July 16, 2026
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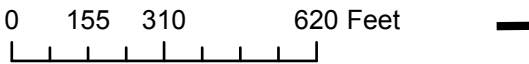
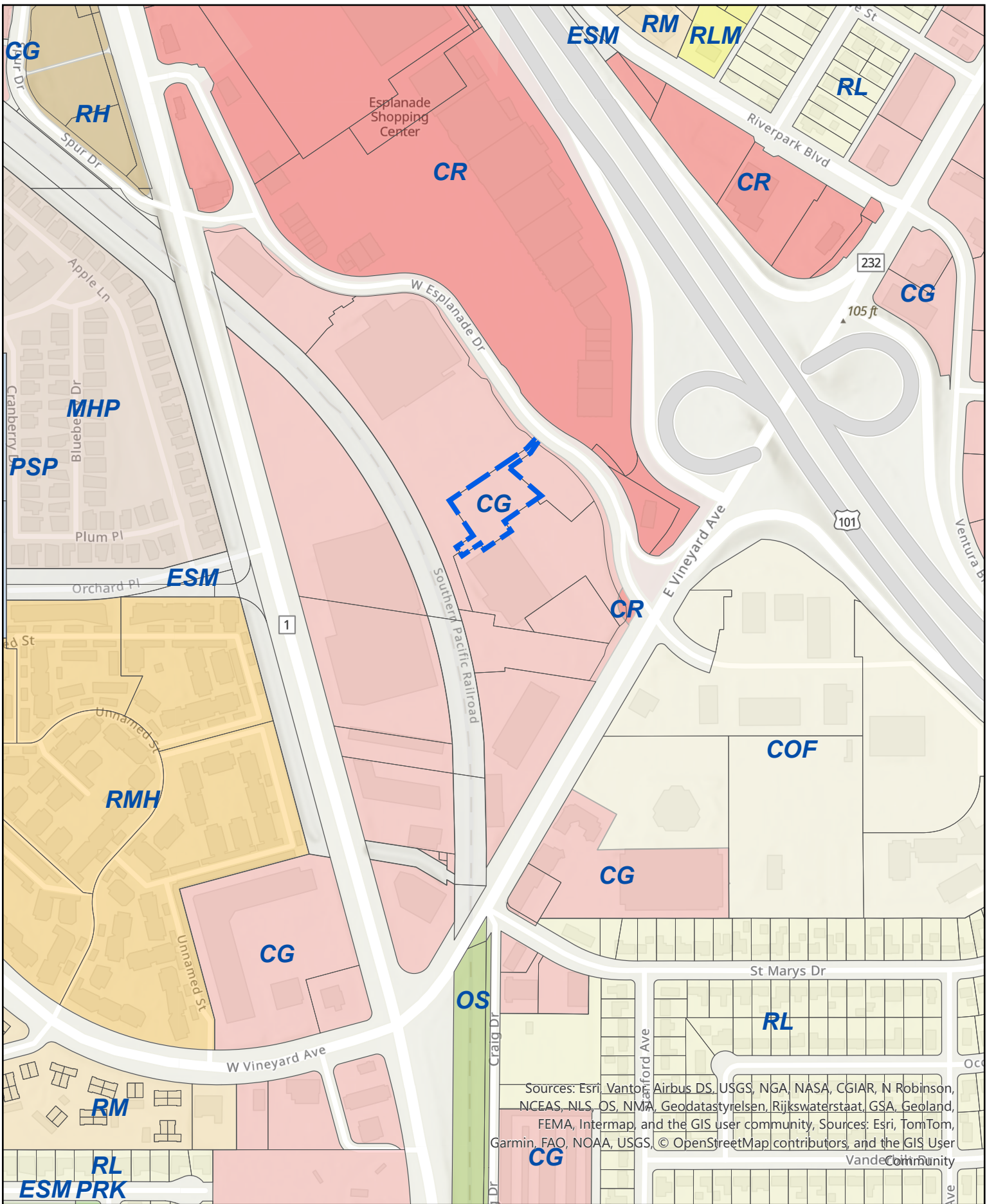
- D. Police Department Report
- E. City Council Resolution No. 11896
- F. Draft Resolution PZ 26-510-03 (Special Use Permit - Alcohol)
- G. Staff Presentation



0 50 100 200 Feet

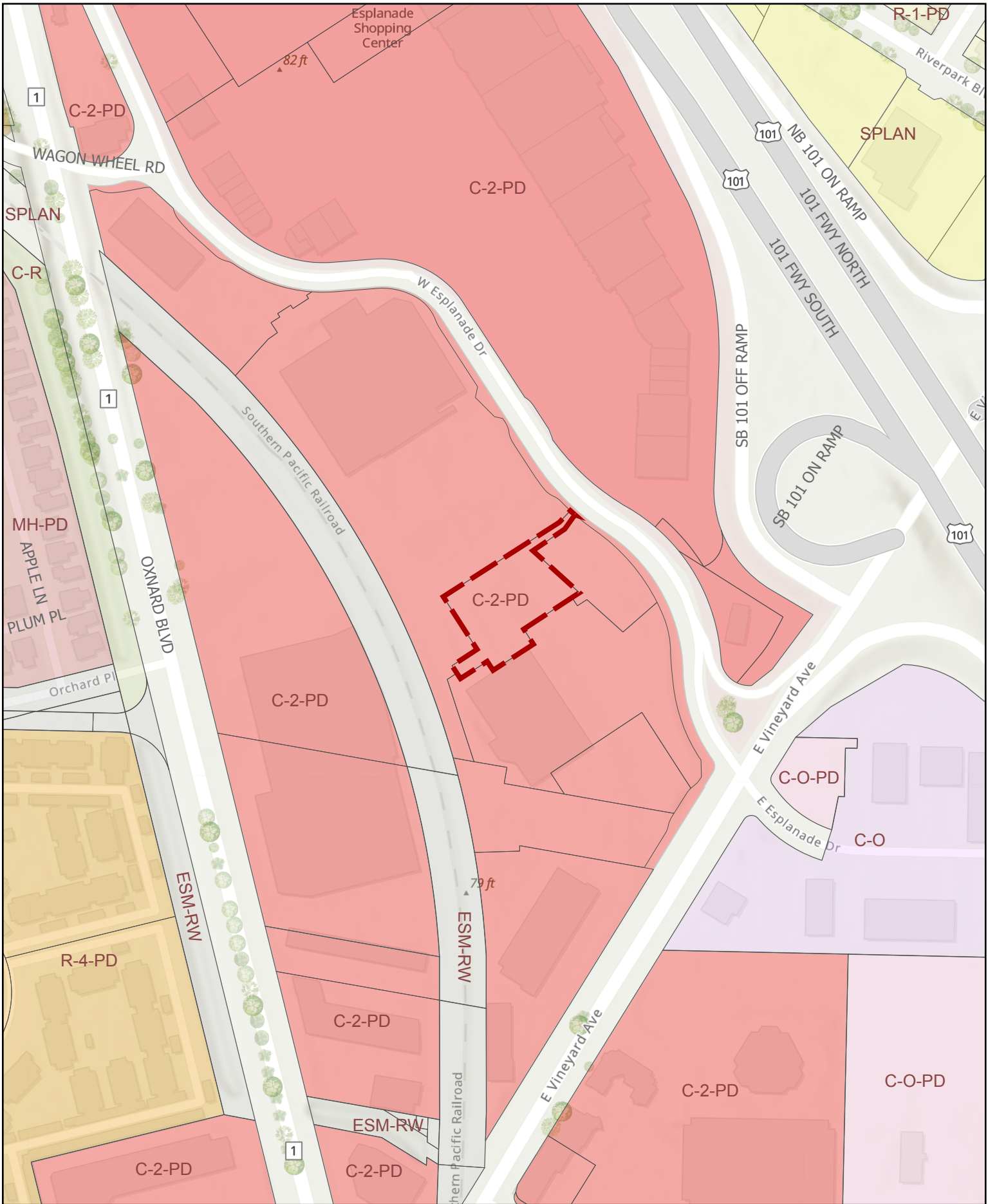
Aerial Map

PZ 26-510-03



General Plan 2030

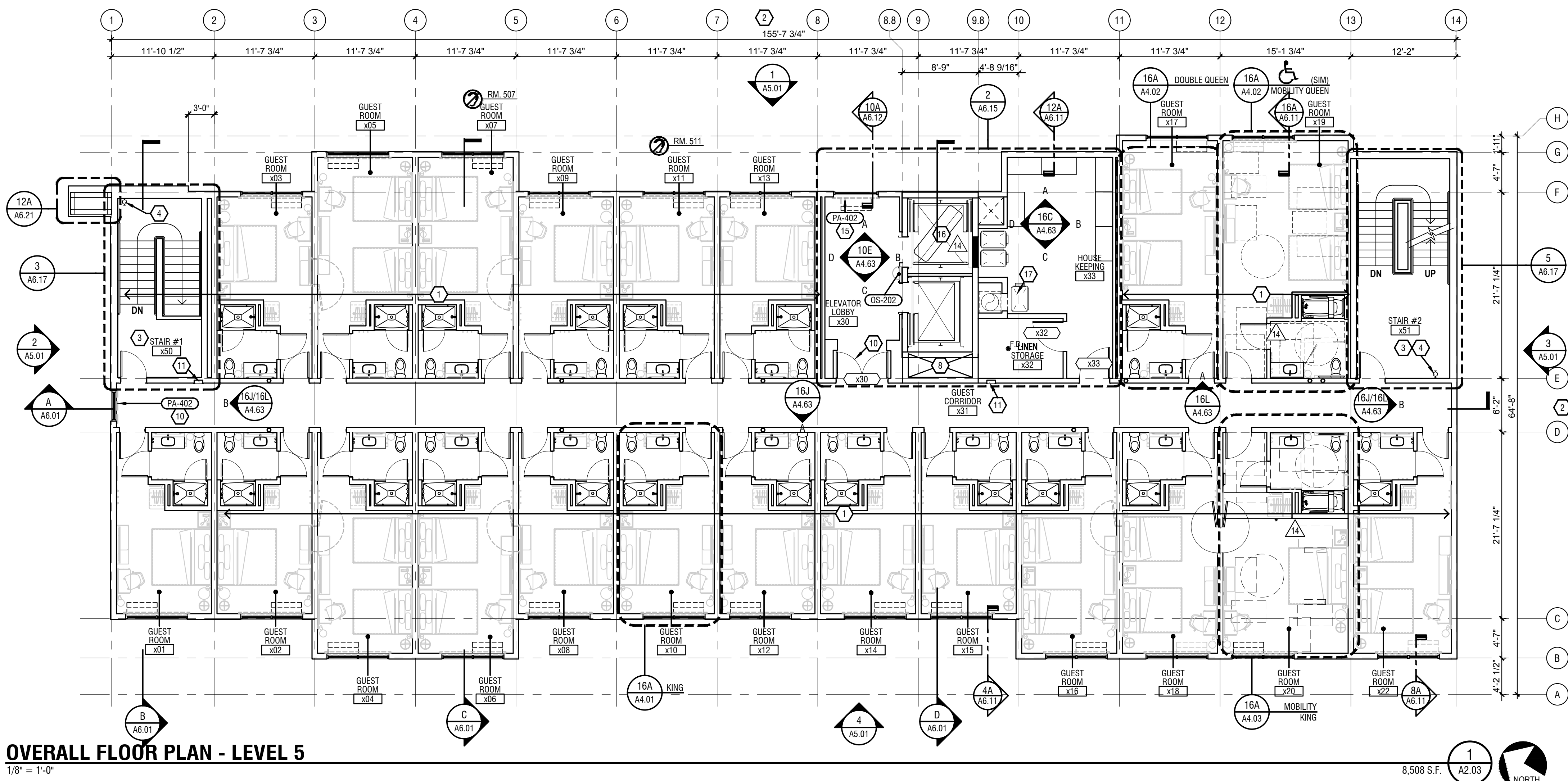
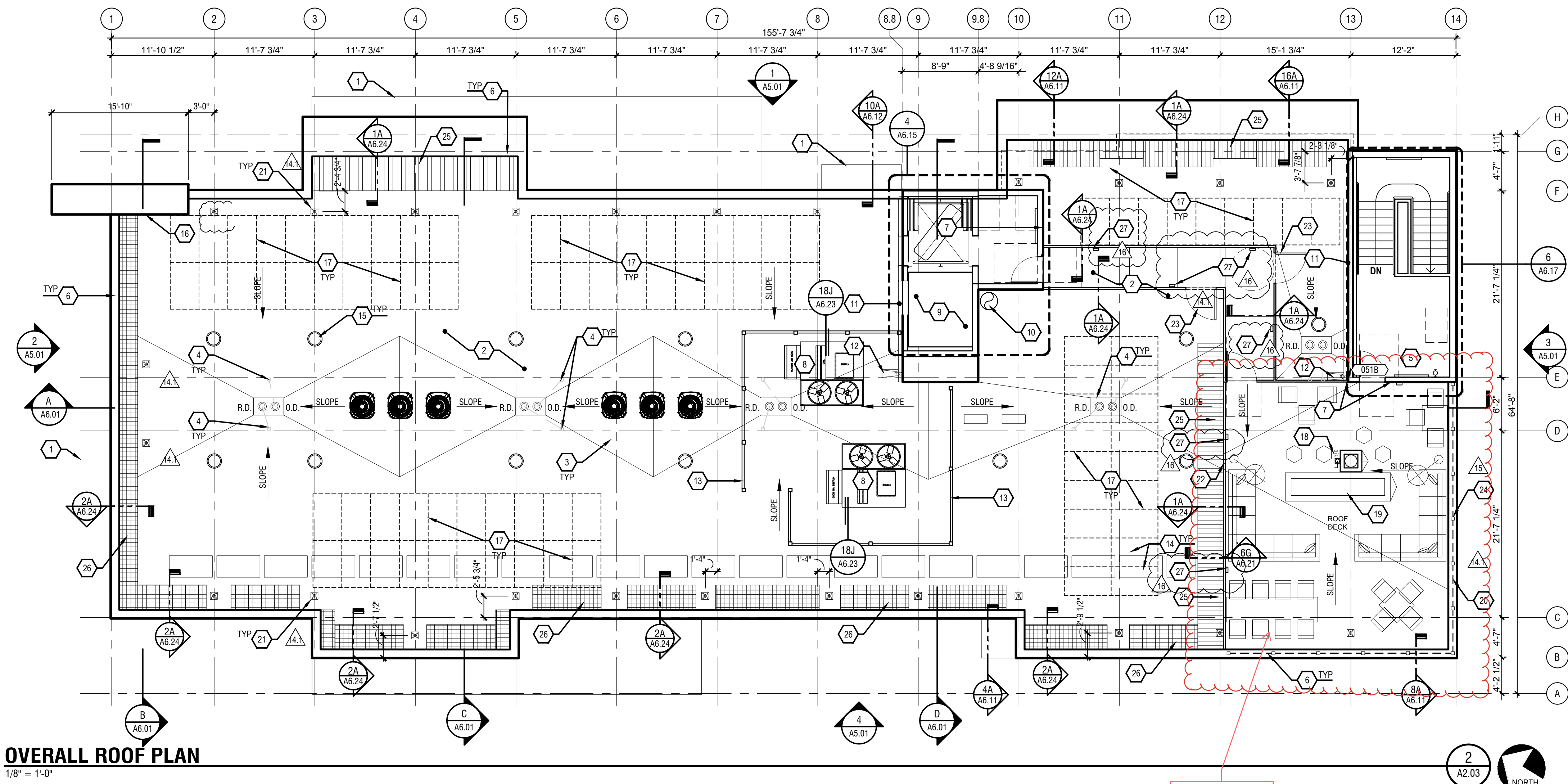
PZ 26-510-03



0 125 250 500 Feet

Zoning Map





ROOF PLAN GENERAL NOTES:

1. REFER TO TRU BY HILTON STANDARDS MANUAL FOR ADDITIONAL RULES FOR MECHANICAL, ELECTRICAL, & EQUIPMENT ROOMS.
2. REFER TO TRU BY HILTON STANDARDS MANUAL FOR ADDITIONAL RULES FOR ROOFING MATERIALS, ROOF SLOPES, & NUMBER OF ROOF DRAINS PER LOCAL BUILDING CODES.

ROOF PLAN KEY NOTES:

1. ROOF CANOPY BELOW
2. TPO MEMBRANE ROOF, SLOPE RIGID INSULATION TO DRAIN TOWARDS ROOF DRAINS. ROOFING TO BE CLASS B
3. TAPERED INSULATION CRICKET
4. ROOF LEADER AND OVERFLOW DRAIN TO RUN IN PIPES DOWN CORRIDOR WALLS, OVERFLOW TO DAYLIGHT ABOVE GRADE. ROOF DRAINS TO CONNECT TO UNDERGROUND STORM SYSTEM, SEE CIVIL AND PLUMBING DRAWINGS. SEE 12/A6.23
5. ROOF ACCESS BY STAIR #2
6. ROOF PARAPET
7. GRAVEL STOP EDGE
8. MAKE UP AIR UNIT ON ROOF CURB
9. ELEVATOR OVER RUN PENTHOUSE
10. LAUNDRY CHUTE VENT
11. ALUMINUM GUTTER AND DOWNSPOUT
12. SPLASHBLOCK
13. MECHANICAL EQUIPMENT SCREEN TO BE TALL ENOUGH TO FULLY HIDE EQUIPMENT-PROVIDE CLEARANCE AND ACCESS AS REQUIRED BY EQUIPMENT MANUFACTURER AND/OR LOCAL CODE PROVISIONS SCREEN TO BE ENVISOR BY CITYSCAPES ARCHITECTURAL INNOVATIONS OR APPROVED EQUAL
14. WALKWAY/ PROTECTION PAD IN CONTRASTING COLOR TO ROOF
15. EXHAUST FAN, SEE MECHANICAL PLANS
16. ELECTRICAL CONDUIT FOR THE BUILDING SIGNS MUST BE CONTAINED WITHIN THE EXTERIOR WALL ASSEMBLY. EXPOSED CONDUIT OR OTHER ELECTRICAL DEVICES WILL NOT BE PERMITTED IN THE ADJACENT STAIRWELL OR GUESTROOM. PROVIDE TWO (2) ELECTRICAL STUDS OUTS, ONE FOR EACH PORTION OF THE SIGN, REFER TO THE TRU BY HILTON STANDARDS MANUAL FOR SIGN REQUIREMENTS.
17. AREA FOR FUTURE SOLAR PANELS. PROVIDE CONDUITS FROM ROOF DOWN TO SES ROOM FOR FUTURE CONNECTION. SEE ELECTRICAL
18. GAS FIREPIT EMERGENCY SHUT OFF SWITCH, MOUNT @ 44" ABOVE ROOF DECK
19. GAS FIREPLACE PIT - 18" HIGH W/ GLASS PROTECTION SCREEN MOUNTED IN SIDE RING AT 12" ABOVE FIREPIT TOP, PER CODE.
20. PERIMETER STRING LIGHTS AT EDGE AND TOP OF GLASS SCREEN, MOUNT TO TOP RAIL.
21. DAVITS BY HARDY-TIE-BACK, TYP. ICC-ESR-1822 (SEE STRUCTURAL)
22. SCUPPER AND WEIR AT WALL TO ALLOW ROOF DECK TO DRAIN THRU.
23. 3'-0" WIDE X 6'-0" TALL SWINGING GATE FOR ROOF ACCESS. LOCK SET, METAL SC DOOR OR METAL GATE, OR 30"x48" ACCESS PANEL.
24. WINDSCREEN SUPPORT, HSS3X3X1/4 @ 5'-0" O.C. SEE DETAIL 8/A6.21
25. CRICKET DETAIL 1/A6.24
26. CRICKET DETAIL 2/A6.24
27. WALL PACK LIGHTS - 72" AFF (SEE ELEC.)

SYMBOL KEY:

- ACCESSIBLE ROOM
- C.F. ROOM - REFER TO ENLARGED GUESTROOM PLANS FOR POWER AND SIGNAL
- DOOR TAG - REFER TO ENLARGED GUESTROOM PLANS FOR GUESTROOM DOOR TYPES
- FLOOR DRAIN - SLOPE FLOOR AS REQ.

OVERALL FLOOR PLAN KEY

NOTES:

1. REFER TO ENLARGED GUESTROOM PLANS FOR INFORMATION
2. EXTERIOR GRIDS ARE FACE OF SHEATHING. INTERIOR GRIDS ARE FACE OF STUDS OR CENTERLINE OF DEMISING WALLS.
3. EGRESS STAIR IN 2-HR RATED STAIR ENCLOSURE
4. CLASS 1 STANDPIPE IN EACH STAIRWAY.
5. ROOF ACCESS BY ELEVATOR TO ROOF OR STAIR #2
6. LINE OF ROOF/ CANOPY
7. FIRE SEPARATION DOORS TO BE ON AUTOMATIC CLOSURES ACTIVATED BY FIRE ALARM SYSTEM - VERIFY REQUIREMENTS WITH LOCAL JURISDICTIONS
8. 2-HR RATED MECHANICAL CHASE
9. PROPOSED LOCATION OF FIRE DEPARTMENT KNOX BOX, SEE 18/A6.23. CONFIRM LOCATION WITH AHJ PRIOR TO INSTALLING BOX.
10. ELEVATOR LOBBY DOORS ON AUTOMATIC CLOSURES ACTIVATED BY FIRE ALARM SYSTEM
11. LOCATION OF RECESSED FIRE EXTINGUISHER CABINET. RATING OF CABINET TO MATCH RATING OF WALL IN WHICH CABINET IS INSTALLED. SEE 12/A6.5
12. FIRE ALARM CONTROL PANEL. COORDINATE WITH FIRE ALARM SYSTEM DRAWINGS
13. KEYCARD READER ENTRANCE HARDWARE MOUNTED SO THAT TOP OF READER IS A MAXIMUM OF 48" ABOVE GRADE OR FINISH FLOOR
14. KEYCARD READER WITH INTERCOM CONNECTION TO FRONT DESK
15. SHEER ROLLER SHADE AT GUEST CORRIDOR AND ELEVATOR LOBBY
16. THIS ELEVATOR CAR SHALL PROVIDE EMERGENCY ACCESS TO ALL FLOORS AND BE LARGE ENOUGH TO ACCOMMODATE AN AMBULANCE STRETCHER
17. 2-HR RATED LINEN CHUTE WITH SELF-CLOSING 90-MIN ACCESS DOOR. REFER TO TRU BY HILTON BRAND STANDARDS FOR ADDITIONAL INFORMATION

OVERALL FLOOR PLAN GENERAL

NOTES:

- REF. G0.10 FOR LEGENDS, SYMBOLS AND ABBREVIATIONS.
- REF. G0.20 FOR CODE ANALYSIS RELATED TO PROJECT.
- MULTIPLE DOORS INTO A SINGLE ROOM HAVE AN ALPHABETICAL DESIGNATION. REF. A10.01 FOR DOOR SCHEDULE AND TYPES.
- COORDINATE AND PROVIDE BLOCKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO PARTITIONS OR CEILINGS.
- PARTITIONS ARE DIMENSIONED FROM FACE OF STUD TO FACE OF STUD, UNO. MAINTAIN DIMENSIONS MARKED CLEAR. ALLOW FOR THICKNESS AND MOUNTING OF FINISHES.
- REF. A9.01 FOR PARTITION TYPES
- REF. A4.5x SERIES FOR ENLARGED PUBLIC/ BOH AND GUESTROOM PLANS.
- REC - RECESSED FIRE EXTINGUISHER CABINETS. PROVIDE RATED CABINETS WHEN INSTALLED IN RATED PARTITIONS.
- PROVIDE FLOOR NUMBER SIGNS ON DOORS WITHIN EACH STAIRWAY.
- PROVIDE FLOOR DRAINS AND WATER SUPPLY LINES AS REQUIRED FOR ALL PROPOSED EQUIPMENT.
- COORDINATE WITH ELECTRICAL FOR SITE LIGHTING.
- COORDINATE WITH HILTON FOR APPROVAL OF MARKINGS FOR FLOOR-TO-CEILING WINDOWS, GLASS WALLS AND GLASS DOORS.
- FOR FF&E FINISHES, REFER TO HILTON FF&E SPECIFICATIONS AND INTERIOR DESIGN DRAWING PACKAGE BY OTHERS

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1/22/25

CONSULTANT:

CONTACT:
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11913 ARRON AVENUE
SAN FRANCISCO, CA 94133
T: (415) 398-3300
F: (415) 398-6476

by HILTON™

PROJECT:

TRU HILTON - OXNARD
180 W ESPLANADE
OXNARD, CA

BASED ON PROTOTYPE 2.0 May 2018

HILTON FACILITY I.D. #:

56028

HILTON PROJECT #:

19-597

date:

9/22/25

issued for:

PERMIT SUBMITTAL

revision no.:	date:
1. ADA TRNS, TUBS, ELEC FLR BOX & ELEV CNTRL	07/22/24
2. D14 - CORRECTIONS POOL TRELLIS & DAVITS	08/13/24
3. WINDSCREEN HEIGHT	08/24/24
4. PLANNING CORR & ELEC	08/19/25

job no.:

19-105

sheet title:

OVERALL PLANS
LEVEL 5 & ROOF

sheet no.:

A2.03

ACCESSIBILITY:

2010 AADA

ADA CHAPTER 2: SCOPING REQUIREMENTS

Table 224.2 Guest Rooms with Mobility Features

Total Number of Guest Rooms Provided	Min. Number of Required Rooms W/ Roll-in Showers	Min. Number of Required Rooms W/ Roll-in Showers	Total Number of Required Rooms
1 to 25	1	0	1
26 to 50	2	0	2
51 to 75	3	1	4
76 to 100	4	1	5
101 to 150	5	2	7
151 to 200	6	2	8
201 to 300	7	3	10
301 to 400	8	4	12
401 to 500	9	4	13
501 to 1000	2 percent of total	1 percent of total	3 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000	10, plus 1 for each 100, or fraction thereof, over 1000	30, plus 2 for each 100, or fraction thereof, over 1000

* Americans with Disabilities Act requires equal accommodations for people with mobility issues.

224.4 Guest Rooms with Communication Features. In transient lodging facilities, guest rooms with communication features complying with 806.3 shall be provided in accordance with Table 224.4.

Table 224.4 Guest Rooms with Communication Features

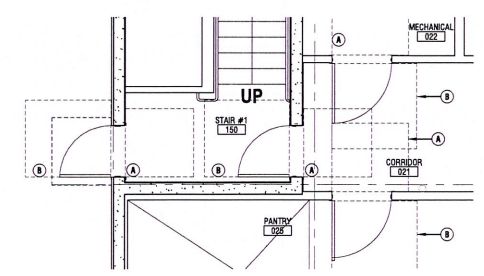
Total Number of Guest Rooms Provided	Minimum Number of Required Guest Rooms With Communication Features
2 to 25	2
26 to 50	4
51 to 75	7
76 to 100	9
101 to 150	12
151 to 200	14
201 to 300	17
301 to 400	20
401 to 500	22
501 to 1000	5 percent of total
1001 and over	50, plus 3 for each 100 over 1000

224.5 Dispersion. Guest rooms required to provide mobility features complying with 806.2 and guest rooms required to provide communication features complying with 806.3 shall be dispersed among the various classes of guest rooms, and shall provide choices of types of guest rooms, number of beds, and other amenities comparable to the choices provided to other guests. Where the minimum number of guest rooms required to comply with 806 is not sufficient to allow for complete dispersion, guest rooms shall be dispersed in the following priority:

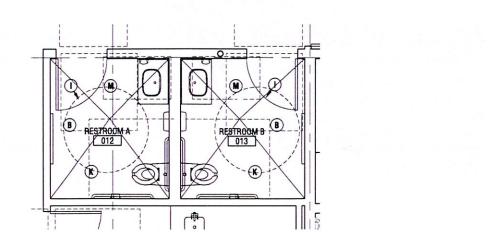
- guest room type, number of beds, and amenities.
- At least one guest room required to provide mobility features complying with 806.2 shall also provide communication features complying with 806.3.
- Not more than 10 percent of guest rooms required to provide mobility features complying with 806.2 shall be used to satisfy the minimum number of guest rooms required to provide communication features complying with 806.3.



ENLARGED PLAN
1/4" = 1'-0" ICE MACHINE - 3RD FLOOR ONLY



ENLARGED PLAN
1/4" = 1'-0"

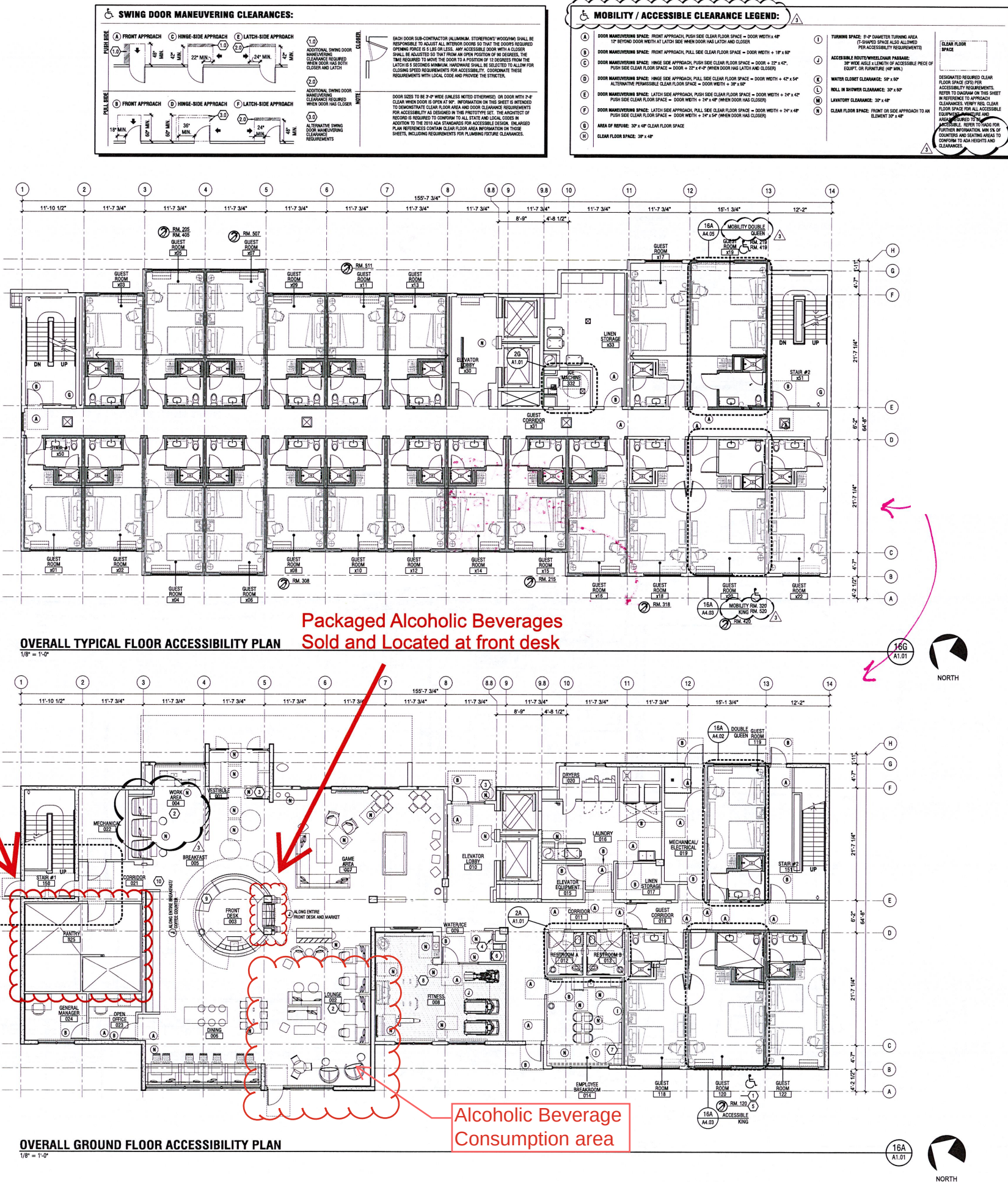


ENLARGED PLAN
1/4" = 1'-0"

Packaged Alcoholic Beverages Stock Stored in Pantry

Packaged Alcoholic Beverages Sold and Located at front desk

Alcoholic Beverage Consumption area



STEWART + REINDERSMA
ARCHITECTURE, PLLC
5450 E. High Street, Suite 200
Phoenix, Arizona 85054
p: 480.515.5123
www.sra360.com

REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
C-19346
05/17/21

CONTACT:
MATTHEW HOSPITALITY GROUP
11913 ARROYO AVENUE
SAN JOSE, CA 95128
CONTACT: MARGUS FRESCO
t: (415) 200-6476

PROJECT:
TRU by HILTON
180 W ESPLANADE
OXNARD, CA
BASED ON PROTOTYPE 2.0 May 2018

HILTON
FACILITY I.D. #: 56028

HILTON
PROJECT #: 19-597

DATE: 09/15/20

ISSUED FOR: PERMIT SUBMITTAL

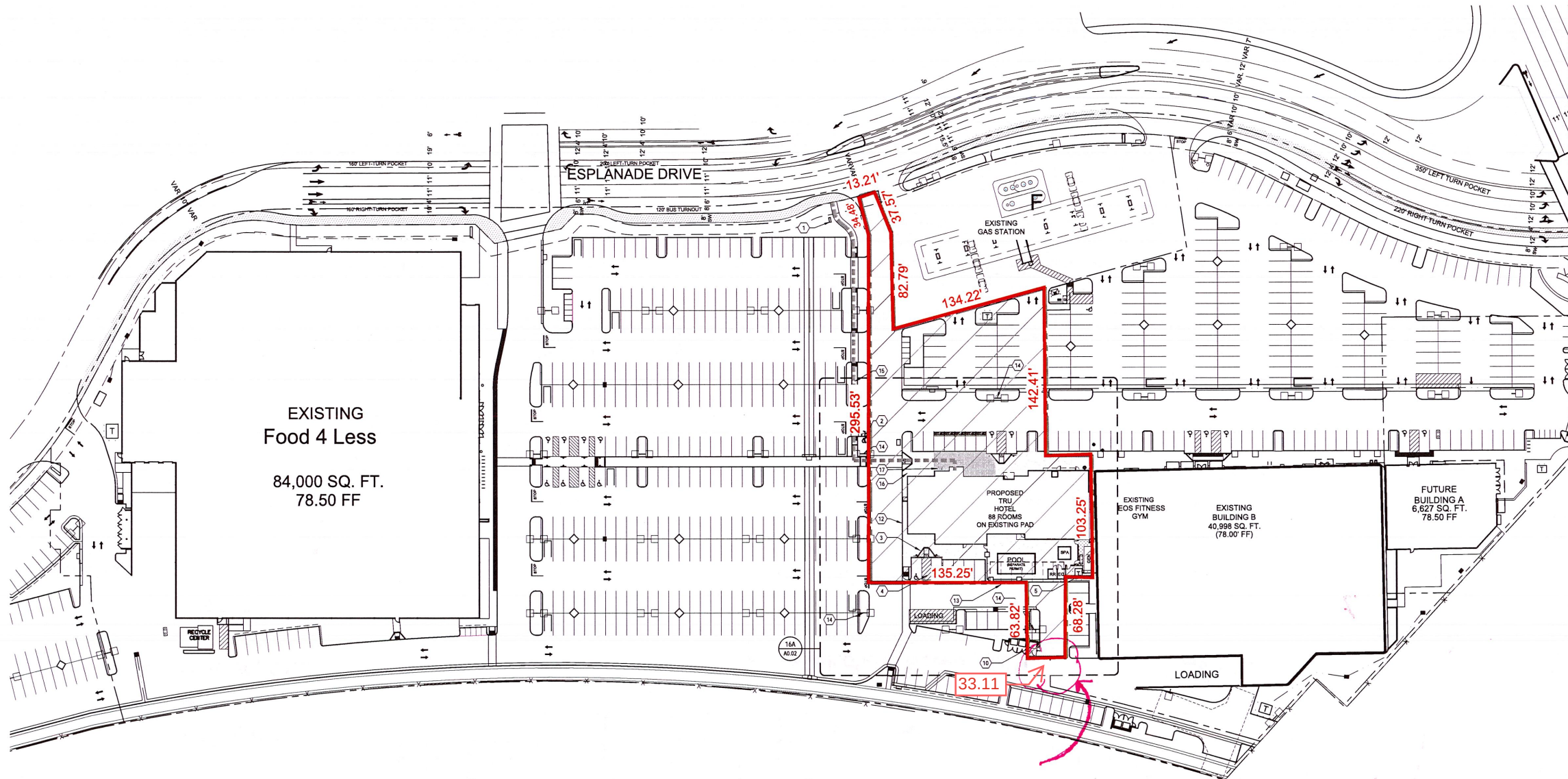
REVISIONS:

REVISIONS	DATE
HILTON REVISIONS	3/28/20
COMMENTS	7/20/20
CITY COMMENTS	05/17/21

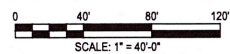
JOB NO.: 19-105

SHEET NO.: ACCESSIBILITY FLOOR PLANS

SHEET NO.: A1.01



OVERALL AREA DEVELOPMENT PLAN
1" = 10'-0"



SITE SQFT →

SITE COVERAGE TABLE		
ITEM	SQUARE FEET	PERCENT
BUILDING AREA	8,465	19.7
ASPHALT AREA	24,335.64	
CONCRETE AREA (INCL. POOL AREA)	8,002	19.6
LANDSCAPE AREA	2,287	5.3
TOTALS	43,128	100

PROJECT DATA:

OWNER: MATTHEW HOSPITALITY GROUP
11813 TARRION AVENUE
HAWTHORNE, CA 90226
CONTACT: MARCUS FRISCO
(310) 200-6476

PROPERTY ADDRESS: 180 W ESPLANADE
OXNARD, CA

PARCEL NUMBER: 142-0-310-046

CURRENT ZONING: C-2-PD

LOT AREA: 1.0 AC (43,128 S.F.)

BUILDING AREA: 41,422 S.F. TOTAL
8,465 S.F. GROUND FLOOR
(19.6% COVERAGE)
8,243 S.F. EACH FLOOR 2 - 5

BUILDING HEIGHT: 58' - 0" MAIN PARAPET
79' - 0" MAX AT ELEVATOR TOWER
5 STORIES

LANDSCAPE: 2,287 S.F. (5.3%)

OCCUPANCY GROUP: R-1 (HOTEL PRIMARY)
A-3, B, F, S (ACCESSORY USES)

CONSTRUCTION TYPE: I-A, V-A, FULLY SPRINKLERED

SPRINKLER TYPE: NFPA 13

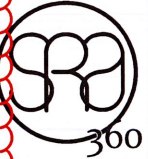
PARKING REQUIRED: 88 SPACES @ 1/ROOM

PARKING →

THERE IS A SHARED PARKING AGREEMENT

- KEY NOTES:
- PROPOSED MONUMENT SIGN LOCATION
 - EXISTING FIRE HYDRANT
 - NEW ACCESSIBLE CURB RAMP TO MEET ALL ACCESSIBILITY REQUIREMENTS. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
 - NEW ACCESSIBLE PARKING SPACES. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
 - EXISTING TRANSFORMER & CONCRETE PAD LOCATION
 - EXISTING PARKING BEING REMOVED SHOWN DASHED. SEE CIVIL
 - PAVED WALKWAY. SLOPE AWAY FROM BUILDING MAX 2% CROSS SLOPE - BROWN FRESH CONCRETE. SEE CIVIL DRAWINGS
 - STAMPED COLORED CONCRETE SIDEWALK - REFER TO TRU BY HILTON BRAND STANDARDS FOR SPECIFICATIONS (ACCEPTABLE MATERIALS INCLUDE BRUSH, STONE, STAMPED CONCRETE) PROVIDE JOINTS AS SHOWN. PROVIDE ENCASED CONTROL JOINTS (CJ) IN SIDEWALK
 - LINE OF CANOPY ROOF ABOVE
 - ADDITION TO EXISTING TRASH AND RECYCLING ENCLOSURE WITH GATE AND LOCKING HARDWARE TO MATCH EXISTING - PROVIDE AREA DRAIN FOR ENLARGED PLAN. SEE CIVIL
 - IN GRASS/UPLIGHT REFER TO WALL SECTION FOR ADDITIONAL INFORMATION
 - EXISTING CONCRETE CURB TO REMAIN
 - PROPERTY LINE
 - SITE LIGHTING: EXISTING OUTDOOR POLE LIGHT
 - ACCESSIBLE ROUTE TO PUBLIC RIGHT OF WAY (1 REQUIRED). MAX. RUNNING SLOPE OF 1:20 AND MAX. CROSS SLOPE OF 1:48 (1:44 RECOMMENDED). ALL PAVED SURFACES, CURB RAMP, AND TRANSITIONS ALONG PATH TO MEET ACCESSIBILITY REQS
 - ASPHALT OR CONCRETE FINISH SHALL COMPLY W/ LOCAL REQUIREMENTS. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. COORDINATE SITE DRAINAGE & DETENTION W/ CIVIL ENGINEER
 - BICYCLE RACK FOR A TOTAL OF 4 BICYCLES
 - LOCATION OF GREASE INTERCEPTOR AND SAMPLE WELL. SEE CIVIL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION
 - EMERGENCY BACK-UP GENERATOR ON CONCRETE PAD. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION
 - 250 GALLON LPG TANK, EMERGENCY BACK-UP FUEL SUPPLY FOR GENERATOR, ON 2" W/ 4" CONCRETE PAD
 - TEXTURED CONCRETE OR PAVER PER BRAND STANDARDS AT ENTRY
 - THESE SPACES RESERVED FOR GUEST REGISTRATION, DROP OFF AND LOADING
 - OUTDOOR PATIO AREA. SEE FURNITURE AND FIXTURE PLANS BY OTHERS FOR ADDITIONAL INFORMATION

- GENERAL NOTES:
- REFER TO TRU BY HILTON BRAND STANDARDS FOR SIGNAGE INFORMATION AND RECOGNIZABLES
 - BRIGADE ALL LANDSCAPED AREAS WITH AUTOMATIC UNDERGROUND SPRINKLER SYSTEM EXCEPT THOSE IMMEDIATELY ADJACENT TO EXISTING WALLS OR TREES. ALL AREAS NOT WITHIN 10' FROM TREES TO RECEIVE SOO OR OTHER APPROVED GROUND COVER
 - ALL EQUIP. MUST BE SCREENED W/ LANDSCAPING OR OTHER MEANS
 - PROVIDE HOSE BIBS EVERY 200' AROUND MAIN BUILDING PERIMETER AND AT DAMPTEST END LOCUS
 - REFER TO TRU BY HILTON BRAND STANDARDS FOR ADDITIONAL REQUIREMENTS FOR LANDSCAPING, OUTBUILDINGS, PARKING, LOADING, CANOPY
 - PROVIDE AN ACCESSIBLE MEANS OF TRAVEL TO SITE PROPERTY LINE THAT MEETS ALL ACCESSIBILITY REQUIREMENTS
 - CATCH BASINS ARE TO BE PLACED SO AS NOT TO INTERFERE WITH DESIGNATED ACCESSIBLE ROUTES, THEIR CLEARANCES & MAX. SLOPES
 - PARKING LOT STRIPES MUST BE WHITE, EXCEPT WHERE OTHER COLORS ARE REQUIRED FOR FIRE LANES & NO PARKING ZONES


STEWART + REINDERSMA
ARCHITECTURE, PLLC
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Phoenix, Arizona 85054
P: 602.515.5123
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PROJECT: MATTHEW HOSPITALITY GROUP
11813 TARRION AVENUE
HAWTHORNE, CA 90226
CONTACT: MARCUS FRISCO
T: (310) 200-6476


tru by hilton
180 W ESPLANADE
OXNARD, CA

PROJECT: HILTON
FACILITY I.D. #: 56028
HILTON PROJECT #: 19-597
DATE: 06/15/20
SUBMITTED FOR: PERMIT SUBMITTAL
REVISION NO.: 06/15/20
HILTON REVISIONS: 3/28/20
COMMENTS: 7/20/20
CITY COMMENTS: 05/17/21
JOB NO.: 19-105
SHEET TITLE: OVERALL AREA DEVELOPMENT PLAN
SHEET NO.: A0.01



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: Kura Revolving Sushi Alcohol Special Use Permit

Project Applicant: Marcus Frisco

Project Location - Specific: 180 W. Esplanade Drive, Oxnard, California 93036, County of Ventura Assessor Parcel Number: 142-0-310-045

Description of Nature, Purpose and Beneficiaries of Project: The application is a request for approval 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” located at 180 W. Esplanade Drive (APN: 142-0-310-045) in the General Commercial Planned Development Zone (C-2-PD). 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

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

Name of Person or Agency Carrying Out Project (Applicant): Marcus Frisco

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. The Project involves 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 by Hilton” within an existing

Esplanade Shopping Center. 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
Planning and Environmental Services Manager
City of Oxnard

Date

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



Police Department

Jason Benites, Chief of Police

Date: May 26, 2026

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

From: Dale McAlpine, Patrol Support Division Commander
Scott Swenson, Neighborhood Safety & Alcohol Compliance Specialist

Subject: Tru by Hilton, 180 W. Esplanade Dr.
PZ 25-510-03, Alcohol SUP Review, ABC Type 70

Site Information:

Tru By Hilton is a newly built 88-room five story hotel located in a commercially zoned parcel south of the Esplanade Shopping Center near the intersection of Vineyard Avenue. On the west, the hotel is bounded by the Southern Pacific Railroad. On the hotel's east side is Eos Gym. Immediately north of the hotel is Food 4 Less. The site is not located within a residential neighborhood.

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 California¹ and the City of Oxnard² have established standards to weigh concentration factors and, when appropriate, mitigations to address those factors. The charts below identify nearby retail alcohol establishments.

Alcohol Sites within 350 Feet

There are no Alcohol Sites less than 350 Feet from the applicant's site.

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 Sites greater than 350 Feet and less than 1000 Feet

#	Business Name	Address	A B C T y p e	A S U P	On/ Off- Sale	Premise	Alcohol	Alcohol Hours*
1	Food 4 Less	250 W. Esplanade Dr.	21	Y	Off	Grocery Store	Beer, Wine, Spirits	6a-Mid
2	Q Club	2362 N Oxnard Bl	48	Y	On	Pool Hall/Bar	Beer, Wine, Spirits	6a-2a

*Alcohol Hours reflect hours restricted by State Law or ASUP Conditions, not the business' hours of operation

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.

- 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:
 - The applicant premises are located in a crime reporting district³ 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.
 - 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's premises are located exceeds the ratio of on-sale retail licenses to population in the county in which the applicant's premises is located.
 - 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.

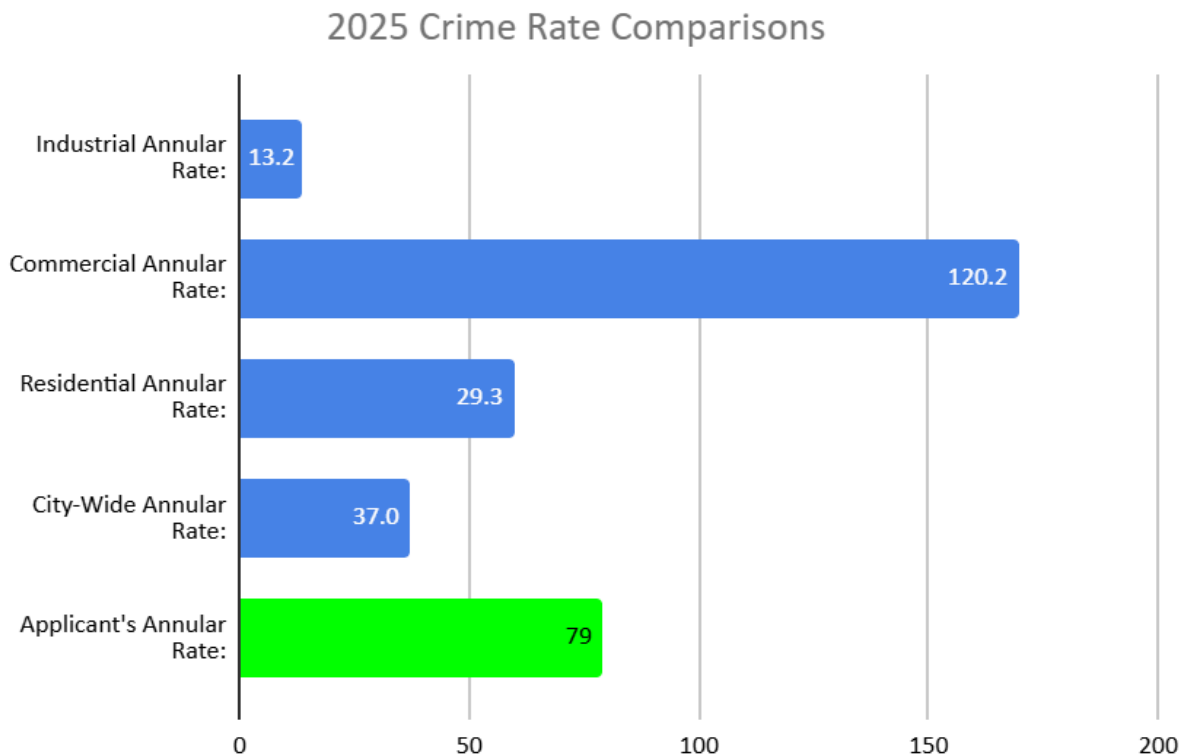
In the case of the applicant site, the annular crime rate is above the average annular citywide rate. This shows the site as having a crime rate above the standard established in 23958.4(1) B&P. Currently there are 10 on-sale licenses within the applicant's census tract. According to the ABC, 7 on-sale licenses are permitted within this census tract.

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 10, annual annual 100-foot annular areas.

Crime Statistics Review:

For comparison purposes, the Police Department calculates the average number of NIBRS⁴ 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 2025. The average city-wide, annular average of Part A and B crimes is 37.0.

The average number of Group A and B crimes in the applicant's 1000-foot annular area is 79. This is significantly below 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 generally 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's request to sell alcoholic beverages to their guests. The business operators interviewed indicated that they supported the applicant's obtaining a permit to sell alcoholic beverages.

Area Residents:

The business's location is not part of a residential neighborhood.

Conclusion

The applicant will be operating the hotel with a variety of amenities to serve their guests. It is their intention to provide alcoholic beverages as one of those amenities.

Concentration, Public Convenience, and Necessity

Under guidelines pursuant to Section 23958.4 of the Business and Professions Code, seven on-sale are allowed in the business's census tract. The addition of the applicant business will bring the total to 10 on-sale alcohol establishments.

The applicant is a hotel. Having alcoholic beverages on the premises serves the public convenience and necessity for its guests. The service of alcoholic beverages on site also reduces the potential for creating DUIs, as guests will not need to leave the site to make such purchases.

A finding of public convenience and necessity should be made as part of the approval of this project.

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.

Police Alcohol Conditions

Hotel

RBS Training

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 that 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 7 a.m. to 1 a.m. Refrigerators containing alcoholic beverages shall be secured with an approved locking system during hours when alcohol sales are prohibited to prevent customer access to these products.

Alcohol Control

4) 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

5) 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)

6) 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)

7) 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)

8) 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)

9) Alcohol consumption is allowed in the area authorized by the ABC License. This will include semi-public areas such as the lobby, breakfast room, pool area, and guest rooms. Alcohol consumption is prohibited in parking lots and other outdoor areas except in the pool area.

Operations

10) 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 are not limited to:

- a) Failure to provide required operational documentation within 30-days when requested by mail or email. This would include, but is not limited to, copies of security guard credentials and proof of the 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.

11) 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

12) A Security Plan shall be submitted and approved prior to the issuance of the Certificate of Occupancy. The plan shall include:

- a. The Security Plan Sheet that identifies the location of each security camera, camera recording, and support equipment.
- b. The Security Plan shall include a chart identifying each camera by an alphanumeric, the scope of its capture area, placement of the camera above the floor/ground, make and model of the instrument, and type of camera (dome, PTZ, etc.).

13) 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 requirements of these conditions shall meet the following minimum standards:

- a. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are required for infrared lighting.
- b. Cameras shall be made by a manufacturer approved by the Chief of Police or his/her designee.
- 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) or a 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 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 customers' 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. Cameras and linked monitors shall be placed in areas where unsecured alcoholic beverages are displayed (PD)
- m. Cameras shall be located in common areas of the building where guests have general access, including the lobby and amenity rooms.

14) 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

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

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

Site Management

17) 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)

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

19) 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)

20) 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.

21) The permittee shall post prominent, permanent signs indicating that loitering, open containers, and/or the consumption of alcoholic beverages is prohibited. These signs shall be posted in the parking lot and other adjacent areas under Permittee's reasonable control, including exterior common walkways and corridors. (PD)

22) There shall be no amusement machines or video devices maintained on the premises at any time. (PD)

23) 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)

24) Signs shall be prominently displayed at each exit of the hotel and pool area stating "No open alcoholic beverages beyond this point."

25) 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)

26) 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)

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.

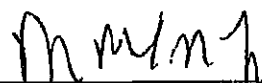
4. All of the procedures and other matters contained in section 34-146 et seq. of the City Code apply to applications for special use permits to sell alcoholic beverages at retail.

PASSED AND ADOPTED this 6th day of February, 2001, by the following vote:

AYES: Councilmembers Maulhardt, Pinkard, Zaragoza, Holden and Lopez.

NOES: None.

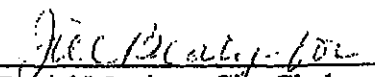
ABSENT: None.



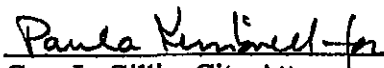
Dr. Manuel M. Lopez, Mayor

ATTEST:

APPROVED AS TO FORM:



Daniel Martinez, City Clerk



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. 26-510-03 (SPECIAL USE PERMIT - ALCOHOL) TO ALLOW THE SALE OF BEER, WINE, AND DISTILLED SPIRITS (ABC LICENSE TYPE 70 - ON SALE GENERAL - RESTRICTIVE SERVICE) AT AN EXISTING HOTEL (TRU BY HILTON HOTEL) AT 180 W. ESPLANADE DRIVE (APN: 142-0-310-045). FILED BY DESIGNATED AGENT MARCUS FRISCO, 11913 TARRON AVENUE, HAWTHORNE, CALIFORNIA 90250 ON BEHALF OF PROPERTY OWNER MATTICUS HOSPITALITY GROUP, INC.; 11913 TARRON AVENUE, HAWTHORNE, CALIFORNIA 90250.

WHEREAS, on March 26, 2026, Marcus Frisco, (the “**Applicant**” and/or “**Permittee**”) on behalf of property owner Matticus Hospitality Group, Inc, submitted 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” located at 180 W. Esplanade Drive (APN: 142-0-310-045). The proposed hours of sale are to be daily from 7:00am-1:00am (the “Project”); and

WHEREAS, on July 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. 26-510-03 (Special Use Permit - Alcohol), filed by Marcus Frisco 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 Commercial Regional (CR) and within the Coastal Planned Community Zoning District (CPC) General Commercial Planned Development (C-2-PD). The Project is located in an existing commercial center and is surrounded by commercial 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 General Commercial Planned Development Zoning District (C-2-PD), with a 2030 General Plan designation of Commercial Regional (CR). The existing 88-room hotel requests to allow the general sale of alcoholic beverages (ABC License Type 70 – On Sale General – Restrictive Service). The ability to sell alcohol for on-site consumption in the General Commercial Zoning District is subject to approval of Special Use Permits by the Planning Commission pursuant to Oxnard Zoning City Code (OCC). Therefore, the request for a new ABC Type 70 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 hotel facility. According to the Police report there is no other existing alcohol outlet with on-site license 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 above 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 70 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 70 license to sell alcohol for on-site consumption, all sales will occur entirely within an existing building and enclosed outdoor areas that are adequate for the proposed sales and consumption.

- 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 Esplanade Drive and Vineyard Avenue. The proposed new Type 70 license is not anticipated to generate significant traffic that would require improvements to infrastructure. Therefore, the site for the proposed new Type 70 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 70 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 2 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 70 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 allow the sale of beer, wine, and distilled spirits (ABC License Type 70 – On Sale General – Restrictive Service) at an existing hotel, “Tru by Hilton” located at 180 W. Esplanade Drive within an existing shopping center 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 26-510-03 (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 July 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 70 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 1:00 A.M. (PL/PD)

Alcohol Control

15. 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

16. 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)
17. 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)
18. 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)
19. 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)
20. Alcohol consumption is allowed in the area authorized by the ABC License. This will include semi-public areas such as the lobby, breakfast room, pool area, and guest rooms. Alcohol consumption is prohibited in parking lots and other outdoor areas except in the pool area.

Operations

21. 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 are not limited to:

- a. Failure to provide required operational documentation within 30-days when requested by mail or email. This would include, but is not limited to, copies of security guard credentials and proof of the 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.
22. 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 Features

23. A Security Plan shall be submitted and approved prior to the issuance of the Certificate of Occupancy. The plan shall include:
- a. The Security Plan Sheet that identifies the location of each security camera, camera recording, and support equipment.
 - b. The Security Plan shall include a chart identifying each camera by an alphanumeric, the scope of its capture area, placement of the camera above the floor/ground, make and model of the instrument, and type of camera (dome, PTZ, etc.).
24. 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 manufacturer approved by the Chief of Police or his/her designee.
 - 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. 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 customers' 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. Cameras and linked monitors shall be placed in areas where unsecured alcoholic beverages are displayed (PD)
 - m. Cameras shall be located in common areas of the building where guests have general access, including the lobby and amenity rooms.
25. 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

26. The Permittee shall establish responsible cash handling procedures to reduce the likelihood of robberies and theft. (PD)
27. The permittee shall install height gauges at all exit doors. (PD)

Site Management

28. 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)
29. Permittee shall regularly police the area under Permittee's control and shall not permit the loitering of persons about the premises. (PL/PD)
30. 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)
31. 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.
32. The permittee shall post prominent, permanent signs indicating that loitering, open containers, and/or the consumption of alcoholic beverages is prohibited. These signs shall be posted in the parking lot and other adjacent areas under Permittee's reasonable control, including exterior common walkways and corridors. (PD)

33. There shall be no amusement machines or video devices maintained on the premises at any time. (PD)
34. 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)
35. Signs shall be prominently displayed at each exit of the hotel and pool area stating “No open alcoholic beverages beyond this point.”
36. 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)
37. 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)

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 16th day of July 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 July 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

July 16, 2026

Tru Hotel Alcohol SUP
180 W. Esplanade Drive
PZ 26-510-03
(Special Use Permit - Alcohol)

Applicant: Marcus Frisco - Agent
Case Planner: Christopher Murillo

Project Description

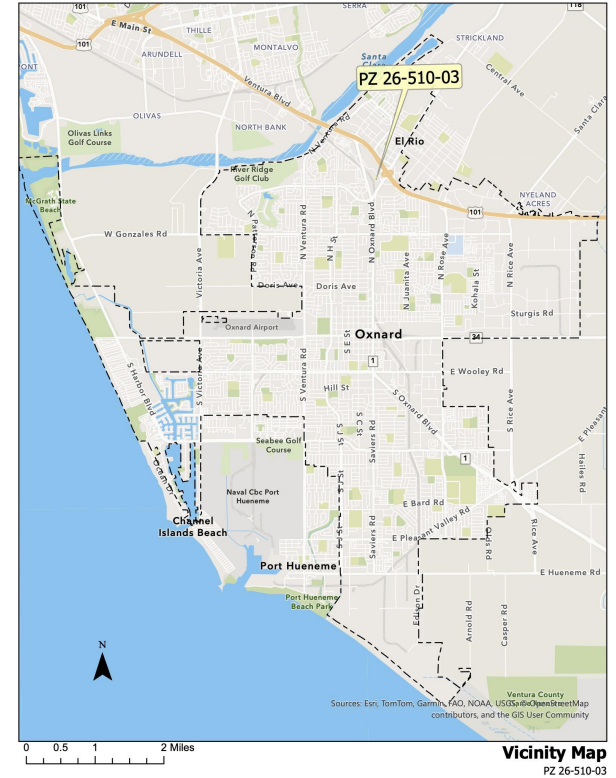
A request to allow the sale of beer, wine, and distilled spirits (ABC License Type 70 – On Sale General – Restrictive Service) at an existing hotel, “Tru Hotel” located at 180 W. Esplanade Drive (APN: 142-0-310-045) in the General Commercial Planned Development Zone (C-2-PD).

The proposed hours of sale are daily, 7:00am-1:00am.

Project Location

Tru by Hilton Hotel:

- The general location of the project site is within the General Commercial Planned Development (C-2-PD) Zone District
- The hotel is located South of Esplanade Drive and West of Vineyard Avenue at 180 W. Esplanade Drive

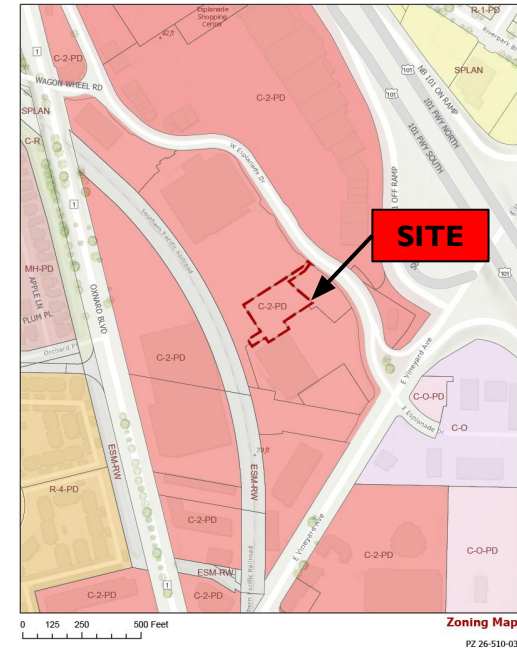


General Plan and Zoning

2030 General Plan: Commercial General (CG)



Zoning Designation: General Commercial Planned Development (C-2-PD)



Surrounding Land Uses

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Commercial General (CR)	General Commercial Planned Development (C-2-PD)	Esplanade Shopping Center
North	Commercial Regional (CR)	General Commercial Planned Development (C-2-PD)	Across Esplanade Drive: The Esplanade Shopping Center.
South	Commercial General (CG)	General Commercial Planned Development (C-2-PD)	West side of Vineyard Ave: Vacant Site General Commercial; Commercial/Office Uses.
East	Commercial Office (COF)	General Commercial Planned Development (C-2-PD)	Across Vineyard Avenue: Financial Towers/Office Buildings
West	Easement (ESM) Commercial General (CG)	Easement (ESM-RW) General Commercial Planned Development (C-2-PD)	Union Pacific Railroad: vacant Commercial Building

Background

- In March 1963, a building permit allowed a 114,000 square foot building and a 7,600 square foot covered area (for a nursery) with site improvements consisting of 967 parking spaces (known as the former Target Building). In November 1968, PD 82 allowed for a Mobil Service Station on what used to be part of the subject site.
- On April 21, 1983, PD 403 was approved which allowed for construction of a 40,000 square foot Ralphs Grocery Store (now EOS Fitness Gym)
- In 2012, an entitlement was granted for the redevelopment of the shopping center and a Mitigated Negative Declaration (MND) was prepared and approved for the redevelopment project (12-540-01).
- On April 20, 2021, City Council approved Special Use Permit No. 19-500-03 to allow for the construction of the subject 41,422 square foot, five story hotel building with associated parking and site improvements.

Site Photo

July 6, 2026





ITEM	NUMBER OF ST	PERCENT
BERKSHIRES	0.00	10.7
VERMONT/MASS.	14.00	10.4
NEW ENGLAND CONSTRUCTION	0.00	10.0
UNION STATE	1.00	5.2
TOTAL	15.00	46.3

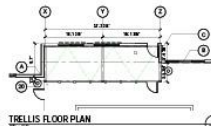
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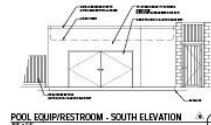
POOL EQUIP/RESTROOM - NORTH ELEVATION



POOL EQUIP/RESTROOM - WEST ELEVATION



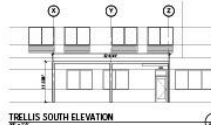
TRELLIS FLOOR PLAN



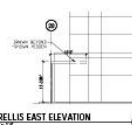
POOL EQUIP/RESTROOM - SOUTH ELEVATION



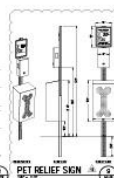
POOL EQUIP/RESTROOM - EAST ELEVATION



TRELLIS SOUTH ELEVATION



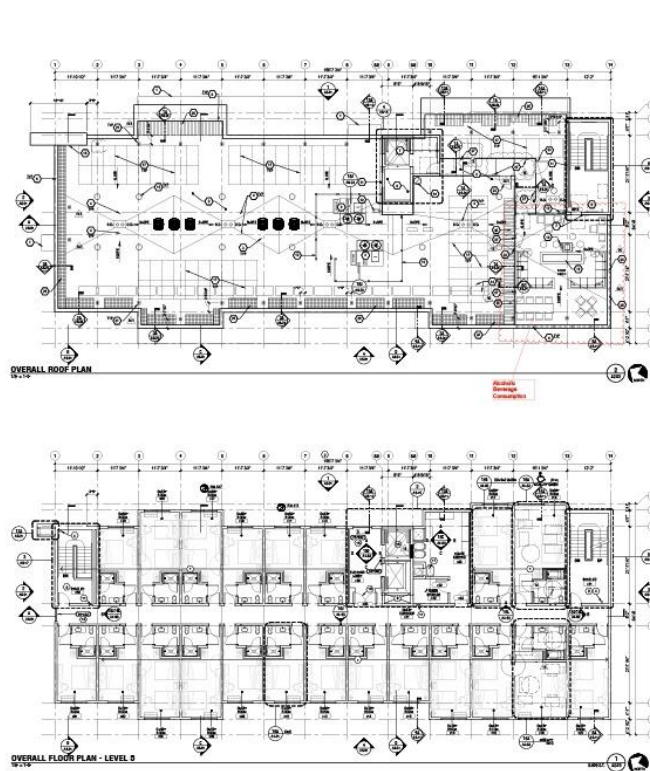
RELLIS EAST ELEVATION



PET RELIEF SIGN

[illegible]

Roof Deck Plan



1. **What is the purpose of the study?**
2. **What is the research question?**
3. **What is the hypothesis?**
4. **What is the conclusion?**

[illegible][illegible][illegible]

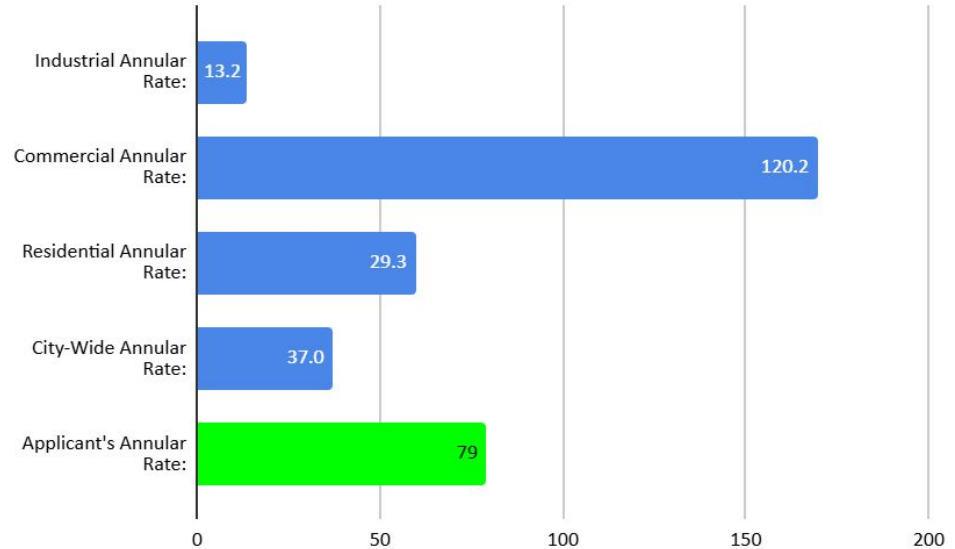
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Police Report Summary

Crime:

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

2025 Crime Rate Comparisons



Police Department Review

Findings:

- Crime rate around the site is below commercial average.
- The applicant is a hotel. Having alcoholic beverages on the premises serves the public convenience and necessity for its guests. The service of alcoholic beverages on site also reduces the potential for creating DUIs, as guests will not need to leave the site to make such purchases.
- 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.

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 CEQA Guidelines Section 15301 (Existing Facilities); and
- b) Adopt Resolution 2026-XX approving Planning and Zoning Permit No. 26-510-03 (Special Use Permit - Alcohol), subject to certain findings and conditions.

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Christopher Murillo, Assistant Planner

DATE: July 16, 2026

SUBJECT: **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.

- 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. 26-510-04 (Special Use Permit - Alcohol), subject to certain findings and conditions.
- 2) **Project Description and Applicant:** The application is 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” located at 347 W. Esplanade Drive (APN: 142-0-010-625) within an existing 2,682 square-foot tenant space in the General Commercial Planned Development Zone (C-2-PD). The proposed hours of alcohol sales are daily, 7:00am-11:00pm. For the purposes of this Staff Report, the foregoing project description shall be referred to as the “**Project**.” 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 (the “**Applicant**”).

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

- 3) **Existing & Surrounding Land Uses:** Kura Revolving Sushi will be located within an existing tenant space at a pad building within the Esplanade Shopping Center (see Attachment A, Aerial Map). The nearest residences are approximately 700 feet southwest, separated from the Project site by W. Esplanade Drive, N. Oxnard Boulevard, railroad tracks, and various commercial businesses. The nearest school is the Rio Del Norte Elementary School located approximately 3,350 feet west, within the Southbank neighborhood. The following table summarizes the land uses and zoning designation of the Project site and adjacent properties, which is also shown on Attachment A.

Figure 1: Surrounding Uses

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Commercial Regional (CR)	General Commercial Planned Development (C-2-PD)	Esplanade Shopping Center
North	N/a	N/a	101 Freeway
South	Commercial General (CG)	General Commercial Planned Development (C-2-PD)	Food 4 Less
East	N/a	N/a	101 Freeway
West	Commercial General (CG)	General Commercial Planned Development (C-2-PD)	Commercial Spaces

- 4) **Background Information:** On November 2, 2000, the City Council approved PD No. 00-500-75 for the construction of a new 392,575 square-foot shopping center. Several minor modifications have since been approved for façade remodels, tenant space reconfigurations, new buildings, and minor parking layout changes. The tenant space to be occupied by the Kura Revolving Sushi Restaurant was previously occupied by T-Mobile Wireless store. The tenant space is currently vacant.
- 5) **Environmental Determination:** According to Section 15301 (Existing Facilities) of the CEQA Guidelines, projects involving no expansion of an existing use may be found to be exempt from the requirements of CEQA. As the Project proposes to permit the sale of alcohol at an existing tenant space within an existing shopping center, staff has determined that there is no substantial evidence that the Project may have a significant effect on the environment, and recommends that the Planning Commission direct City staff to file the attached Notice of Exemption (Attachment C).
- 6) **Analysis:**
 - a) **General Discussion:** The proposed project is a request for 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 at the Esplanade Shopping Center. In accordance with the General Commercial Planned Development (C-2-PD) Zoning District, 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 subject site is zoned C-2-PD, with a 2030 General Plan designation of Commercial Regional. The proposed restaurant use within the existing shopping center is consistent with the General Plan and zoning designations.

The proposed ancillary sales of alcoholic beverages is consistent with retail/commercial zoning, subject to approval of a special use permit pursuant to Section 16-136(A)(19) of the Oxnard City Code.

- 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	Chipotle Mexican Grill	369 W Esplanade Dr	47	Y	On	Restaurant	Beer Wine Spirits	7a-11p
2	Food 4 Less	250 W Esplanade Dr	21	Y	Off	Grocery Store	Beer Wine Spirits	6a-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	Cost Plus	221 W Esplanade Dr	20	Y	Off	Market	Beer Wine	6a-2a

*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 41 license for the Kura Revolving Sushi restaurant. The report states that there is one existing restaurant 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.

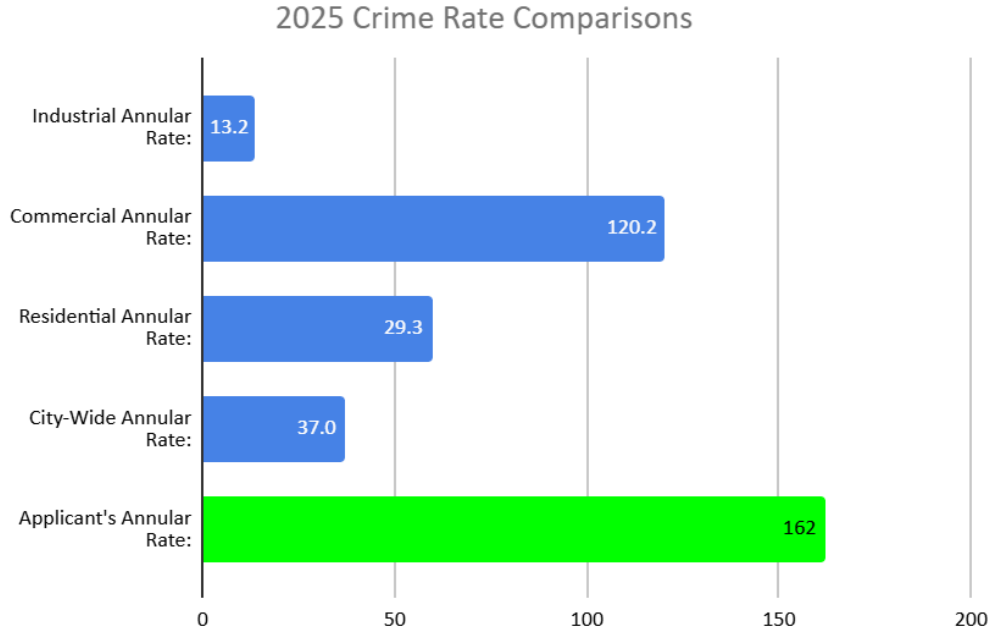
In the case of the applicant site, the annular crime rate is significantly above the average annular citywide rate. This shows the site as having a crime rate above the standard established in 23958.4(1) B&P. Currently there are nine on-sale licenses within the applicant's census tract. According to the ABC, seven on-sale licenses are permitted within this census tract. Based on the above findings, there is 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 NIBRS 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 2025. The average city-wide, annular average of Part I and II crimes is 37.0.

The average number of Group A and B crimes in the applicant's 1000 foot annular area is 162. This is above 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.

Community Input:

Several nearby business operators were contacted and interviewed regarding this business' request to sell alcohol. The general consensus of business operators interviewed believed there would be no issues with the restaurant serving alcoholic beverages.

Conclusion:

Kura Revolving Sushi is a new business and has no history in Oxnard. Their business plan and location is consistent with other restaurants in the Esplanade Shopping Center.

Concentration, Public Convenience and Necessity:

As previously discussed, there is no undue concentration of alcohol establishments under the standards established by the State of California or the City of Oxnard.

However, as previously discussed, the site of the proposed establishment is within an area of the City where there is an "undue concentration" of alcoholic beverage establishments within the meaning of section 23958.4(a)(1) of the Business and Professions Code. As previously noted, the crime is higher than the City-wide average and is above the State standard.

The crime rate established for the area around the business is elevated above the average for commercially zoned parcels. In this case, the Esplanade Shopping Center has a number of retailers that routinely arrest shoplifters. Of the 162 police events within 1000-feet of the applicant, site 60% were shoplift incidents. Such shoplift incidents are not uncommon in large retail centers as corporate stores often make use of loss prevention officers to address this common problem. These incidents should not preclude establishment of a restaurant serving alcoholic beverages.

The establishment of more on-sale ABC licenses within a census area than ABC has pre-approved can be justified if it serves the public convenience and necessity. In this case, there are several justifications. Locating restaurants serving a variety of cuisines within a well organized shopping center is a public convenience. Additionally, different cuisines are best paired with different alcoholic beverages.

Based on the crime statistics, the assessment from the Beat Coordinator, and the input from the community there is no 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.

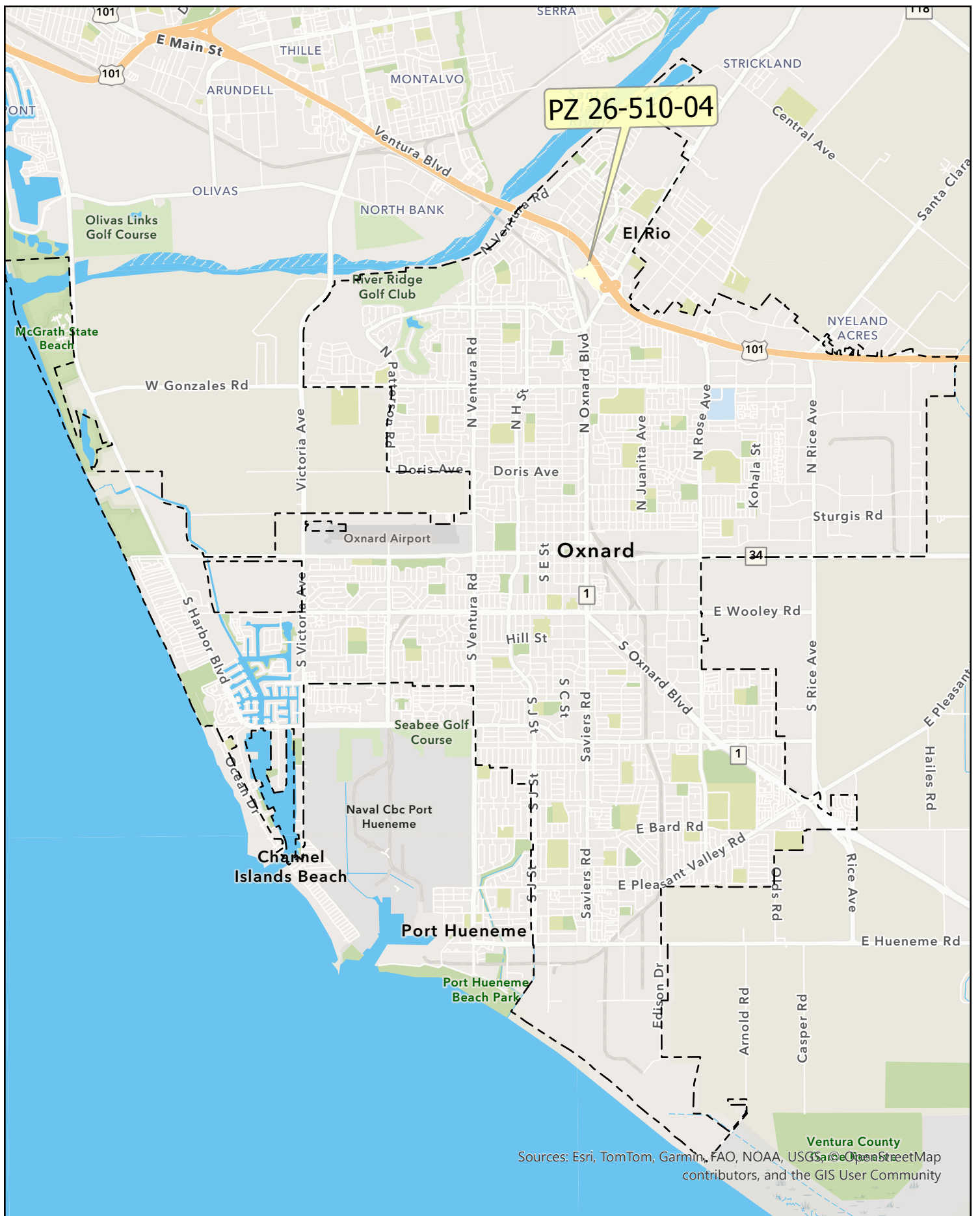
- 7) Community Workshop and Public Input:** This Project is located outside any neighborhood region founded within Oxnard City limits. Therefore, a Community Workshop meeting was not required.

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 public comments for the project.

- 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 26-510-04 (Special Use Permit - Alcohol)
- G. Staff Presentation



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

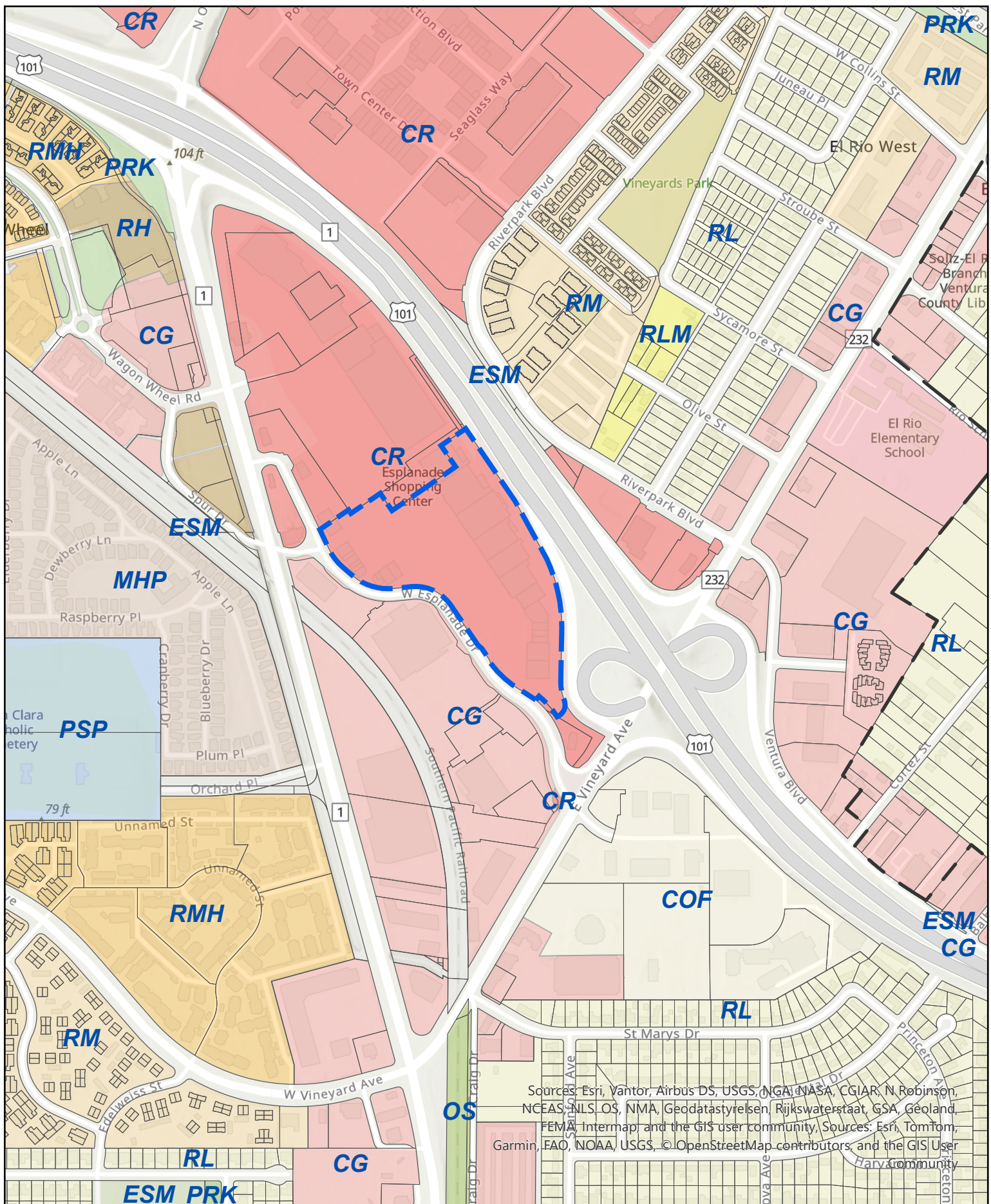
Vicinity Map

PZ 26-510-04



0 125 250 500 Feet

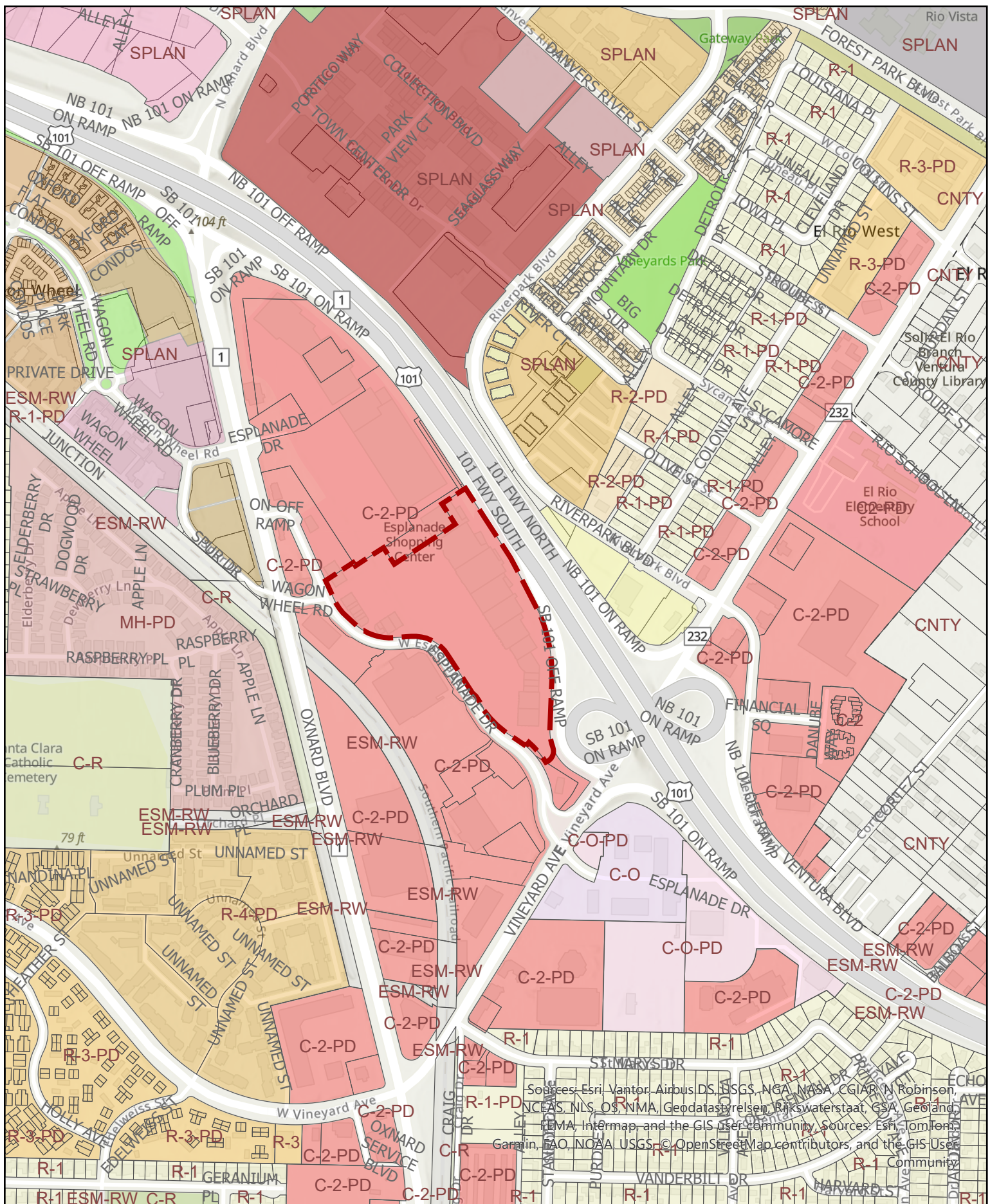
Aerial Map



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

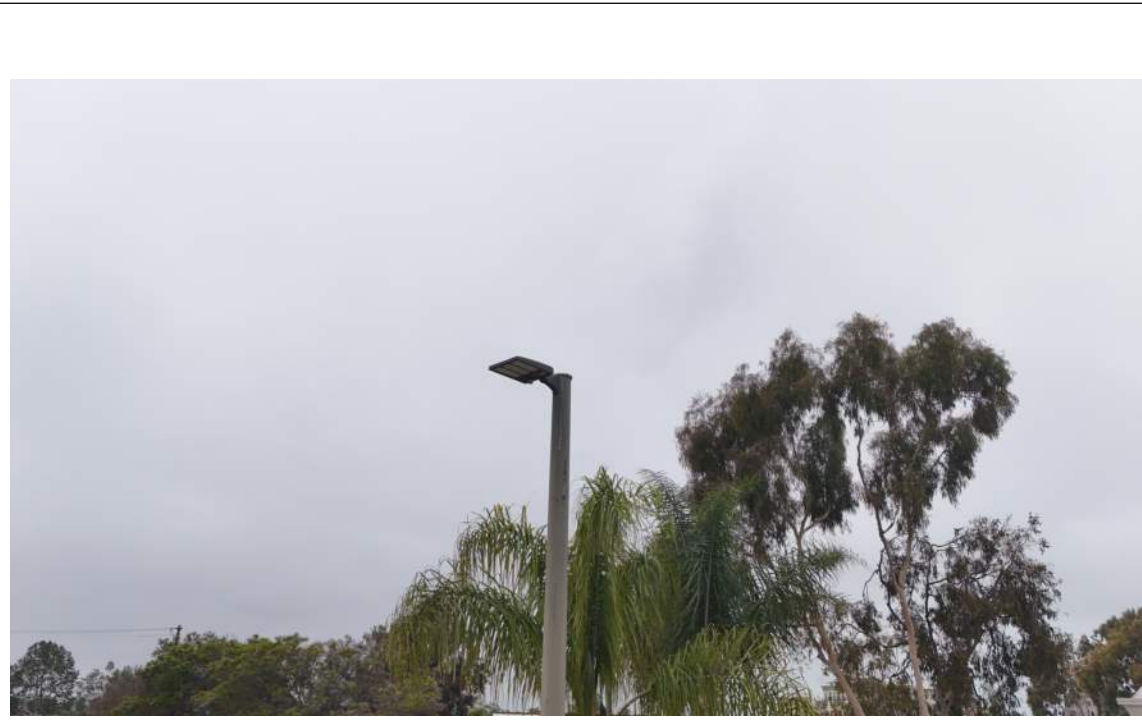
General Plan 2030

PZ 26-510-04



Zoning Map

PZ 26-510-04



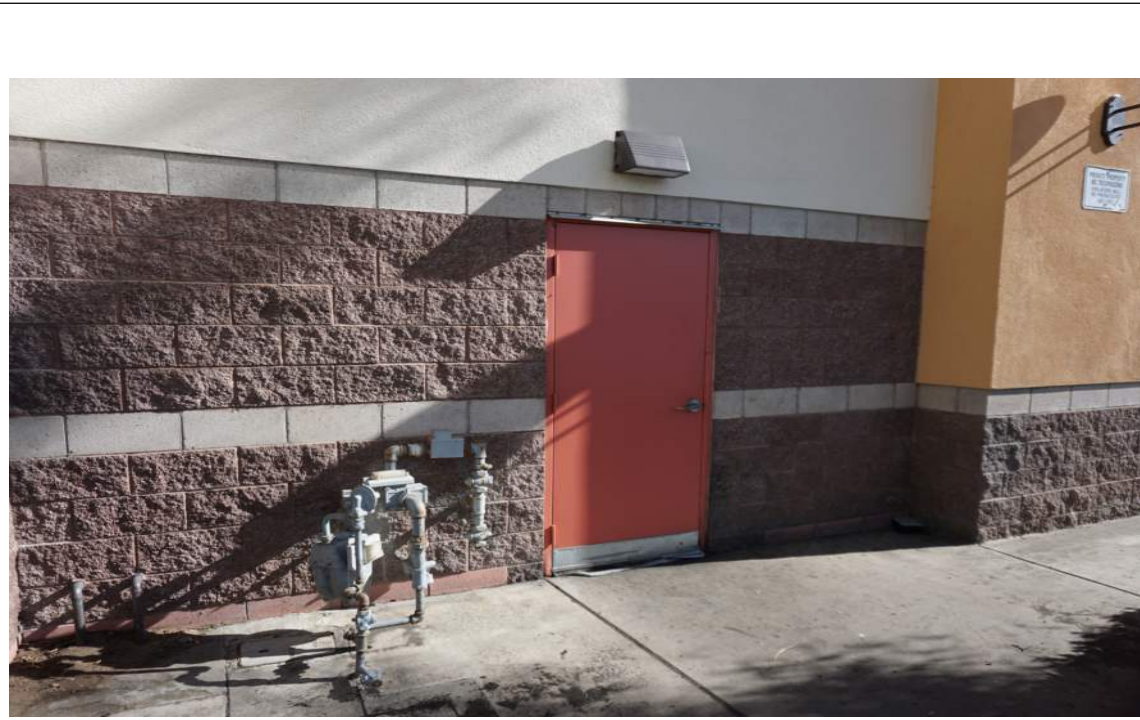
EXISTING LED SITE LIGHT - D



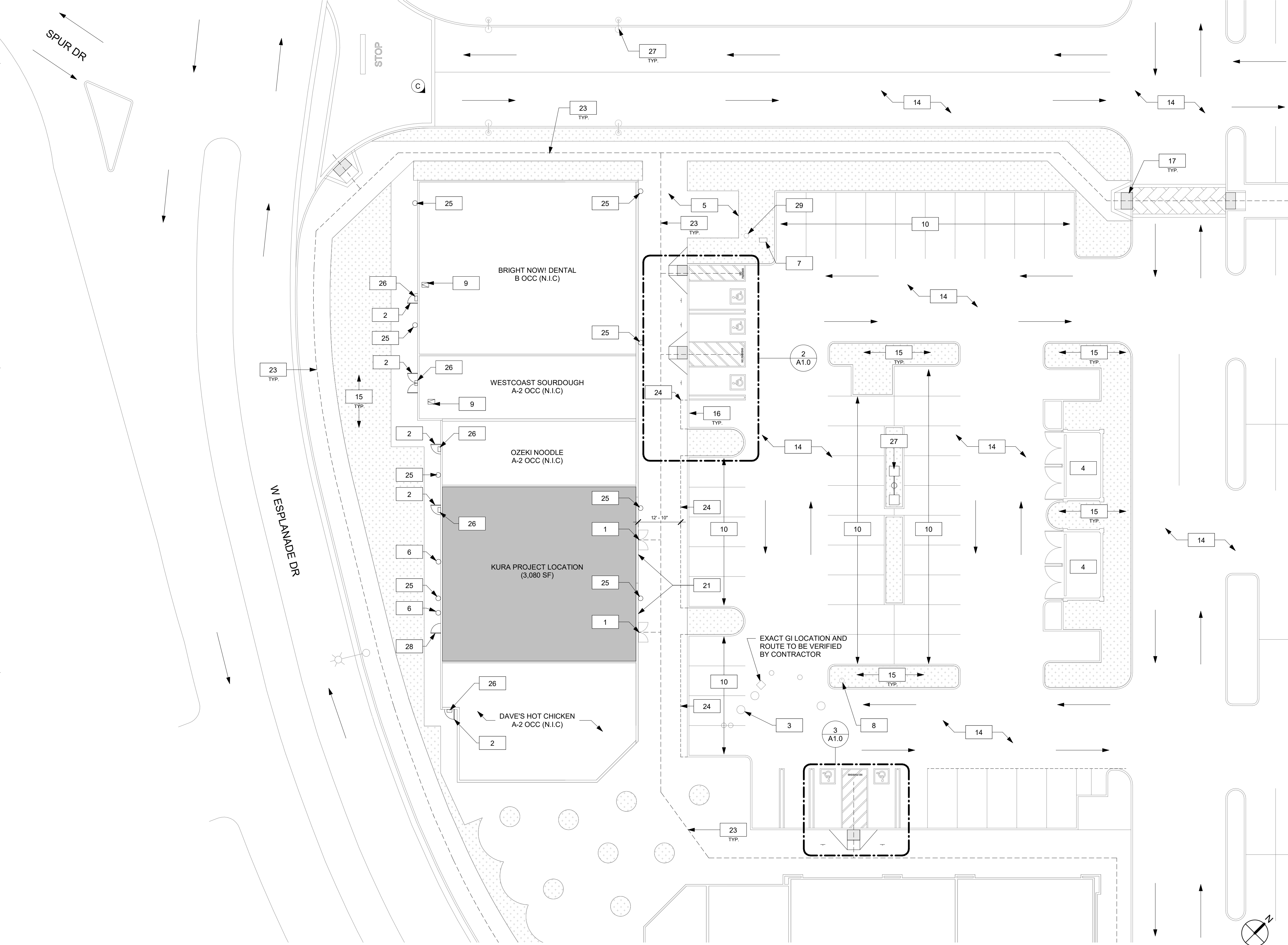
EXISTING LED SITE LIGHT - C



EXISTING LED WALL SCONCE - B

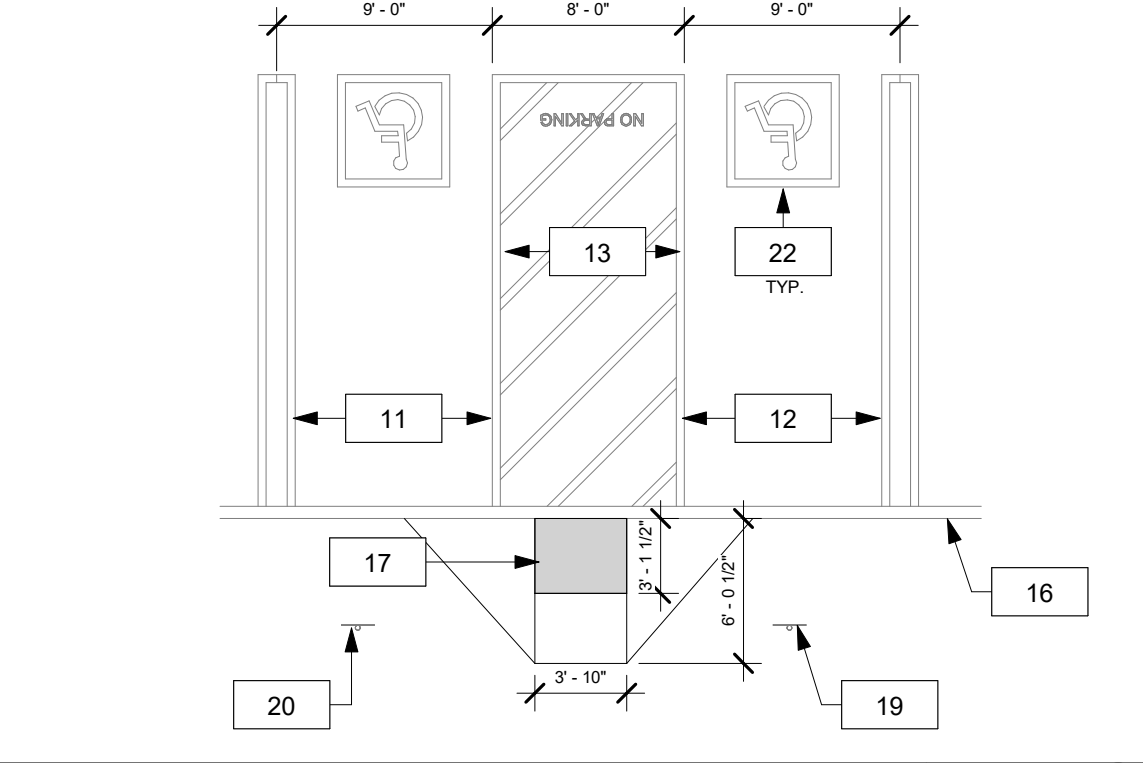


EXISTING SECURITY LIGHT - A

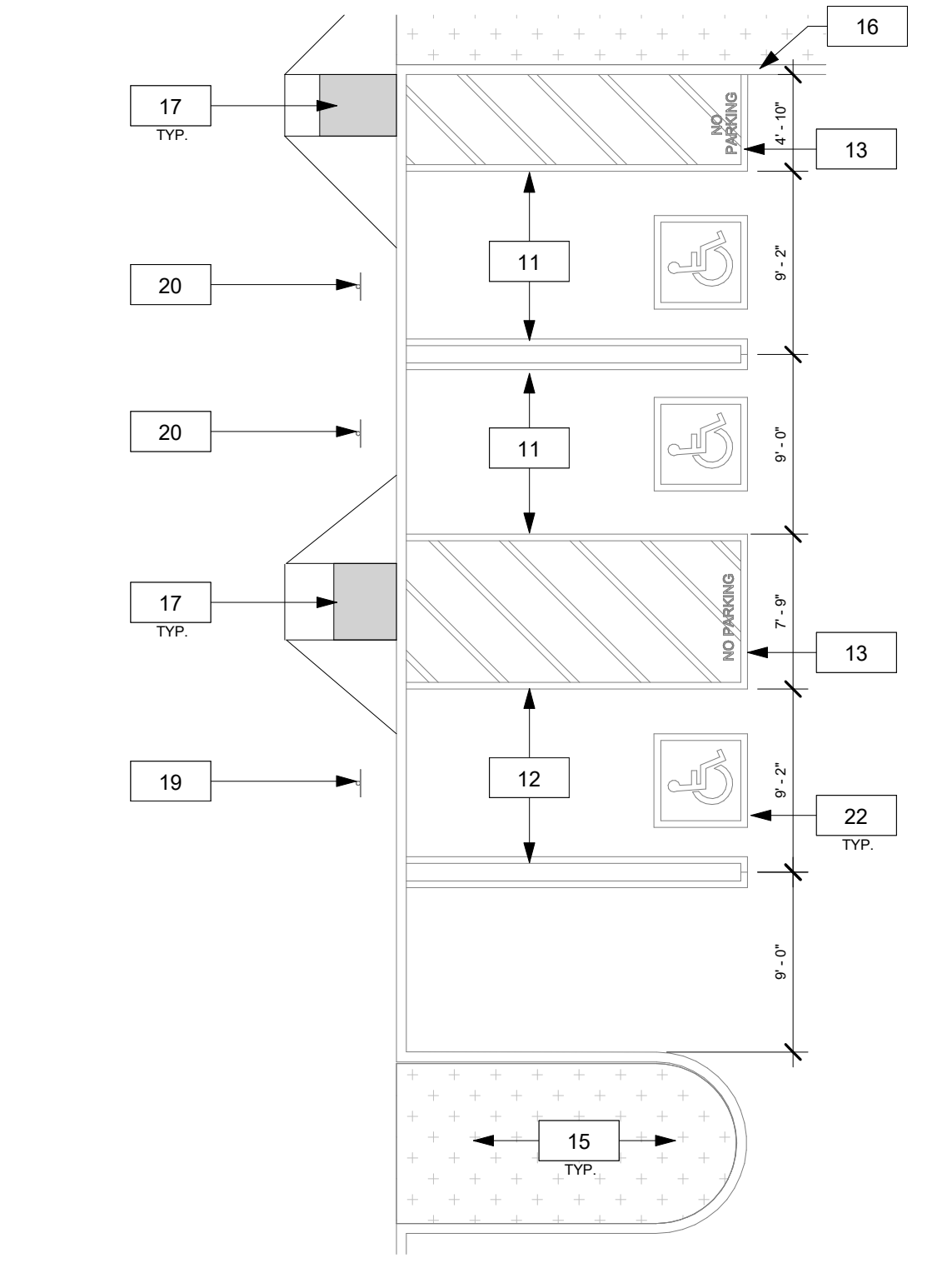


SITE PLAN 1/16" = 1'-0" 1

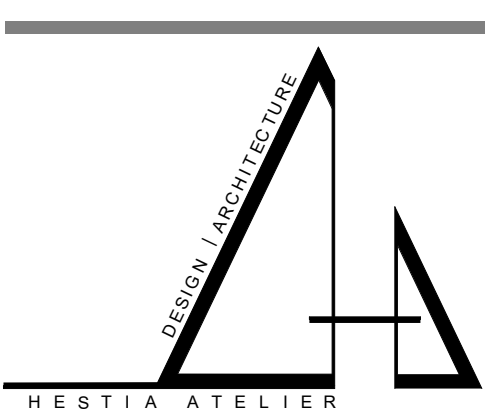
- KEYNOTES
- 1 EXISTING STOREFRONT DOUBLE DOOR TO REMAIN
 - 2 EXISTING REAR DOOR TO REMAIN
 - 3 EXISTING SANITARY SEWER TO REMAIN
 - 4 NOT USED
 - 5 EXISTING SIDEWALK TO REMAIN
 - 6 EXISTING GAS METER TO REMAIN
 - 7 EXISTING WATER METER (Meter ID 347: 222020161; 343: 222020196)
 - 8 EXISTING FIRE HYDRANT
 - 9 EXISTING ROOF ACCESS HATCH
 - 10 EXISTING PARKING TO REMAIN
 - 11 EXISTING ACCESSABLE PARKING TO REMAIN
 - 12 EXISTING VAN ACCESSABLE PARKING TO REMAIN
 - 13 EXISTING ACCESSIBLE LOADING ZONE TO REMAIN
 - 14 EXISTING DRIVE AISLE TO REMAIN
 - 15 EXISTING LANDSCAPING TO REMAIN
 - 16 EXISTING CURB TO REMAIN
 - 17 EXISTING TRUNCATED DOMES TO REMAIN
 - 18 NEW GREASE INRERCEPTOR
 - 19 EXISTING VAN ACCESSIBLE PARKING SIGNAGE TO REMAIN
 - 20 EXISTING ACCESSIBLE PARKING SIGNAGE TO REMAIN
 - 21 EXISTING EXTERIOR SIGNAGE ABOVE TO BE REMOVED
 - 22 EXISTING INTERNATIONAL SYMBOL FOR PARKING
 - 23 EXISTING ACCESSIBLE PATH OF TRAVEL FROM/TO PUBLIC RIGHT OF WAY & ACCESSIBLE PARKING
 - 24 24" VEHICLE OVERHANG.
 - 25 EXISTING EXTERIOR WALL MOUNTED LED SCONCES TO REMAIN.
 - 26 EXISTING EXTERIOR WALL MOUNTED LED SECURITY LIGHTING TO REMAIN.
 - 27 EXISTING EXTERIOR LED POLE FIXTURE LIGHTING TO REMAIN.
 - 28 EXISTING EXTERIOR DOOR TO BE WELD SHUT.
 - 29 EXISTING BACKFLOW PREVENTOR.



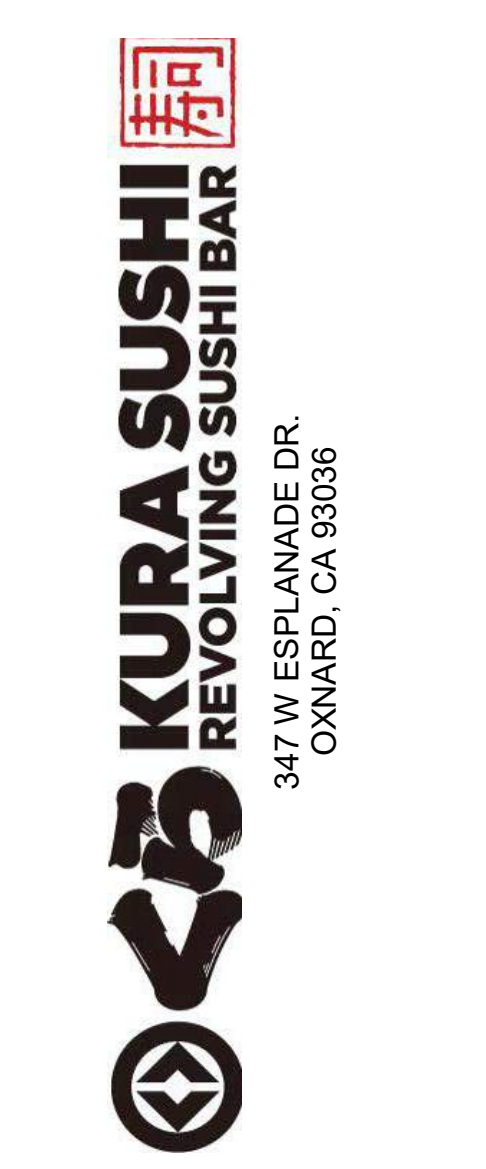
EXISTING ACCESSIBLE PARKING B 1/8" = 1'-0" 3



EXISTING ACCESSIBLE PARKING A 1/8" = 1'-0" 2



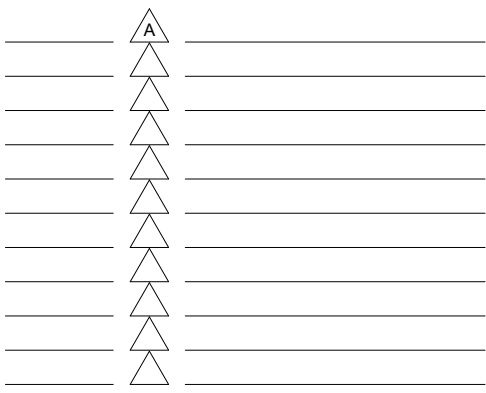
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SITE PLAN

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EXISTING CONDITION - VIEW D



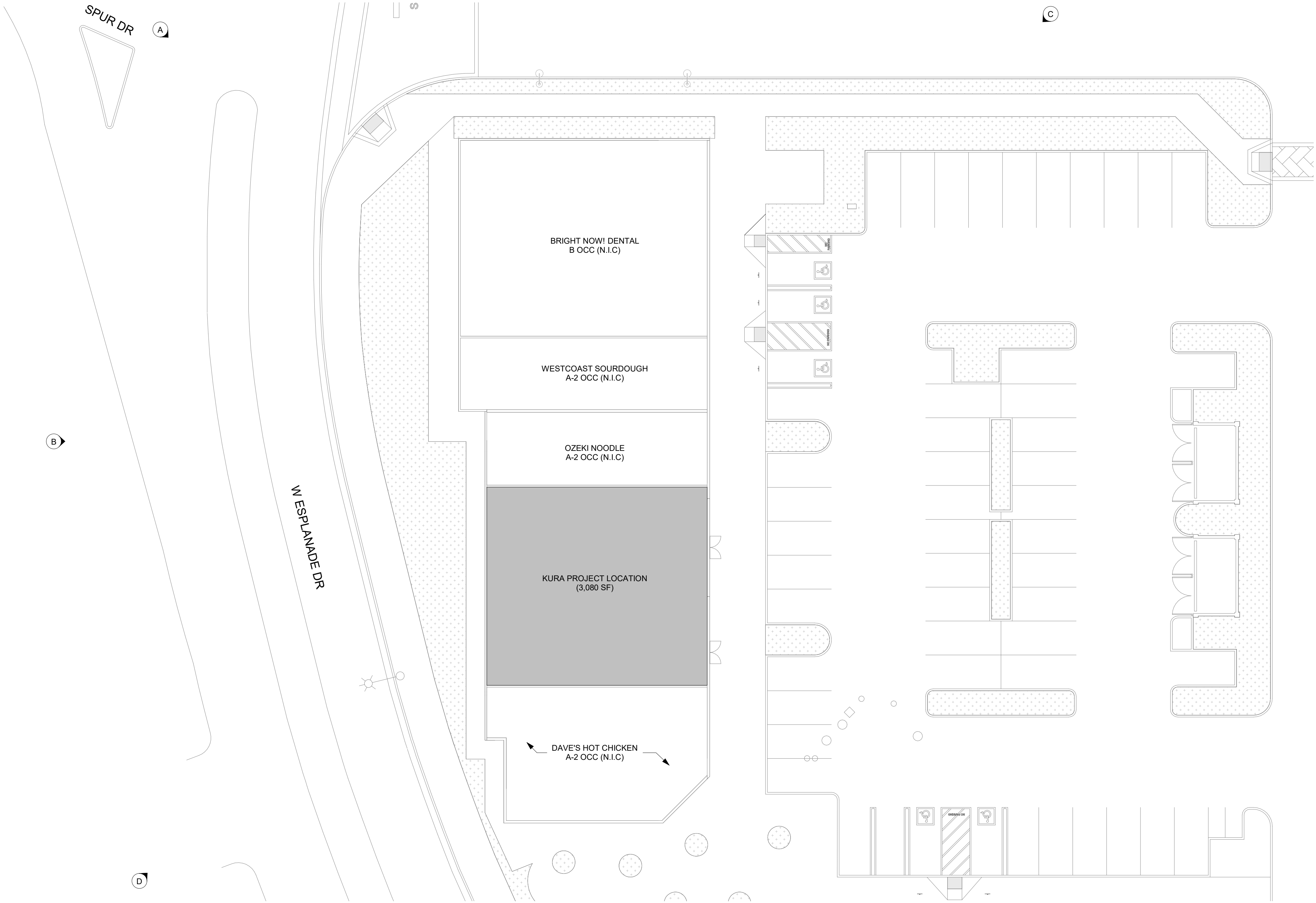
EXISTING CONDITION - VIEW C



EXISTING CONDITION - VIEW B



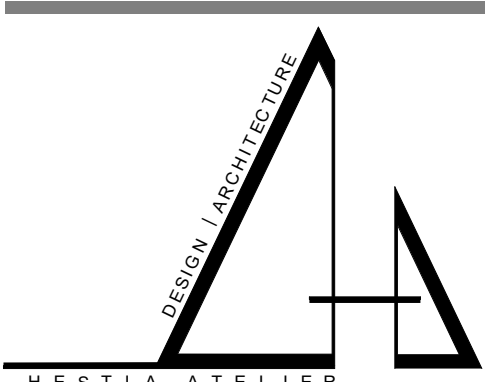
EXISTING CONDITION - VIEW A



SITE PLAN

1/16" = 1'-0"

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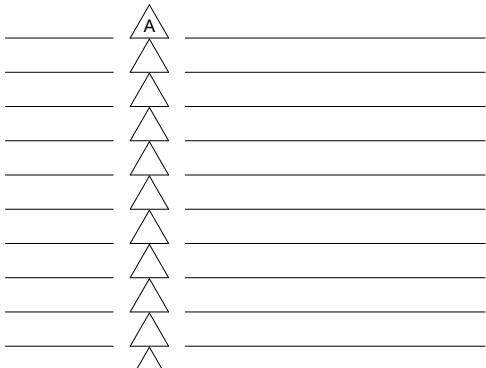
3 PETERS CANYON RD. STE110
IRVINE, CA. 92606



KURA SUSHI
REVOLVING SUSHI BAR
347 W ESPLANADE DR.
OXNARD, CA 93036

SITE PHOTO PLAN

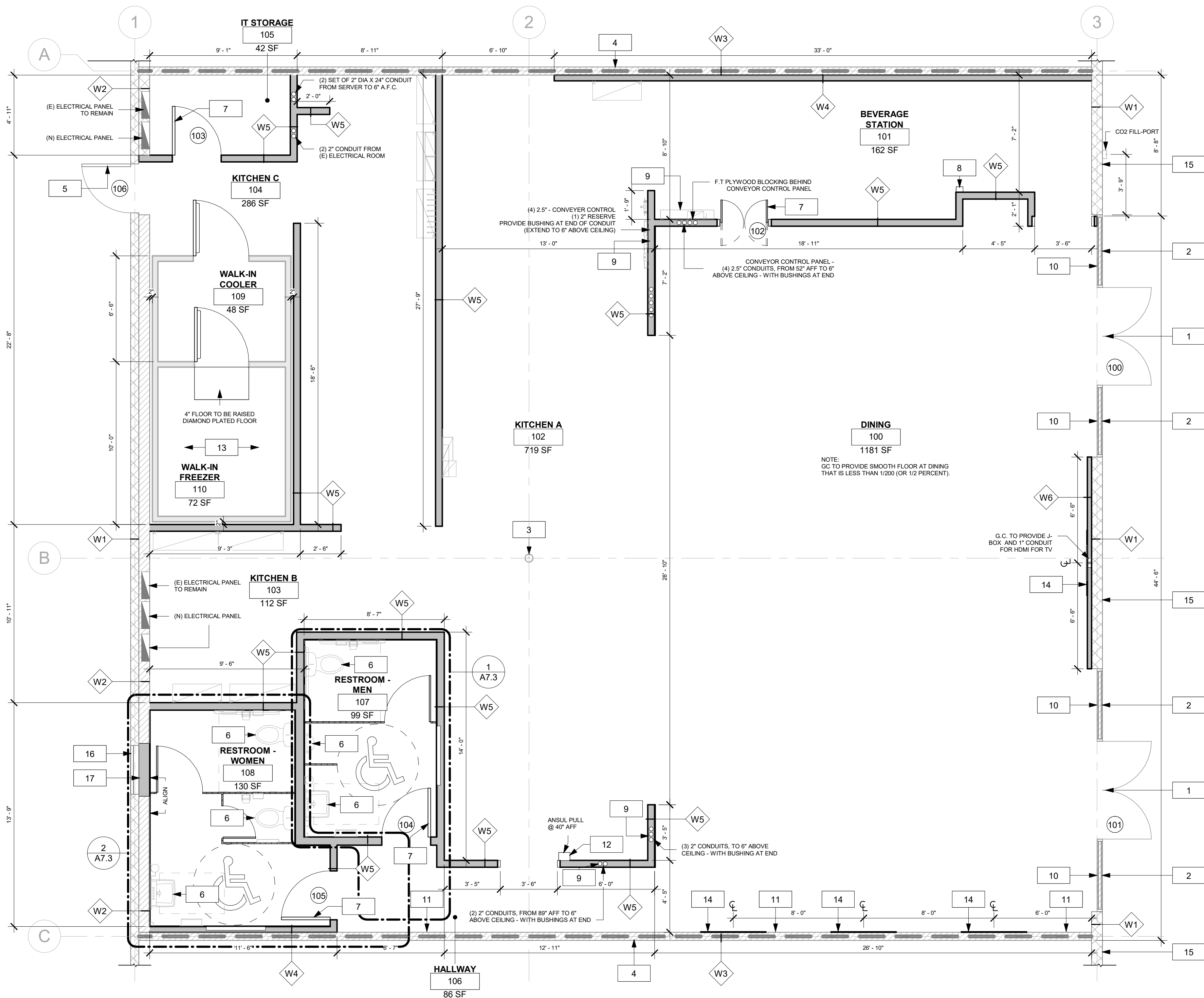
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2026-06-17 - SUP 2ND SUBMITTAL



FLOOR PLAN



1/4" = 1'-0"

GENERAL NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE AT THE BEGINNING OF THE PROJECT TO MEASURE THE SPACE WHILE REVIEWING THE ARCHITECT'S DRAWINGS TO VERIFY THAT THE INFORMATION CONTAINED IN THE ARCHITECTURAL DOCUMENTS ON WHICH HE/SHE QUOTED TO THE CLIENT, ARE COMPATIBLE WITH THE WORK TO BE PERFORMED AND THAT ALL SPACES ARE SUFFICIENT IN SIZE FOR THE WORK TO BE COMPLETED INCLUDING WIDTHS, LENGTHS, HEIGHTS ETC.
2. G.C. TO LOCATE ELECTRICAL AND PLUMBING ROUGH IN EQUIPMENT REQUIREMENTS (SEE M.P. AND E. DRAWINGS FOR ADDITIONAL INFORMATION), G.C. TO HANG ALL WALL HUNG FIRE EXTINGUISHERS, UL RATED 2A-40BC MOUNTED IN ACCORDANCE WITH N.F.P.A. I.O., PORTABLE FIRE EXTINGUISHERS, AS DIRECTED BY LOCAL FIRE DEPARTMENT AT TIME OF INSPECTIONS.
3. G.C. RESPONSIBLE FOR FINAL HOOK UP OF ALL EQUIPMENT (INCLUDE CORDS AND PLUGS FOR FINAL HOOK-UP AND OPERATION) UNLESS NOTED OTHERWISE ON EQUIPMENT SCHEDULE.
4. ALL EXPOSED BATT INSULATION IS TO HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE DEVELOPMENT RATING OF 450 OR LESS. ALL CONCEALED BATT INSULATION IS TO HAVE A FLAME SPREAD RATING OF 75 OR LESS AND SMOKE DEVELOPMENT RATING OF 450 OR LESS.
5. G.C. TO SUBCONTRACT THE NECESSARY ENGINEERING, PERMIT ACQUISITION AND COMPLETION OF WORK INVOLVED IN ANY NECESSARY MODIFICATIONS TO EXISTING ALARM SYSTEM, SMOKE DETECTION SYSTEM, AND SPRINKLER SYSTEM. PROVIDE ALL NEW COMPONENTS AS REQUIRED BY THE GOVERNING MUNICIPAL CODE.
6. PROVIDE FLAME SPREAD CHARACTERISTICS OF 76-200& SMOKE DEVELOPMENT RATING OF LESS THAN 450 (CLASS C) FOR ALL INTERIOR FINISH MATERIAL, INCLUDING CABINETS, TRIM, ETC. IN ALL ENCLOSED SPACES & ROOMS. PROVIDE FLAME SPREAD CHARACTERISTICS OF 0-75 & SMOKE DEVELOPMENT RATING OF LESS THAN 450 (CLASS B) IN ALL CORRIDORS AND EXIT PASSAGEWAYS FOR ALL INTERIOR FINISH MATERIALS.
7. MAX. STUD SPACING OF 16" O.C. ALL AREAS U.N.O.
8. CAULK ALL ESCUTCHEON PLATES AT ROUGH-INS THRU WALLS.
9. G.C. SHALL PROVIDE ADEQUATE BLOCKING IN BATHROOMS FOR GRAB BARS, LAVATORIES, HAND DRYERS, MIRRORS, PAPER TOWEL DISPENSERS, SOAP DISPENSERS, AND OTHER ACCESSORIES AS REQUIRED FOR MOUNTING UNLESS OTHERWISE NOTED.
10. ALL SHELVING TO BE NSF APPROVED COMMERCIAL FOOD SERVICE STORAGE SHELVING W/HEAVY DUTY BOTTOM SHELVES. ALL KITCHEN EQUIPMENT TO BE NSF APPROVED.
11. ALL DIMENSIONS ARE FROM FINISHED WALL UNLESS OTHERWISE NOTED.
12. G.C. TO PROVIDE IN WALL BLOCKING (F.R.T.) FOR ALL WALL MOUNTED FIXTURES, SIGNAGE, ETC. REFER TO EQUIPMENT PLAN/ INTERIOR ELEVATIONS COMPLETE EQUIPMENT LAYOUT.
13. EXISTING OUTLETS TO REMAIN U.N.O.

KEYNOTES

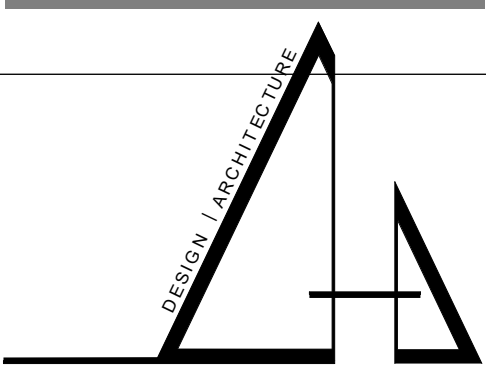
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|----|---|
| 1 | EXISTING STOREFRONT DOOR TO REMAIN |
| 2 | EXISTING STOREFRONT GLAZING AND MULLIONS TO REMAIN |
| 3 | EXISTING COLUMN TO REMAIN. PROTECT IN PLACE |
| 4 | EXISTING DEMISING WALL TO REMAIN |
| 5 | EXISTING DOOR TO REMAIN |
| 6 | NEW PLUMBING FIXTURE. REFER TO PLUMBING PLANS. |
| 7 | NEW DOOR. REFER TO DOOR SCHEDULE |
| 8 | NEW HOOD CONTROL PANEL @ 60" A.F.F |
| 9 | NEW CONDUIT FOR CONVEYOR BELT SYSTEM. COORDINATE SIZE AND LOCATION WITH CONSTRUCTION MANAGER |
| 10 | GC TO PROVIDE/INSTALL MANUAL WINDOW ROLLER SHADES SPEC: MECO SHADE SOHO1900 SERIES. 5% (1901 WHITE) |
| 11 | NEW GYP. ON KURA SIDE TO GO ALL THE WAY UP TO ROOF STRUCTURE IN THIS AREA |
| 12 | NEW ANSUL PULL @ 48" MAX |
| 13 | NEW WALK-IN COOLER AND FREEZER COMBO. KITCHEN VENDOR TO RUN THE CONDENSATE DRAINS FOR WIB. |
| 14 | NEW WALL SLAT PANEL. SEE FINISH PLAN & DETAILS FOR ADDN'L INFO. |
| 15 | EXISTING EXTERIOR WALL TO REMAIN |
| 16 | EXISTING EXTERIOR DOOR TO BE WELD SHUT |
| 17 | NEW INFILL TO MATCH EXISTING ADJACENT WALL |

LEGEND

- | | |
|--|--|
| | EXISTING EXTERIOR WALL TO REMAIN |
| | EXISTING INTERIOR NON-BEARING WALL TO REMAIN |
| | EXISTING DEMISING WALL TO REMAIN |
| | NEW INTERIOR NON-BEARING WALL |
| | NEW WALK-IN COOLER / FREEZER WALL |
| | DOOR NUMBER. REFER TO A&O DOOR & WINDOW SCHEDULE |
| | WALL TYPE. REFER TO WALL SCHEDULE BELOW. |

WALL SCHEDULE

- | | |
|--|--|
| | EXISTING EXTERIOR WALL TO REMAIN |
| | EXISTING INTERIOR BEARING WALL TO REMAIN |
| | EXISTING DEMISING WALL TO REMAIN. |
| | NEW 3 5/8" METAL STUD MIN. 20 G. @ 16" O.C. W/ 5/8" GYP. BD. ON ONE SIDE 6" ABOVE CEILING. APPLY 5/8" MOISTURE RESISTANT TYPE 'X' GYP. BD. AT KITCHEN WALLS AND RESTROOM WALLS. |
| | NEW 3 5/8" METAL STUD MIN. 20 G. @ 16" O.C. W/ 5/8" TYPE 'X' GYP ON BOTH SIDES 6" ABOVE CEILING. APPLY 5/8" MOISTURE RESISTANT TYPE 'X' GYP. BD. AT KITCHEN WALLS AND RESTROOM WALLS |
| | NEW 2 1/2" METAL STUD MIN. 20 G. @ 16" O.C. W/ 5/8" TYPE 'X' GYP ON BOTH SIDES 6" ABOVE CEILING. |

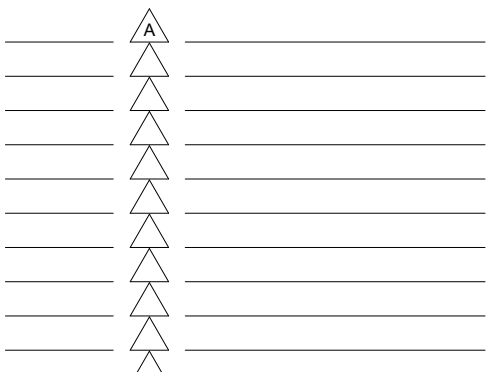


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IRVINE, CA. 92606



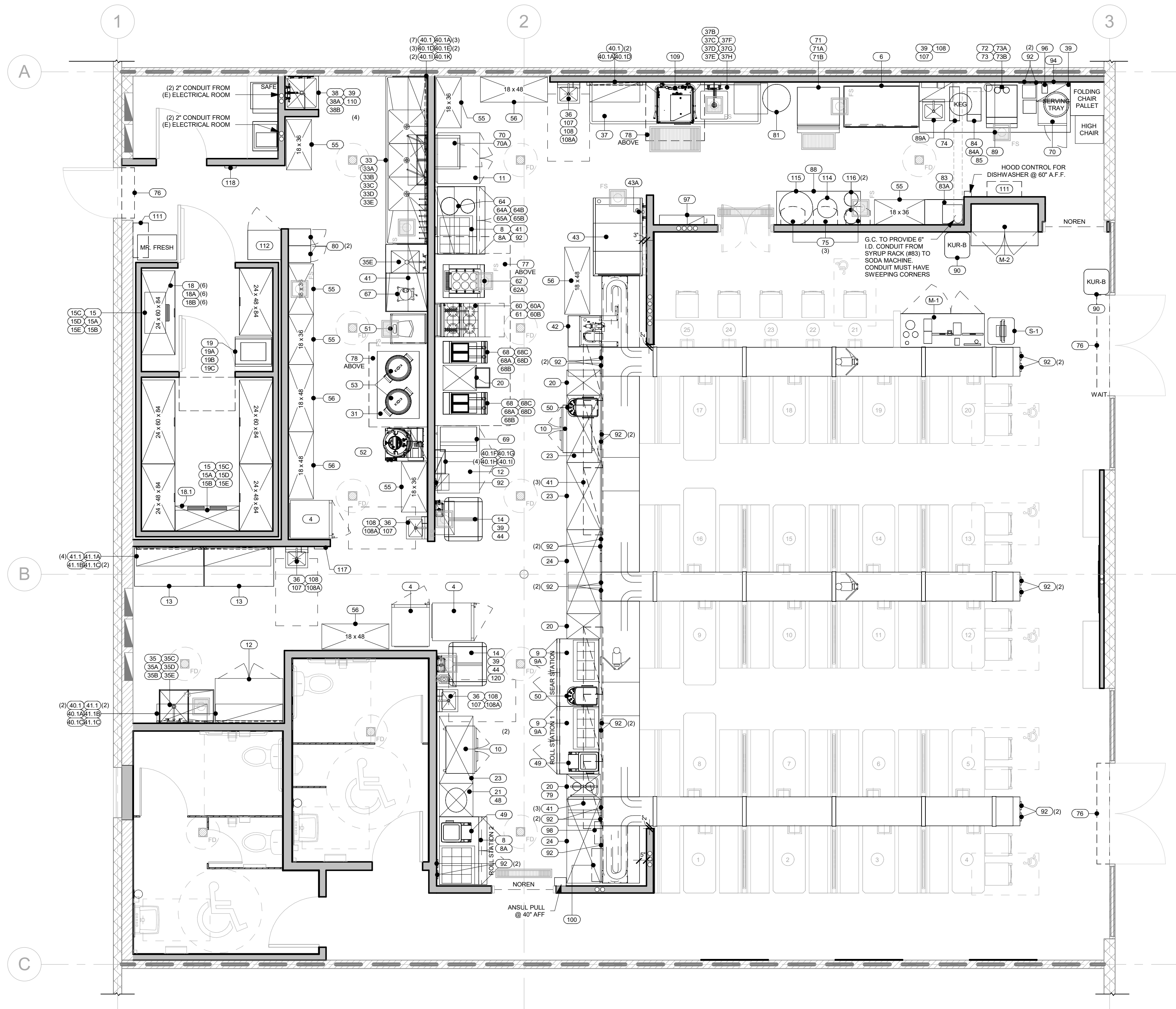
FLOOR PLAN

CUP NUMBER:
Plan Check Number:



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EQUIPMENT PLAN

1/4" = 1'-0"

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GENERAL NOTES

1. G.C. ELECTRICIAN SHALL LOCATE ANY POWER PLUGS HIGH (CLOSE TO CEILING) TO AVOID CONFLICT WITH PERIMETER SHELVING.
2. G.C. SHALL CONFIRM WALK-IN BOX IS FULLY OPERATIONAL PRIOR TO FINAL INSPECTIONS.

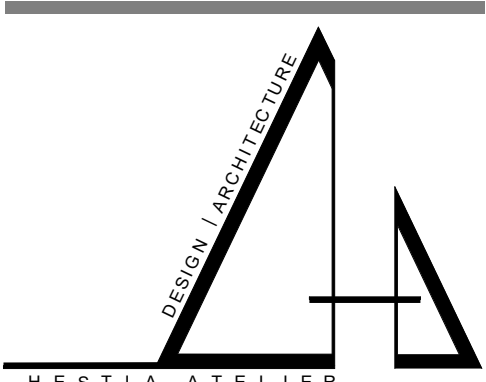
DRY STORAGE WIRE SHELVING CALCULATIONS:

(QTY 6) 3'-0" WIDE x 4 TIERS = 72 LF
(QTY 5) 4'-0" WIDE x 4 TIERS = 80 LF
TOTAL PROVIDED = 152 LF

*ALL FREE STANDING STORAGE / SHELVING / RACKS TO BE 5'-9" HEIGHT

*NOTE:
WALK-IN COMBO BOX: (1) STRIP CURTAIN ON COOLER DOOR ONLY
WALK-IN FREEZER (ONLY) BOX: (1) STRIP CURTAIN ON FREEZER DOOR

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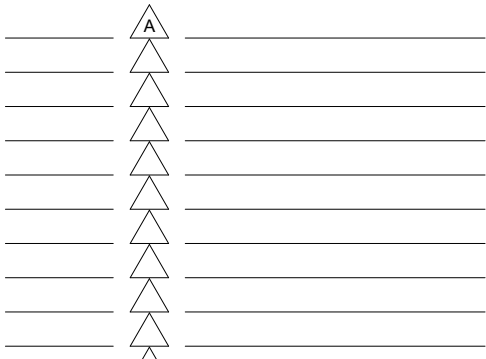


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IRVINE, CA. 92606

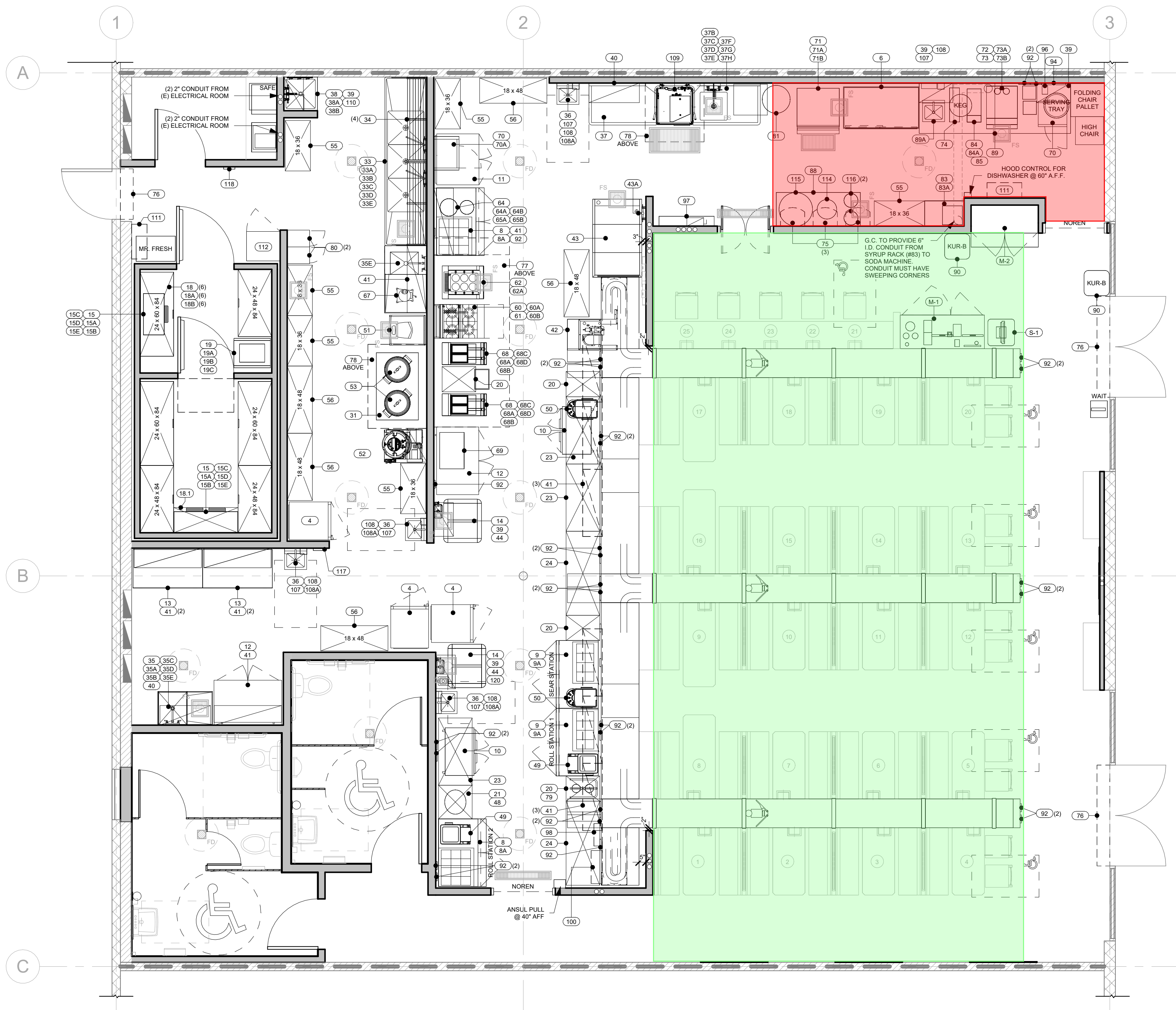


EQUIPMENT PLAN

CUP NUMBER:
Plan Check Number:



SHEET
K1.0



EQUIPMENT PLAN

1/4" = 1'-0"

1

GENERAL NOTES

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DRY STORAGE WIRE SHELVING CALCULATIONS:

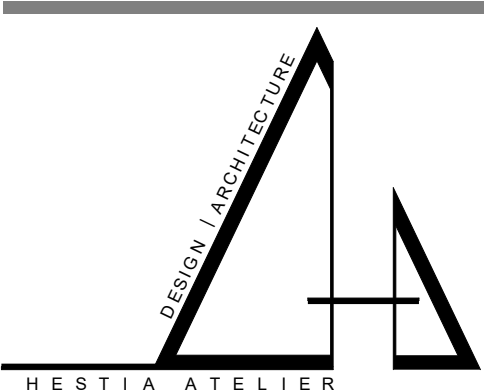
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(QTY 5) 4'-0" WIDE x 4 TIERS = 80 LF
TOTAL PROVIDED: = 152 LF

*ALL FREE STANDING STORAGE / SHELVING / RACKS TO BE 5'-9" HEIGHT

*NOTE:
WALK-IN COMBO BOX: (1) STRIP CURTAIN ON COOLER DOOR ONLY
WALK-IN FREEZER (ONLY) BOX: (1) STRIP CURTAIN ON FREEZER DOOR

ALCOHOL STORAGE AREA

ALCOHOL CONSUMPTION AREA

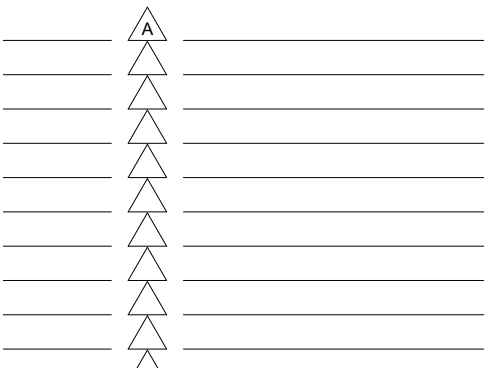


3 PETERS CANYON RD. STE110
IRVINE, CA. 92606



EQUIPMENT PLAN

CUP NUMBER:
Plan Check Number:



S H E E T

K1.0

2026-03-20 - 1ST BUILDING SUBMITTAL

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: Kura Revolving Sushi Alcohol Special Use Permit

Project Applicant: Hide Iwagami

Project Location - Specific: 347 W. Esplanade Drive, Oxnard, California 93036, County of Ventura Assessor Parcel Number: 142-0-001-062

Description of Nature, Purpose and Beneficiaries of Project: The application is a request for approval 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” located at 347 W. Esplanade Drive (APN: 142-0-010-625) within the General Commercial Planned Development Zone (C-2-PD). The proposed hours of sale are daily, 7:00am-11:00pm. Filed by Hide Iwagami, 3 Peters Canyon Road, Ste. 110, CA 92606 on behalf of TUVF-Esplanade, LLC; 9950 Jefferson Boulevard, Bldg. #2, Culver City, CA 90232.

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

Name of Person or Agency Carrying Out Project (Applicant): Hide Iwagami

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 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 at the Esplanade Shopping Center. 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
Planning and Environmental Services Manager
City of Oxnard

Date

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



Police Department

Jason Benites, Chief of Police

May 26, 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: Kura Revolving Sushi, 347 W. Esplanade Drive
PZ 26-510-04, Alcohol SUP Review (ABC Type 41)

Site Information:

The proposed site is an existing, unoccupied retail space. The business lies within the Esplanade shopping center at 347 W. Esplanade Drive. It is situated near the southeast corner of Esplanade Drive and Spur Drive with the rear of the building facing Esplanade Drive. The front doors of the business will face east toward the shared parking lot.

The site is generally bordered by commercial uses of the Esplanade to the north and east and Esplanade Drive to the south and west. The nearest residences are approximately 600 feet to the west across Esplanade Drive and Oxnard Boulevard. The Esplanade Shopping Center is not within a residential neighborhood.

The Police Department is recommending that the service of alcoholic beverages are limited to the hours of 7 A.M. to 11 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 California¹ and the City of Oxnard² have established standards to weigh concentration factors, and, when appropriate, mitigations to address those factors. The below charts identify nearby retail alcohol establishments.

Alcohol outlets located within 350 Feet

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*

#	Business Name	Address	A B C T y p e	A S U P	O n / O f f - S a l e	Premise	Alcohol	Alcohol Hours *
1	Chipotle Mexican Grill	369 W Esplanade Dr	47	Y	On	Restaurant	Beer Wine Spirits	7a-11p
2	Food 4 Less	250 W Esplanade Dr	21	Y	Off	Grocery Store	Beer Wine Spirits	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	A B C T y p e	A S U P	O n / O f f - S a l e	Premise	Alcohol	Alcohol Hours *
1	Cost Plus	221 W Esplanade Dr	20	Y	Off	Market	Beer Wine	6a-2a

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 is one existing restaurant with alcohol licenses within 350 feet of the applicant site. However, the existing restaurant and the applicant restaurant serve different cuisines, and therefore can be considered different types of alcohol serving restaurants. 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.

1. 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 district³ 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 are 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.

In the case of the applicant site, the annular crime rate is significantly 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.

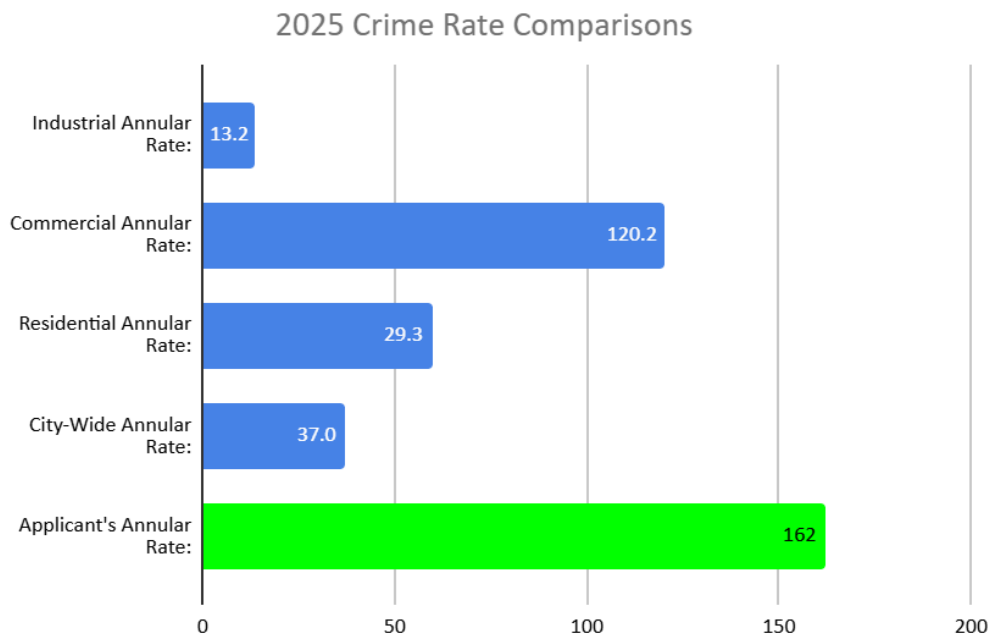
³ Oxnard P.D. does not collect crime data based on reporting districts. For the purposes of concentration of alcohol establishments, the crime stats are compared by 1000-foot annular areas.

Currently there are nine on-sale licenses within the applicant's census tract. According to the ABC, seven on-sale licenses are permitted within this census tract. Based on the above findings, there is an undue concentration under the provisions of California Business and Professions Code Section 23958.4

Crime Statistics Review:

For comparison purposes the Police Department calculates the average number of NIBRS⁴ 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 2025. The average city-wide, annular average of Part I and II crimes is 37.0.

The average number of Group A and B crimes in the applicant's 1000 feet annular area is 162. This is above 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 generally 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 alcohol. The general consensus of business operators interviewed believed there would be no issues with the restaurant serving alcoholic beverages.

Conclusion

Kura Revolving Sushi is a new business and has no history in Oxnard. Their business plan and location is consistent with other restaurants in the Esplanade Shopping Center.

Concentration, Public Convenience and Necessity

As previously discussed, there is no undue concentration of alcohol establishments under the standards established by the State of California or the City of Oxnard.

However, as previously discussed, the site of the proposed establishment is within an area of the City where there is an "undue concentration" of alcoholic beverage establishments within the meaning of section 23958.4(a)(1) of the Business and Professions Code. As previously noted, the crime is higher than the City-wide average and is above the State standard.

The crime rate established for the area around the business is elevated above the average for commercially zoned parcels. In this case, the Esplanade Shopping Center has a number of retailers that routinely arrest shoplifters. Of the 162 police events within 1000-feet of the applicant, site 60% were shoplift incidents. Such shoplift incidents are not uncommon in large retail centers as corporate stores often make use of loss prevention officers to address this common problem. These incidents should not preclude establishment of a restaurant serving alcoholic beverages.

The establishment of more on-sale ABC licenses within a census area than ABC has pre-approved can be justified if it serves the public convenience and necessity. In this case, there are several justifications. Locating restaurants serving a variety of cuisines within a well organized shopping center is a public convenience. Additionally, different cuisines are best paired with different alcoholic beverages.

Based on the crime statistics, the assessment from the Beat Coordinator, and the input from the community there is no 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.

A finding of public convenience and necessity is requested as part of the approval for this project.

Police Operating Conditions On-Sale Restaurant

RBS Training

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 11 P.M.

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 which reflect separately 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 shall 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. The menu shall not be reduced in number or substance at any time alcohol is being served other than for reasonable, unforeseen reasons (lack of product...). Any changes or replacements to the proposed product offering shall be of similar or greater quantity and any permanent reduction of menu items is prohibited. (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 are 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 than 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 committee 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.

Operational Standards

24. Deliveries of alcoholic beverages are prohibited as a function of this alcohol Special Use Permit.
25. 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)
26. The committee 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)
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 run contrary to provisions set forth through their ABC license or this Special Use Permit. (PD)
28. 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 it 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

29. Permittee shall install and maintain a dual technology electronic intrusion detection system capable of differentiating between human and non-human motion. (burglary alarm). (PD)
30. 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)
31. Permittee shall establish responsible cash handling procedures to reduce the likelihood of robberies and theft. (PD)
32. 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

33. Entertainment as defined by Oxnard City Ordinance 11-185 is prohibited except music which creates ambiance consistent with the normal operation of the business. Performers, televised events and other types of entertainment intended to attract customers to the business are prohibited.

Signage

34. 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)
35. 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)
36. 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)
37. 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". (PD)

Site Design

38. 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)
39. 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

40. 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)
41. 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 or SUP shall be initiated, and conditions may be added or removed as appropriate to mitigate existing or potential problems. (PD)
42. "Dine in" customers ordering alcoholic beverages shall not take the beverage(s) away from the premises. Menus shall have language that advises customers that alcoholic beverages are served for on-site consumption.
43. 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.
44. 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.
-

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.

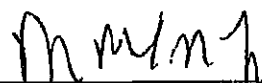
4. All of the procedures and other matters contained in section 34-146 et seq. of the City Code apply to applications for special use permits to sell alcoholic beverages at retail.

PASSED AND ADOPTED this 6th day of February, 2001, by the following vote:

AYES: Councilmembers Maulhardt, Pinkard, Zaragoza, Holden and Lopez.

NOES: None.

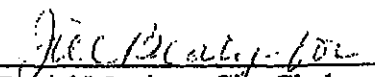
ABSENT: None.



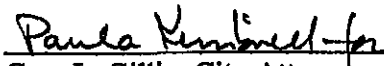
Dr. Manuel M. Lopez, Mayor

ATTEST:

APPROVED AS TO FORM:



Daniel Martinez, City Clerk



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. 26-510-04 (SPECIAL USE PERMIT - ALCOHOL) 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", LOCATED AT 347 W. ESPALANDE DRIVE (APN: 142-0-010-625) WITHIN AN EXISTING 2,682 SQUARE-FOOT TENANT SPACE. FILED BY DESIGNATED AGENT 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.

WHEREAS, on April 9, 2026, Hide Iwagami, (the "**Applicant**" and/or "**Permittee**") on behalf of property owner TUVF-Esplanade, submitted 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" which will be located at 347 W. Esplanade Drive (APN: 142-0-010-625) within an existing 2,682 square-foot tenant space (the "Project"); and

WHEREAS, on July 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. 26-510-04 (Special Use Permit - Alcohol), filed by Hide Iwagami 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 Commercial Regional (CR) and within the Coastal Planned Community Zoning District (CPC) General Commercial Planned Development (C-2-PD). The Project is located in an existing commercial center and is surrounded by commercial 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 General Commercial Planned Development Zoning District (C-2-PD), with a 2030 General Plan designation of Commercial Regional (CR), and other adopted policies of the City of Oxnard. The existing 2,682 square-foot tenant space requests to allow the sale of beer and wine (ABC License Type 41 – On Sale Beer & Wine – Eating Place). The ability to sell alcohol for on-site consumption in the General Commercial Zoning District is subject to approval of Special Use Permits by the Planning Commission pursuant to Oxnard City Code (OCC). Therefore, the request for a new ABC Type 41 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 and wine for on-site consumption at an existing eating facility. According to the Police report there is one other existing alcohol outlet with on-site license 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 above 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 41 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 41 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 Esplanade Drive and Wagon Wheel Road. The proposed new Type 41 license is not anticipated to generate significant traffic that would require improvements to infrastructure. Therefore, the site for the proposed new Type 41 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 41 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 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 3 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 41 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 allow the sale of beer and wine (ABC License Type 41 – On Sale Beer & Wine – Eating Place) at a proposed restaurant, “Kura Revolving Sushi” which will be located at 347 W. Esplanade Drive within an existing 2,682 square-foot tenant space (Kura Revolving Sushi) 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 26-510-04 (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 July 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 11:00 P.M. (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. The menu shall not be reduced in number or substance at any time alcohol is being served other than for reasonable, unforeseen reasons (lack of product...). Any changes or replacements to the proposed product offering shall be of similar or greater quantity and any permanent reduction of menu items is prohibited. (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 than 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 committee 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.

Operational Standards

36. Deliveries of alcoholic beverages are prohibited as a function of this alcohol Special Use Permit.

37. 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)
38. The committee 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)
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 run contrary to provisions set forth through their ABC license or this Special Use Permit. (PD)
40. 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

41. Permittee shall install and maintain a dual technology electronic intrusion detection system capable of differentiating between human and non-human motion. (burglary alarm). (PD)
42. 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)
43. The Permittee shall establish responsible cash handling procedures to reduce the likelihood of robberies and theft. (PD)
44. 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

45. Entertainment as defined by Oxnard City Ordinance 11-185 is prohibited except music which creates ambiance consistent with the normal operation of the business. Performers, televised events and other types of entertainment intended to attract customers to the business are prohibited.

Signage

46. 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)
47. 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)
48. 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)
49. 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". (PD)

Site Design

50. 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)
51. 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

52. 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)
53. 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)
54. "Dine in" customers ordering alcoholic beverages shall not take the beverage(s) away from the premises. Menus shall have language that advises customers that alcoholic beverages are served for on-site consumption.

55. 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.

56. 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.

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 16th day of July 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 July 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

July 16, 2026

Kura Revolving Sushi Alcohol SUP
347 W. Esplanade Drive
PZ 26-510-04
(Special Use Permit - Alcohol)

Applicant: Hide Iwagami - Agent
Case Planner: Christopher Murillo

Project Description

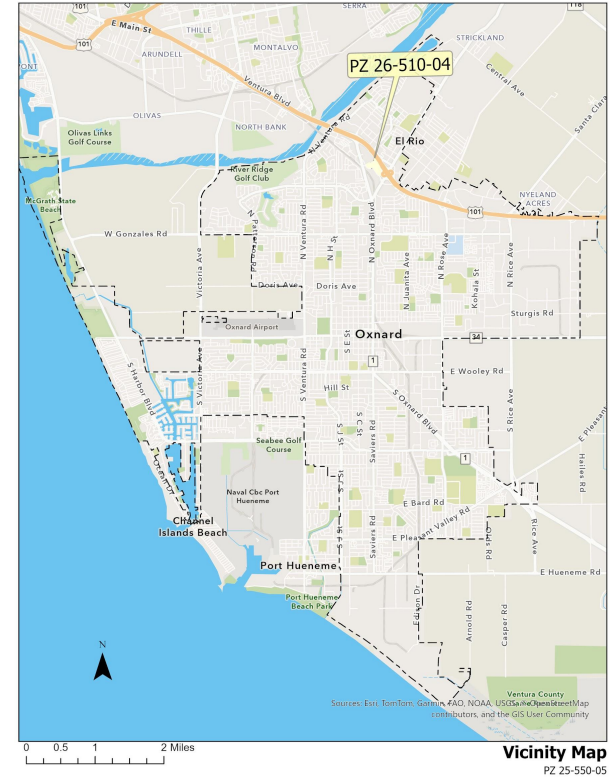
A request to allow the sale of beer and wine (ABC License Type 41 – On Sale Beer & Wine – Eating Place) at a proposed restaurant, “Kura Revolving Sushi” located at 347 W. Esplanade Drive (APN: 142-0-010-625) within an existing 2,682 square-foot tenant space in the General Commercial Planned Development (C-2-PD) Zone.

The proposed hours of sales are 7:00am to 11:00pm; Monday through Sunday.

Project Location

Kura Revolving Sushi:

- The general location of the project site is within the General Commercial Planned Development (C-2-PD) Zone District
- The restaurant is located North of Esplanade Drive and East of Wagon Wheel Road at 347 W. Esplanade Drive



Surrounding Land Uses

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Commercial Regional (CR)	General Commercial Planned Development (C-2-PD)	Esplanade Shopping Center
North	N/a	N/a	101 Freeway
South	Commercial General (CG)	General Commercial Planned Development (C-2-PD)	Food 4 Less
East	N/a	N/a	101 Freeway
West	Commercial General (CG)	General Commercial Planned Development (C-2-PD)	Commercial Spaces

Background

- On November 2, 2000, the City Council approved PD No. 00- 500-75 for the construction of a new 392,575 square-foot shopping center.
- Since the site's creation, there has been several minor modifications have since been approved for façade remodels, tenant space reconfigurations, new buildings, and minor parking layout changes.
- The tenant space to be occupied by the Kura Revolving Sushi Restaurant was previously occupied by T-Mobile Wireless store. This use left towards the end of 2021, and the site has remained vacant since.

Site Photo

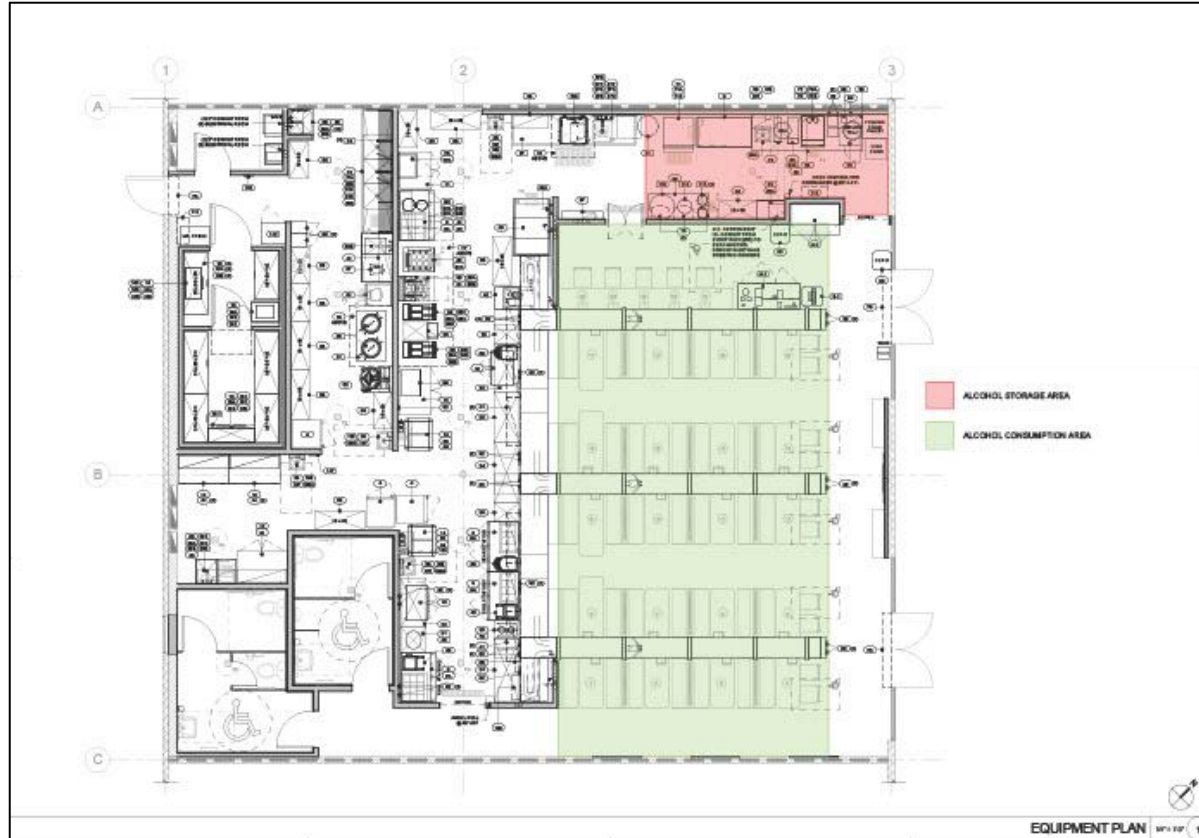
July 6, 2026



Site Plan



Floor Plan

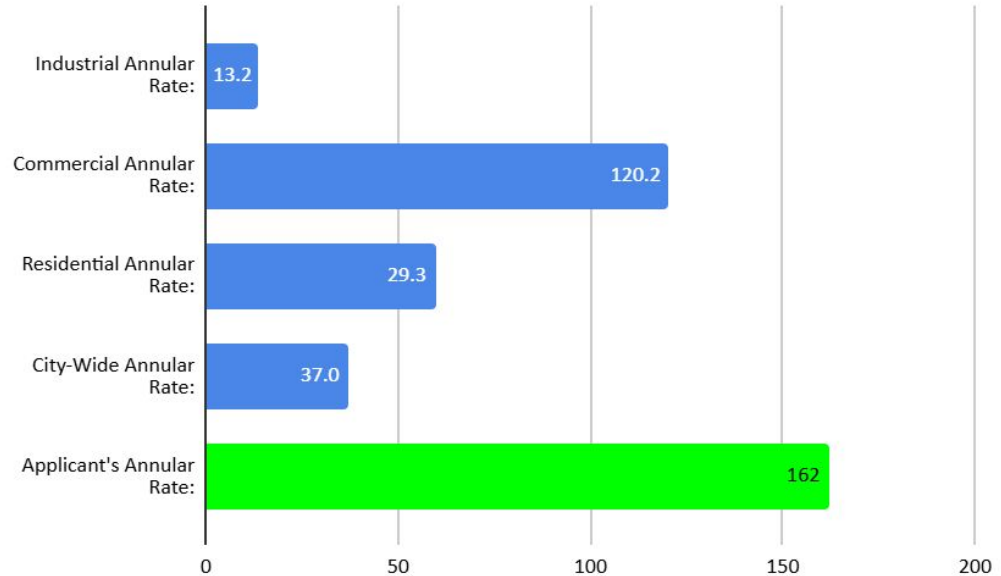


Police Report Summary

Crime:

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

2025 Crime Rate Comparisons



Police Department Review

Findings:

- Crime rate around the site is above commercial average.
- Kura Revolving Sushi Tenant Improvement plan check is currently in progress. The business will be a 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.

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. 26-510-04 (Special Use Permit - Alcohol), subject to certain findings and conditions.

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Juan Carlos Torres, Associate Planner

DATE: July 16, 2026

SUBJECT: **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).

1) Recommendation: That the Planning Commission (“**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.

2) Project Description and Applicant: 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 located at 1150 Commercial Avenue in the Heavy Manufacturing (M-2) Zone. The application for the stealth wireless telecommunications facility, pursuant to Oxnard City Code Section 16-488, is subject to approval of a Special Use Permit (“**Project**”). The application was filed by designated agent John McDonald, Eukon Group, 65 Post, Suite 1000, Irvine, CA 92618, on behalf of AT&T (“**Applicant**”), and property owner Viola Properties LLC, P.O. Box 5624, Oxnard, CA 93031.

3) Existing & Surrounding Land Uses: The 1.43-acre project site is currently developed with three industrial buildings, consisting of two single-story buildings and one 2-story building, totaling approximately 38,310 square feet. The site is occupied by incidental industrial uses, including an auto body shop, office space, and warehousing, and includes a surface parking lot with minimal landscaping along the Commercial Avenue frontage. Primary access to the site is provided from Commercial Avenue. In addition, an existing access gate is located at the northeastern corner of the property.

The following table summarizes the existing land uses and zoning designations of the project site and surrounding properties. In addition, the aerial exhibit illustrates the existing industrial buildings located on the project site and within the surrounding area.

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
1150 Commercial Avenue	Heavy Manufacturing (M-2)	Central Industrial Area (CIA)	Industrial
North	Heavy Manufacturing (M-2)	Central Industrial Area (CIA)	Industrial
South	Heavy Manufacturing (M-2)	Central Industrial Area (CIA)	Industrial
East	Heavy Manufacturing (M-2)	Central Industrial Area (CIA)	Industrial
West	Heavy Manufacturing (M-2)	Central Industrial Area (CIA)	Industrial



(Project site is within the redbox in the middle of image)

- 4) **Background:** In approximately 1962, Building Permit No. 1738 was approved for the construction of a 2,637-square-foot office building at the project site. Since that time, various building permits have been issued to allow interior modifications to the building.

On December 13, 1976, Building Permit No. 5166 was issued for the construction of a 13,454-square-foot warehouse building. The approval included the installation of ten (10) parking spaces and a trash enclosure adjacent to the westerly property line facing Commercial Avenue.

In February 1979, Building Permit No. 1-3302 was issued for the construction of a 15,145-square-foot warehouse building located at 1100 Commercial Avenue. The approval also included ancillary parking spaces adjacent to the easterly property line and a trash enclosure.

Since that time, various additional building permits have been issued for tenant improvements and site modifications. The site is currently occupied by an auto body use.

On October 21, 2025, the City issued Building Permit No. 2025-03951 to divide an existing building located at 1144 Commercial Avenue into two tenant spaces for office and storage uses.

On July 18, 2024, an application for the current wireless telecommunications Special Use Permit was submitted to the City.

- 5) Environmental Determination:** The transmission of wireless radio signals is regulated by the operational and permitting standards of the Federal Communications Commission (FCC). The Applicant submitted a Radio Frequency–Electromagnetic Energy (RF-EME) Compliance Report demonstrating that the Project will operate in compliance with FCC standards for public exposure (Attachment C).

Pursuant to CEQA Guidelines Sections 15303 (Class 3 – New Construction or Conversion of Small Structures), projects involving the construction of small new facilities or structures, installation of small new equipment and facilities may be found exempt from the requirements of the California Environmental Quality Act (CEQA), provided the project is consistent with the applicable General Plan designation, zoning designation, and associated development standards.

The proposed Project includes the construction of an 80-foot-high stealth wireless telecommunications facility designed as a clock tower, including ancillary ground-mounted mechanical equipment, within an existing developed industrial site. The proposed wireless facility will be located within an approximately 466-square-foot lease area and will comply with the development standards of the Heavy Manufacturing (M-2) Zone, which permits structures up to 100 feet in height.

The proposed wireless facility will consist of a stand alone steel-framed structure with fiberglass reinforced polymer (FRP) framing panels, exterior insulation and finish system (EIFS) to resemble stucco design to be architecturally compatible with the existing industrial buildings within the industrial complex and surrounding developments. The wireless panel antenna equipment elements will be concealed from public view as part of the stealth design. In addition, the ancillary ground equipment will be screened within a proposed CMU block wall enclosure with a stucco finish painted to match the adjacent building. Furthermore, the wireless tower includes recessed waffle-pattern architectural panels similar to the existing two story office building.

The Project site is not located within or adjacent to an environmentally sensitive area, and none of the exceptions to categorical exemptions identified in CEQA Guidelines Section 15300.2 apply to the proposed Project. Therefore, staff has determined that there is no substantial evidence that the Project may have a significant effect on the environment and recommends that the Planning Commission accept the Notice of Exemption (Attachment D).

6) Analysis:

- a. General Discussion and Siting:** The proposed 80-foot-high wireless telecommunications facility will be located east of Commercial Avenue and south of Wooley Road, which is designated as a Scenic Corridor by the Oxnard 2030 General Plan. The Project will be approximately 130 feet from the property adjacent to Wooley Road. The proposed

wireless telecommunications facility is located adjacent to the north side of the existing warehouse building at 1150 Commercial Avenue and east of the existing auto body shop at 1100 Commercial Avenue. The proposed facility will provide a zero-foot setback from the easterly property line.

The Project consists of both ground-mounted and above-ground concealed equipment within a ground lease area of approximately 466 square feet. The ground-mounted equipment includes a power plant cabinet, ray cabinet, battery cabinet, telecommunications box, disconnect switch, surge suppressor, and GPS antennas. The above-ground concealed equipment includes sixteen (16) panel antennas, twelve (12) Remote Radio Units (RRUs), and four (4) surge suppressors. The proposed structure is also designed to accommodate potential future wireless carrier co-location opportunities within the facility.

As part of the Project construction, two existing parking spaces will be removed and reconstructed. Therefore, the Project will not result in a net loss of on-site parking spaces associated with the addition of the wireless facility and ancillary equipment, and the site will continue to maintain a total of 46 parking spaces.

Pursuant to Oxnard City Code Section 16-488(D)(5), a wireless telecommunications facility may be approved within 500 feet of a scenic corridor if the facility qualifies as a stealth facility. Staff has determined that the proposed facility qualifies as a stealth facility because the main structure will be constructed with a steel frame and the wireless panel antennas and ancillary equipment will be screened using fiberglass reinforced polymer (FRP) materials and exterior insulation and finish system (EIFS) materials designed to resemble a stucco finish and maintain a uniform architectural appearance. In addition, the proposed design incorporates architectural elements compatible with the existing industrial complex in order to effectively conceal the wireless facility equipment from public view.

- b. General Plan Consistency:** The 2030 General Plan identifies the land use for the subject property to be Central Industrial Area , which would be a suitable zone for the placement of a wireless tower. The following table demonstrates further consistency with the general plan through specific policies:

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
ICS-18.1	I	Telecommunications Services Work with telecommunications providers to ensure residents and businesses have access to telecommunications services, including broadband service. to maximize access to inexpensive telecommunications services, the City shall encourage marketplace competition from multiple service providers.	Construction of this facility will fill a significant gap in AT&T Wireless's coverage in this area of the city and provide better signal for nearby businesses, residents, and emergency response vehicles.
ICS-18.3	I	Wireless Telecommunications Encourage wireless providers to meet the following conditions, to the maximum extent feasible: • Incorporate best available technology; • Locate away from residential and open space areas; • Not be visible from public rights-of-way and local and State scenic highways; • When possible, locate on existing buildings, existing poles, or other existing support structures; and • Incorporate well-designed stealth techniques that disguise the facility from the point of view of nearby residents.	The Project as proposed includes the construction of a new 80 foot tall structure within an industrial complex that allows building to be up to 100 feet in height. The proposed wireless facility structure is designed with architectural features similar to other buildings within the industrial complex and the vicinity area. The project is located in an industrial zone and has a significant setback from Wooley Road. Due to the clock tower design, the Project's equipment will not be visible from public rights-of -way and local scenic highways, nor will it significantly impact the point of view of nearby residents as the closest residential zone is within 730 feet from the project's site. The applicant claimed in their site selection analysis that there were no nearby towers to collocate on and achieve their target coverage area.

- c. **Conformance with the Zoning Designation:** The proposed development is located within the Heavy Manufacturing (M-2) Zone. The proposed wireless telecommunications facility would be located adjacent to Wooley Road, which is designated as a Scenic

Corridor by the Oxnard 2030 General Plan. Due to the Project's proximity to a designated Scenic Corridor, the facility is required to incorporate significant screening and concealment measures.

The proposed facility qualifies as a stealth wireless telecommunications facility because all ground-mounted and above-ground ancillary wireless equipment will be fully concealed within a new steel-framed clock tower structure incorporating architecturally integrated fiberglass reinforced polymer (FRP) screen walls and materials designed to complement the surrounding industrial development. Accordingly, the proposed facility is consistent with the stealth facility provisions of Oxnard City Code Sections 16-488 through 16-492.

The Project proposes a new detached clock tower structure with an overall height of 80 feet, which is 20 feet below the maximum permitted building height of 100 feet within the Heavy Manufacturing (M-2) Zone. The Applicant has stated that the proposed height is necessary to address a significant wireless coverage and system-capacity gap within this area of the City, minimize the need for additional smaller wireless facilities that would otherwise be required to serve the area, avoid signal obstructions from existing surrounding development, and allow future co-location opportunities for additional wireless service providers at an adequate operating height.

The applicable development standards of the Heavy Manufacturing (M-2) Zone have been compared with the proposed Project, as follows:

Development Standard	Heavy Manufacturing (M-2)	Existing	Proposed	Complies ?
Maximum Height	100 feet	21'-7"	80 feet	Yes
Front yard setback	10 feet	10	156 feet	Yes
Side yard setback	0	0	128 feet	Yes
Rear yard setback	0	0	0	Yes

In addition to being subject to the development standards of the M-2 zone, the proposed wireless telecommunications facility is subject to the Wireless telecommunications Facilities development standards (§16-492). The development standards have been compared with the proposed project as follows:

DEVELOPMENT STANDARD	WIRELESS STANDARD	PROPOSED	COMPLIES?
Maximum Height (§16-492.A)	100 feet for the M-2 Zone	80 feet	Yes
Setbacks (§16-492.B)	Same as those in the M-2 Zone, 0	0	Yes
Separation (§16-492.C)	None required for stealth facilities	The facility is stealth.	Yes
Location (§16-492.D)	No restrictions for stealth facilities	The facility is stealth.	Yes
Landscaping and Screening (§16-492.E)	Existing trees shall be preserved to the extent feasible	The Project will preserve the existing landscaping.	Yes
Design (§16-492.F.1)	If within 500 ft of scenic highway, shall be stealth	The facility is within 500 feet from a scenic highway and is a stealth facility.	Yes
Design (§16-492.F.3)	Equipment shall be located within enclosure	Above ground equipment, wireless panel antennas, will be enclosed within a clock tower facade structure. Ground equipment will be located within a proposed concrete masonry block wall with stucco finish.	Yes (Conditions #27,28 & 29)

Lights (§16-492.G)	Facility shall not be lighted unless required by the FAA or for security and safety lighting	The telecommunications facility shall not be illuminated except minimal lighting for maintenance, safety, security, or as required by law. The clock tower faces are not proposed to be illuminated.	Yes (Conditions #19, 20, 21 & 45)
Security (§16-492.H)	Emergency phone numbers shall be posted	Emergency phone numbers will be posted.	Yes (Condition #45)
FCC Compliance (§16-492.I)	Radio Frequency emissions report required	Radio Frequency emissions report submitted.	Yes
Co-location (§16-492.J)	A tower that is modified or rebuilt for co-location may not exceed 16 feet over the allowed height for the zone	The proposed facility is proposing to have co-location of other facilities and has been designed to include other facilities without any modifications.	N/A
Antennae Attached to Structures (§16-492.K)	Attached antennae shall be compatible with the structure, located to minimize their visibility.	Antennae and associated equipment will be located on a proposed clock tower structure detached from other structures and will be completely screened by FRP screens that will be painted to match the existing	N/A

		building within the site.	
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- d) **Site Design:** The proposed wireless telecommunications facility consists of a detached, standalone 80-foot-tall stealth tower structure designed to resemble an architectural clock tower. The upper portion of the structure incorporates a clock tower feature integrated with concealed wireless telecommunications equipment to minimize visual impacts and maintain compatibility with surrounding development. The tower will be constructed with a steel frame enclosed with Fiberglass Reinforced Plastic (FRP) framing panels and Exterior Insulation and Finish System (EIFS) materials designed to resemble a stucco architectural finish. The proposed facility will occupy an approximately 466-square-foot lease area.

At the base of the tower, ancillary ground equipment will be enclosed within an approximately 8-foot, 8-inch-high concrete masonry block (CMU) wall with stucco finish designed to be architecturally compatible with the adjacent industrial buildings and surrounding development pattern. The stealth design fully conceals the wireless panel antenna equipment from public view within the upper clock tower structure. The tower façade further incorporates recessed waffle-pattern architectural panels designed to visually complement the existing two-story office building located on-site.

The proposed ground-mounted equipment enclosure will contain the following equipment:

- One (1) power plant cabinet
- One (1) Raycap cabinet
- One (1) battery cabinet
- One (1) telecommunications utility box
- One (1) disconnect switch
- Surge suppressor equipment
- GPS antennas

Equipment located within the concealed clock tower structure includes:

- Sixteen (16) panel antennas
- Twelve (12) Remote Radio Units (RRUs)
- Four (4) surge suppressors

The proposed wireless telecommunications facility is also designed to accommodate potential future wireless carrier co-location opportunities within the structure to minimize the need for additional freestanding wireless facilities in the surrounding area.

- e) **Circulation and Parking:** The existing property is currently served by two driveways from Commercial Avenue and an access gate located at the northeast corner of the site

facing Wooley Road, which provides access to the on-site parking lot area adjacent to the proposed wireless telecommunications facility and ancillary equipment enclosure. The project site presently contains parking located along the frontage facing Commercial Avenue as well as behind the existing industrial buildings, providing a total of 46 on-site parking spaces. As part of the proposed wireless telecommunications facility improvements and associated equipment enclosure, two existing parking spaces will be relocated within the site. Therefore, the proposed project will not result in a net loss of required on-site parking spaces. Existing vehicular circulation, site access, and internal maneuverability will continue to operate adequately following project implementation, and the site will maintain a total of 46 parking spaces.

- f) **Height & Design:** The proposed wireless telecommunications facility is designed as a self-contained, detached structure with an approximate height of 80 feet. The tower is intended to resemble an architectural clock tower and consists of a steel frame interior enclosed with FRP-molded wall panels. Design features include a four-sided clock face, a roof element constructed of FRP material molded to resemble a standing seam roof, and two FRP-molded cornice details. Additional architectural treatments, including waffle-pattern recessed panels, are incorporated to reduce the perceived massing of the structure and to visually integrate the facility with the surrounding industrial complex so that the wireless equipment is screened from public rights-of-way and the scenic corridor along Wooley Road.

The existing industrial complex consists of three buildings ranging in height from approximately 22 to 25 feet. Although the proposed wireless telecommunications facility would represent an approximate 320 percent increase in height relative to the existing on-site buildings, the M-2 Zone permits structures up to eight stories or 100 feet in height. Therefore, pursuant to OCC Section 16-164, the proposed facility is consistent with the applicable development standards of the zone.

Additionally, the proposed facility is intended to address a significant wireless coverage and system capacity gap within the target service area generally located west of Rose Avenue, north of Channel Islands Boulevard, east of C Street, and south of Fifth Street. The proposed 80-foot-tall wireless telecommunications facility would also minimize the need for additional smaller wireless infrastructure installations in the surrounding area and would accommodate potential future co-location opportunities for other wireless carriers.

The proposed design elements are intended to echo architectural features found on existing buildings within the site. The structure will be finished in a light beige color, identified as “SW Creamy.” Architectural accent features will be painted a dark bronze color, identified as “SW Protege Bronze”.

- g) **Landscaping and Open Space:** The project site contains existing landscaping along the westerly property boundary. No additional landscaping is proposed as part of the project, and the applicant intends to retain and maintain the existing on-site landscaping.

Therefore, the proposed wireless telecommunications facility is not anticipated to adversely affect the existing landscaped areas or the visual character of the surrounding property.

- h) Noise:** The equipment cabinet associated with the proposed wireless telecommunications facility will generate minimal operational noise that would generally be audible only in close proximity to the cabinet. Wireless facility equipment cabinets are typically designed to minimize noise generation and are subject to operational standards intended to ensure compliance with applicable noise regulations. Although a backup generator is not proposed as part of the current application, the project conditions of approval (Attachment E) require that any future generator testing be limited to daytime hours.

In addition, noise generated by the equipment will be further attenuated by the surrounding equipment enclosure. The project site is located within a commercial/industrial zone and there are no nearby noise-sensitive land uses in the immediate vicinity of the facility. Based on typical sound attenuation characteristics for wireless telecommunications equipment, operational noise levels are anticipated to remain below the maximum allowable threshold of 65 dBA pursuant to City Code Section 7-185.A. Therefore, the proposed telecommunications facility is not expected to result in significant noise impacts.

- i) Health and Safety:** The transmission of wireless radio signals is regulated by operational standards established by the Federal telecommunications Commission (FCC). The applicant submitted a Radio Frequency Compliance Report (Attachment C) evaluating the radio frequency emissions associated with the proposed telecommunications facility. The report concludes that, based on predictive modeling, the facility would comply with the FCC's General Public and Occupational exposure limits.

At ground level, the anticipated maximum predictive radio frequency electromagnetic energy (RF-EME) exposure from the proposed AT&T facility is estimated to be approximately 12.64 percent of the FCC's general population exposure limit. Additionally, worst-case scenario predictive modeling demonstrates that there are no ground-level areas associated with the proposed antennas that would exceed the FCC's occupational or general population exposure standards.

A wireless facility is considered noncompliant with FCC regulations only if exposure levels exceed FCC limits and no radio frequency hazard mitigation measures are implemented. Accordingly, the proposed facility has been designed and conditioned to operate in compliance with all applicable FCC radio frequency exposure guidelines.

- j) Equipment Enclosure:** The associated 8-foot, 8 inches high, 466 square-foot lease area will be enclosed by CMU wall and stucco finish which will completely surround the wireless facility and its ancillary equipment. The enclosure is designed to match the

surrounding buildings and will remain consistent with the existing architecture.

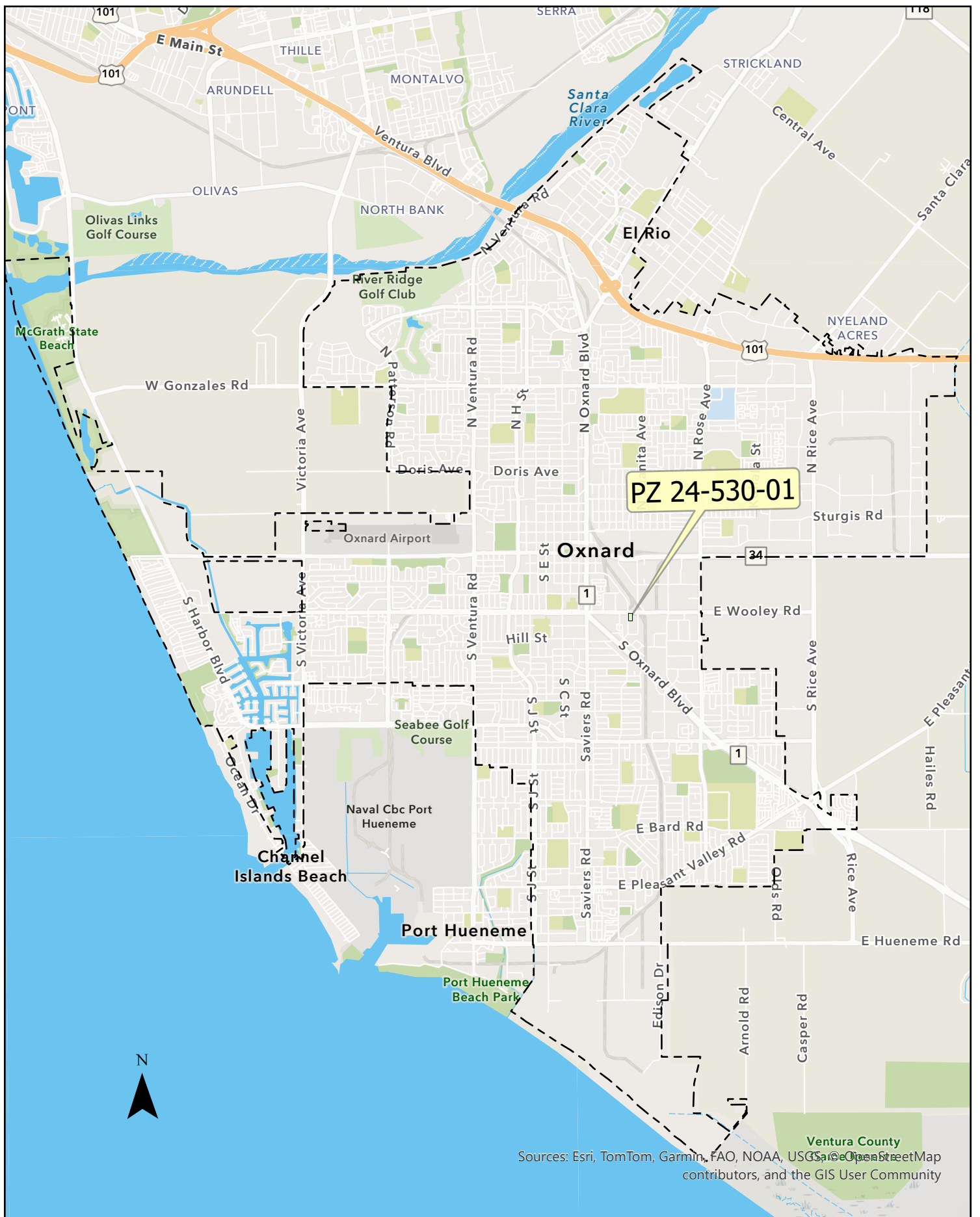
- 7) **Development Advisory Committee:** The Project was not required to be reviewed by necessary members of the Development Advisory Committee (DAC). However, input from the Engineering and Fire Department has been obtained and taken into consideration for this project.
- 8) **Community Workshop and Public Input:** On June 5, 2026, the applicant mailed 232 notices of the Community Workshop meeting to all property owners within the Five Points Northeast Community Neighborhood. A notice of this meeting was posted on the project site with a brief description and contact communication. The Community Workshop was conducted on June 15, 2026. During the workshop, no questions were received by the community.

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 OCC 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 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.

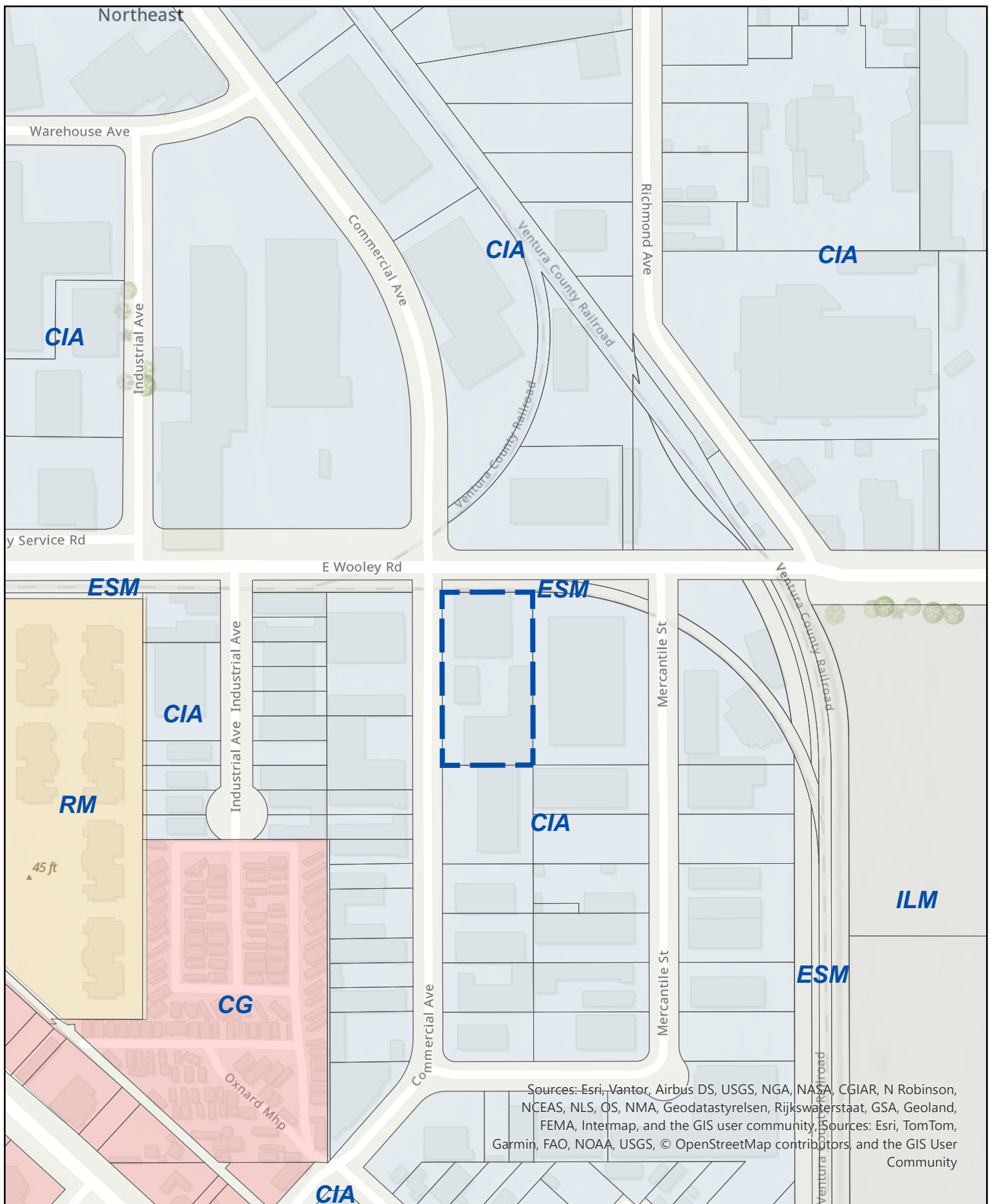
Attachments:

- A. Maps (Vicinity, General Plan, Zoning)
- B. Project Plans
- C. Electromagnetic Fields Report
- D. Notice of Exemption
- E. Planning Commission Resolution
- F. Propagation Maps
- G. Staff Presentation



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

Vicinity Map

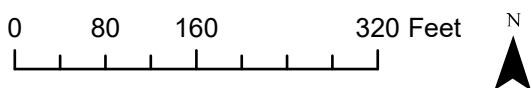


0 100 200 400 Feet

N



General Plan 2030



Zoning Map

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- | | |
|--|---|
| 1. 2022 CALIFORNIA ADMINISTRATIVE CODE | 6. 2022 CALIFORNIA FIRE CODE |
| 2. 2022 CALIFORNIA BUILDING CODE | 7. ANY LOCAL BUILDING CODE AMENDMENTS |
| 3. 2022 CALIFORNIA ELECTRIC CODE | 8. CITY/COUNTY ORDINANCES |
| 4. 2022 CALIFORNIA MECHANICAL CODE | 9. ANSI / TIA-222 STRUCTURAL CODE |
| 5. 2022 CALIFORNIA PLUMBING CODE | 10. NFPA 780 - LIGHTING PROTECTION CODE |

HANDICAP REQUIREMENTS:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, AND IS EXEMPTED FROM ACCESSIBILITY REQUIREMENTS IN ACCORDANCE WITH 2022 CALIFORNIA BUILDING CODE SECTION 11B-203.5.

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

GENERAL NOTES

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

IF CONTRACTOR ENCOUNTERS CONDITIONS IN FIELD, EITHER UNFORESEEN OR IN SOME MANNER IN CONFLICT WITH THESE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE REGISTERED DESIGN PROFESSIONAL OF SUCH CONDITIONS IN WRITING AND SHALL ACKNOWLEDGE ANY WORK DONE OUTSIDE OF JURISDICTIONAL PERMITTED PLANS IS DONE AT CONTRACTORS OWN RISK.

FOR "SPECIAL INSPECTIONS" SPECIFIC TO THIS PROJECT PURSUANT TO CBC SECTION 1704.3, SEE SHEET T-4, "STATEMENT OF SPECIAL INSPECTIONS"

SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

FULL SIZE = 24"x36". ANY OTHER SIZE PRINT IS NOT ORIGINAL SCALE.

ALL INDICATED DIMENSIONS SHALL TAKE PRECEDENT OVER SCALED DIMENSIONS.

SITE NUMBER: CXL2890

IWM#: WSLOS0008346

FA#: 16155932

USID#: 329926

PZ 24-530-01



at&t

PROJECT: NSB

SITE TYPE: STEALTH TOWER

SITE ADDRESS: 1150 COMMERCIAL AVE.

OXNARD, CA 93030

SCE ADDRESS: 1150 COMMERCIAL AVE. CELL

OXNARD, CA 93030

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS & AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE ZONING DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

APPROVED BY:	DATE:
AT&T RF ENGINEER:	
AT&T OPERATIONS:	
SAQ MANAGER:	
PROJECT MANAGER:	
ZONING VENDOR:	
LEASING VENDOR:	
ZONING MANAGER:	
PROPERTY OWNER:	

PROJECT DESCRIPTION

AT&T WIRELESS PROPOSES TO INSTALL A WIRELESS COMMUNICATIONS FACILITY. THE SCOPE WILL CONSIST OF THE FOLLOWING:

- INSTALL (1) PROPOSED 80'-0" TALL STEALTH TOWER
- INSTALL (16) PROPOSED AT&T PANEL ANTENNAS
- INSTALL (12) PROPOSED AT&T RRUS
- INSTALL (4) PROPOSED AT&T DC9 SURGE SUPPRESSORS
- INSTALL (1) PROPOSED AT&T DC50 SURGE SUPPRESSORS
- INSTALL (2) PROPOSED AT&T GPS ANTENNAS
- INSTALL (1) PROPOSED AT&T POWER PLANT
- INSTALL (1) PROPOSED AT&T RAY-38 CABINET
- INSTALL (1) PROPOSED AT&T BATTERY CABINET
- INSTALL (1) PROPOSED PPC/ATS
- INSTALL (1) PROPOSED CAMLOCK
- INSTALL (2) PROPOSED UTILITY TRENCHES
- INSTALL (1) PROPOSED CIENA PANEL
- INSTALL (1) PROPOSED TELCO BOX
- INSTALL (1) PROPOSED ELECTRICAL METER PEDESTAL
- INSTALL (24) 1/2" Ø DC POWER CABLES
- INSTALL (8) 1" Ø FIBER TRUNKS

***PROJECT WILL REQUIRE A CUPA PERMIT AND ENTRY INTO CERS.



1452 EDINGER AVE.
3RD FLOOR
TUSTIN, CA 92780



65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566

www.eukongroup.com

NOT FOR
CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF THE LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
BA/PG	GD	IB

ZONING DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
7	07/31/25	PLANNING COMMENTS
8	09/02/25	PLANNING COMMENTS
9	09/18/25	REVISED DESIGN
10	09/22/25	PLANNING COMMENTS
11	10/30/25	PLANNING COMMENTS
12	11/07/25	PLANNING COMMENTS
13	11/20/25	PLANNING COMMENTS
14	02/09/26	PLANNING COMMENTS
15	03/18/26	PLANNING COMMENTS
16	04/15/26	PLANNING COMMENTS
17	05/12/26	PLANNING COMMENTS

PROJECT INFORMATION

CXL02890

1150 COMMERCIAL AVE.
OXNARD, CA 93030

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1

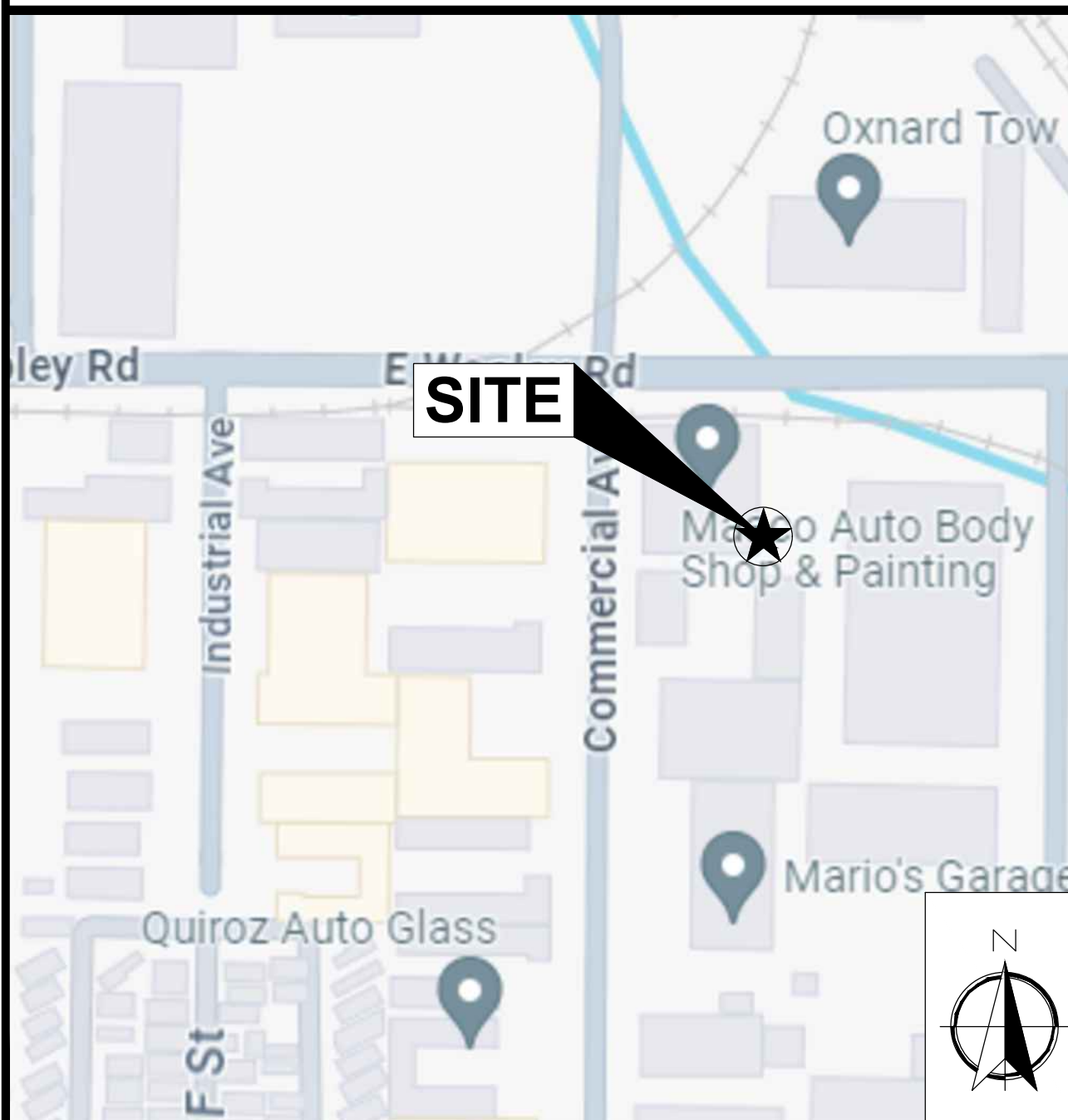
SITE INFORMATION

PROPERTY OWNER:	MICHAEL VIOLA	TOWER OWNER:	N/A															
ADDRESS:	1150 COMMERCIAL AVE. OXNARD, CA 93030	TOWER CO SITE ID:	N/A															
CONTACT:	P: 805-487-3877 E: mtv@violainc.com	TOWER APP NUMBER:	N/A															
COUNTY:	VENTURA	LATITUDE (NAD 83):	34° 11' 21.96" 34.189433°															
ZONING JURISDICTION:	OXNARD	LONGITUDE (NAD 83):	119° 10' 13.53" 119.170425°															
ZONING DISTRICT:	M-2	LAND USE DESIGNATION:	CENTRAL INDUSTRIAL AREA															
PARCEL NUMBER:	2040-102-22	PAVED AREA TOTAL: ±61,859 S.F. (99%) LANDSCAPE AREA TOTAL: ±610 S.F. (1%) BUILDING GFA ON PARCEL: ±43,015 S.F. PARCEL: ±62,469 S.F. FLOOR AREA RATIO: 0.69 EXISTING APPROVED PARKING: 32 TOTAL EXISTING PARKING: 46 PROPOSED PARKING: 46																
OCCUPANCY GROUP:	U																	
CONSTRUCTION TYPE:	II-B																	
POWER COMPANY:	TBD																	
TELEPHONE COMPANY:	TBD																	
LEASE AREA:	466 SQ. FT.	<table><tr><th>BUILDING USE</th><th>BUILDING GROSS AREA</th><th>REQUIRED PARKING</th></tr><tr><td>COMMERCIAL</td><td>14,700 S.F.</td><td>30</td></tr><tr><td>OFFICE</td><td>5,430 S.F.</td><td>22</td></tr><tr><td>WAREHOUSE</td><td>4,635 S.F.</td><td>5</td></tr><tr><td>WAREHOUSE</td><td>18,250 S.F.</td><td>19</td></tr></table>		BUILDING USE	BUILDING GROSS AREA	REQUIRED PARKING	COMMERCIAL	14,700 S.F.	30	OFFICE	5,430 S.F.	22	WAREHOUSE	4,635 S.F.	5	WAREHOUSE	18,250 S.F.	19
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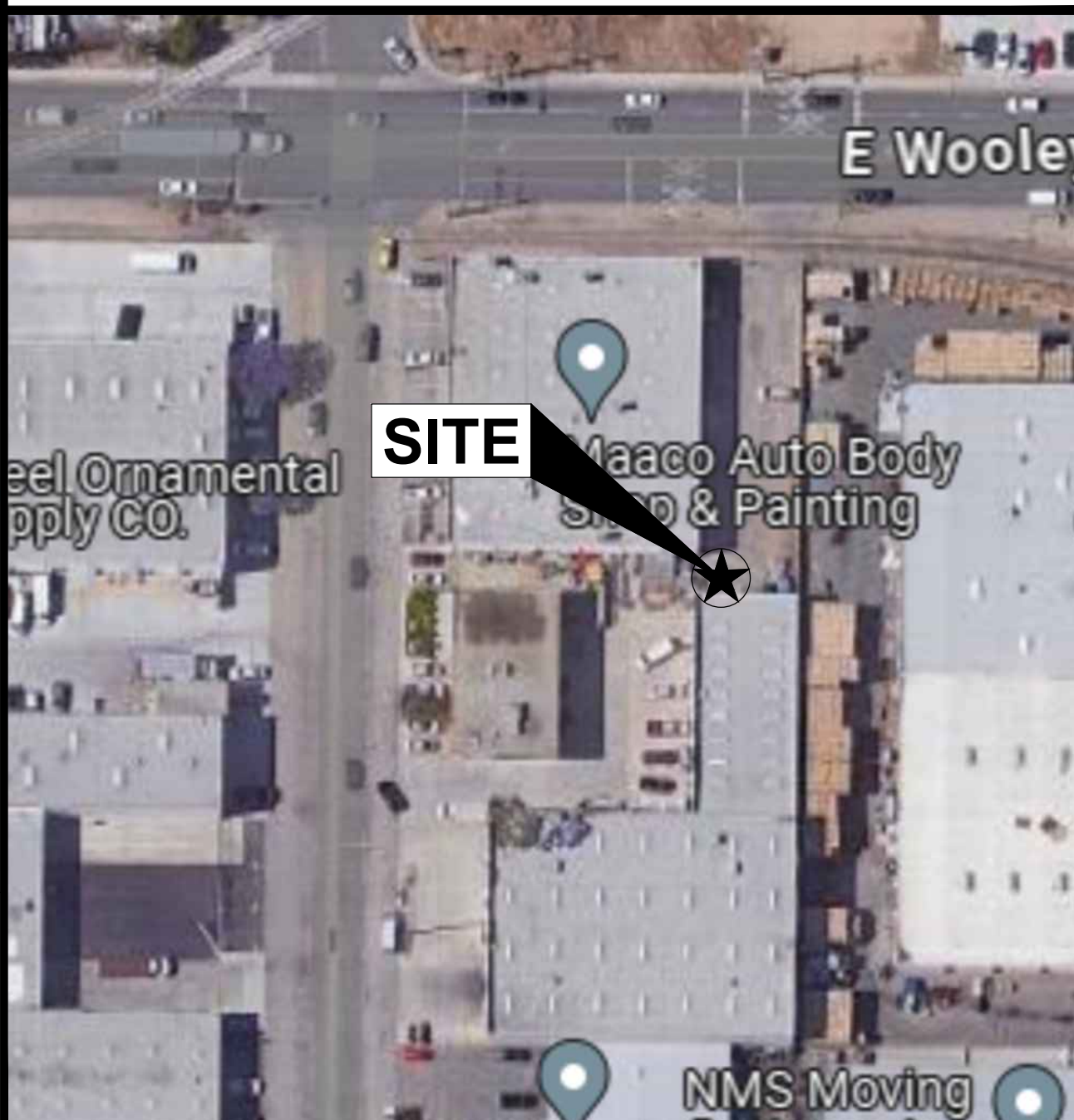
PROJECT TEAM

PROJECT MANAGER: AT&T 1452 EDINGER AVE, 3RD FLOOR TUSTIN, CA 92780 CONTACT: TYI LOGAN-BURKS PHONE: (925) 549-4671 EMAIL: it784a@att.com	SITE ACQUISITION: EUKON GROUP 65 POST, SUITE 1000 IRVINE, CA 92618 CONTACT: JOHN MCDONALD PHONE: (949) 994-0363 EMAIL: john.mcdonald@eukongroup.com	A&E CONTACT: EUKON GROUP 65 POST, SUITE 1000 IRVINE, CA 92618 CONTACT: RICH BRUNET PHONE: (949) 899-5597 EMAIL: rich.brunet@eukongroup.com
RF ENGINEER: AT&T 1452 EDINGER AVE, 3RD FLOOR TUSTIN, CA 92780 CONTACT: SANDEEP MANGAT PHONE: (530) 540-4201 EMAIL: sm2840@att.com	ZONING: EUKON GROUP 65 POST, SUITE 1000 IRVINE, CA 92618 CONTACT: JOHN MCDONALD PHONE: (949) 994-0363 EMAIL: john.mcdonald@eukongroup.com	CONSTRUCTION: AT&T 1452 EDINGER AVE, 3RD FLOOR TUSTIN, CA 92780 CONTACT: DAVID TOVLIN PHONE: (562) 243-5168 EMAIL: dt2777@att.com

VICINITY MAP



AERIAL VIEW



DRIVING DIRECTIONS

DIRECTIONS FROM AT&T OFFICE AT 1452 EDINGER AVE, TUSTIN, CA 92780

1. DEPART 1452 EDINGER AVE AND HEAD SOUTH TOWARD AT&T.
2. TURN RIGHT ONTO AT&T.
3. TURN LEFT ONTO EDINGER AVE.
4. TURN LEFT ONTO DEL AMO AVE.
5. MERGE ON CA-55 N.
6. FOLLOW SIGNS I-5 N.
7. MERGE ONTO I-5 N.
8. CONTINUE ON I-5 N.
9. FOLLOW SIGNS FOR US-101 N.
10. MERGE ONTO US-101 N.
11. CONTINUE ON US-101
12. TAKE EXIT 60 FOR SANTA CLARA AVE.
13. USE LEFT 2 LANES TO TURN ONTO SANTA CLARA AVE.
14. TURN RIGHT ON TO WOOLEY RD.
15. TURN LEFT ONTO COMMERCIAL AVE.
16. ARRIVE AT 1150 COMMERCIAL AVE.

SURVEY DATE
11/16/2023

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA ZONE FIVE STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) (EPOCH 2019.25), DETERMINED BY GLOBAL POSITIONING SYSTEM EQUIPMENT ON THE SMARTNET REFERENCE NETWORK.

BENCHMARK

PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'SMARTNET' REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

GRID-TO-GROUND SCALE FACTOR NOTE

ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA ZONE FIVE STATE PLANE COORDINATE SYSTEM GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99997167

FLOOD_ZONE

THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #0611C0910E, DATED 01/20/2010

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

LESSOR'S LEGAL DESCRIPTION (PER TITLE)

SEE SHEET LS-3

NOTES CORRESPONDING TO RECORDS MATTERS

SEE SHEET LS-3

SURVEYOR'S NOTES

CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

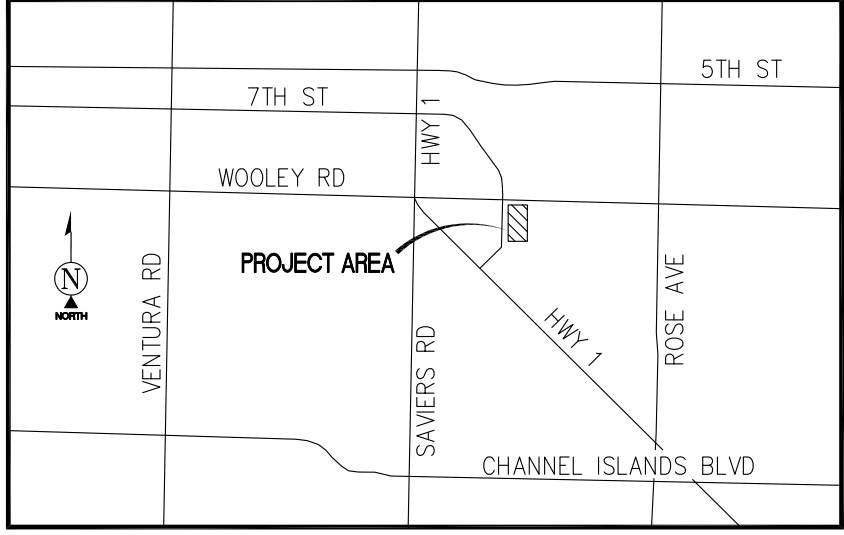
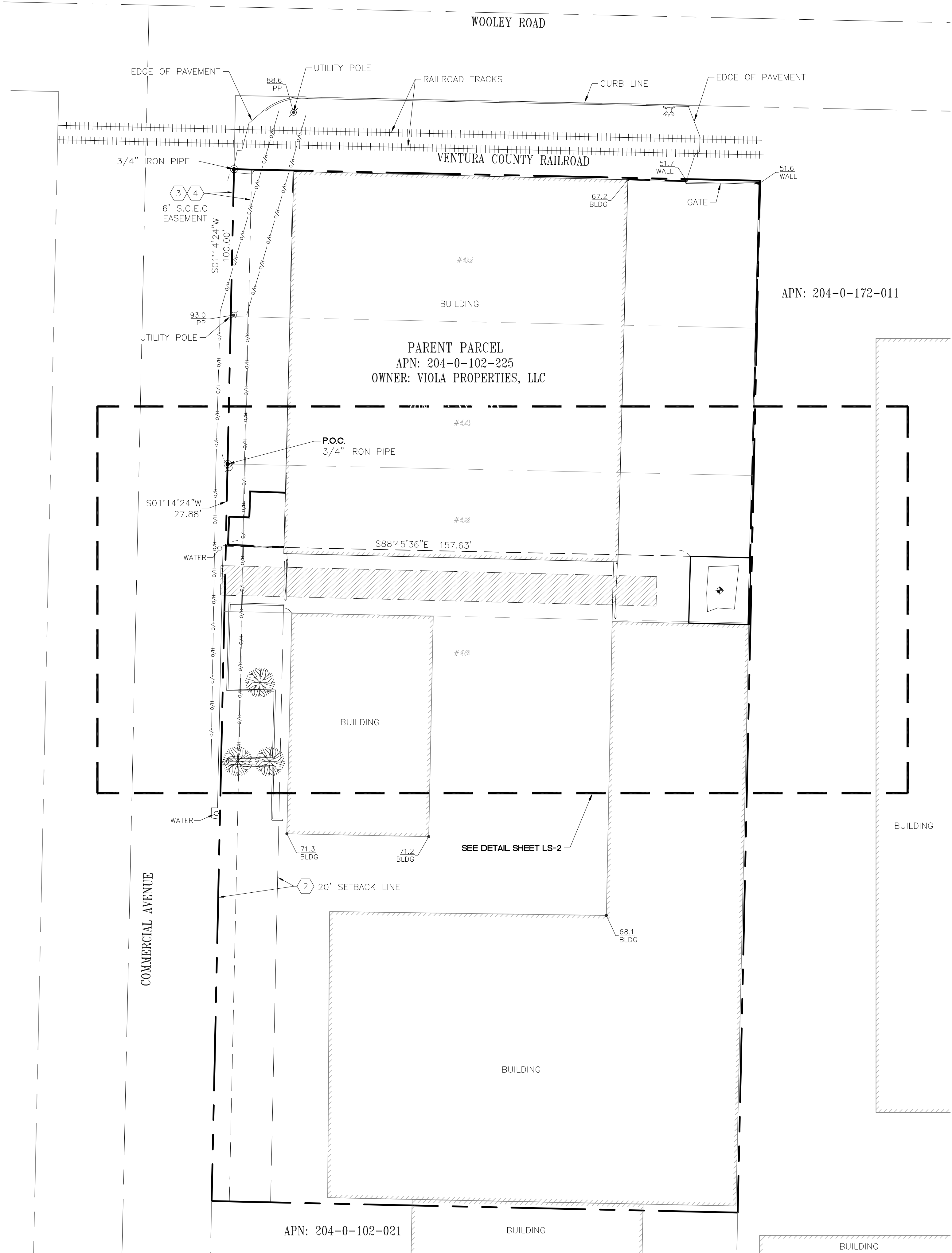
POSITION OF GEODETIC COORDINATES
LATITUDE 34° 11' 21.95" (34.189431°) NORTH (NAD83)
LONGITUDE 119° 10' 13.52" (119.170422°) WEST (NAD83)
GROUND ELEVATION @ 46.5' (NAVD88)

LEGEND

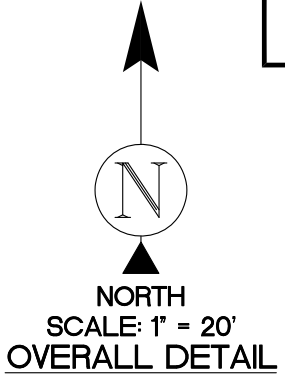
AP ASPHALT
BLDG TOP OF BUILDING
CMU CONCRETE MASONRY UNIT
CONC CONCRETE
EP EDGE OF PAVEMENT
FC FACE OF CURB
NG NATURAL GRADE
WALL TOP OF WALL
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.O.T. POINT OF TERMINUS

UTILITY METER
FIRE HYDRANT
UTILITY POLE
POSITION OF GEODETIC COORDINATES
SPOT ELEVATION
TREES

CMU WALLS
WROUGHT IRON FENCE
CURBLINES
EXISTING BUILDINGS
OVERHEAD LINES
STREET CENTERLINES
RIGHT OF WAY LINES
SUBJECT PROPERTY LINE
ADJACENT PROPERTY LINE
EASEMENT LINES
SETBACK LINES
TIE LINES
LEASE AREA LIMITS
MAJOR CONTOUR INTERVAL
MINOR CONTOUR INTERVAL



VICINITY MAP
N.T.S.



APPLICANT:

The new **at&t**
1452 EDINGER AVENUE
3RD FLOOR
TUSTIN, CA 92780

ENGINEER:

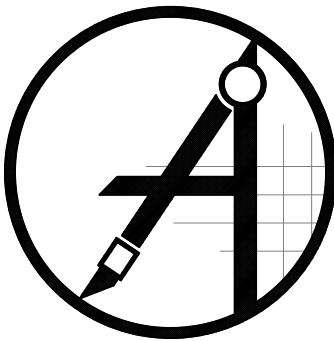
Eukon
an SFC Communications, Inc. Company
65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566
www.eukongroup.com

DRAWN BY: PD

CHECKED BY: NS

REVISIONS:

REV	DATE	DESCRIPTION
3	05/13/26	UPDATE DESIGN (C) (CK)
2	10/30/25	UPDATE DESIGN (C) (PD)
1	04/05/24	DESIGN, LEGAL (RR)
0	04/02/24	TITLE (RR)
A	11/28/23	PRELIMINARY (PD)



ambit consulting

428 MAIN STREET
SUITE 206
HUNTINGTON BEACH, CA 92648
PH. (480) 659-4072
www.ambitconsulting.us

PROJECT INFORMATION:

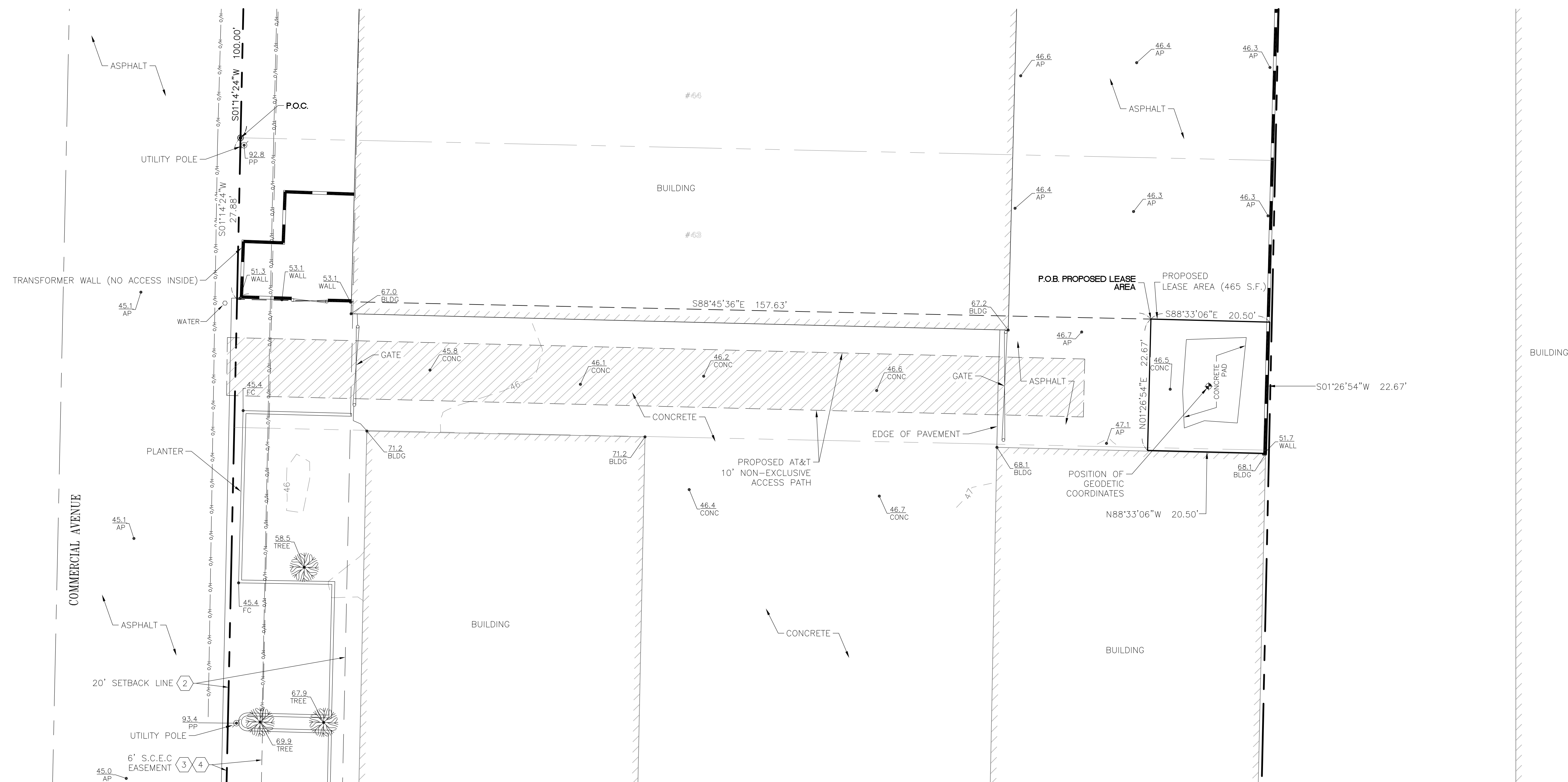
CXL02890
1150 COMMERCIAL AVE.
OXNARD, CA 93030
VENTURA COUNTY

SHEET TITLE:

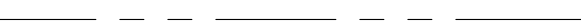
SITE SURVEY

SHEET NUMBER:

LS-1



LEGEND

AP	ASPHALT		UTILITY METER
BLDG	TOP OF BUILDING		FIRE HYDRANT
CMU	CONCRETE MASONRY UNIT		UTILITY POLE
CNC	CONCRETE		POSITION OF GEODETIC COORDINATES
EP	EDGE OF PAVEMENT		SPOT ELEVATION
FC	FACE OF CURB		
NG	NATURAL GRADE		
WALL	TOP OF WALL		
P.O.B.	POINT OF BEGINNING		
P.O.C.	POINT OF COMMENCEMENT		
P.O.T.	POINT OF TERMINUS		TREES
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			SUBJECT PROPERTY LINE
			ADJACENT PROPERTY LINE
			EASEMENT LINES
			SETBACK LINES
			TIE LINES
			LEASE AREA LIMITS
			MAJOR CONTOUR INTERVAL
			MINOR CONTOUR INTERVAL

LEASE AREA LEGAL DESCRIPTION

THAT PORTION OF LOT 3 OF TRACT 1104, IN THE COUNTY OF
VENTURA, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK
27 M.R. 55, IN THE OFFICE OF THE COUNTY RECORDER OF
SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND MONUMENT ON THE EAST
RIGHT-OF-WAY LINE OF COMMERCIAL AVENUE (60 FEET WIDE),
BEING THE SOUTHWEST CORNER OF LOT 2, AS SHOWN IN SAID
TRACT MAP 1104, SAID MONUMENT BEING SOUTH 01°14'24"
WEST, 100.00 FEET FROM A MONUMENT FOUND AT THE
INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF
COMMERCIAL AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF
VENTURA COUNTY RAILROAD, SAID MONUMENT ALSO BEING THE
NORTHWEST CORNER OF LOT 1 OF SAID TRACT MAP 1104;

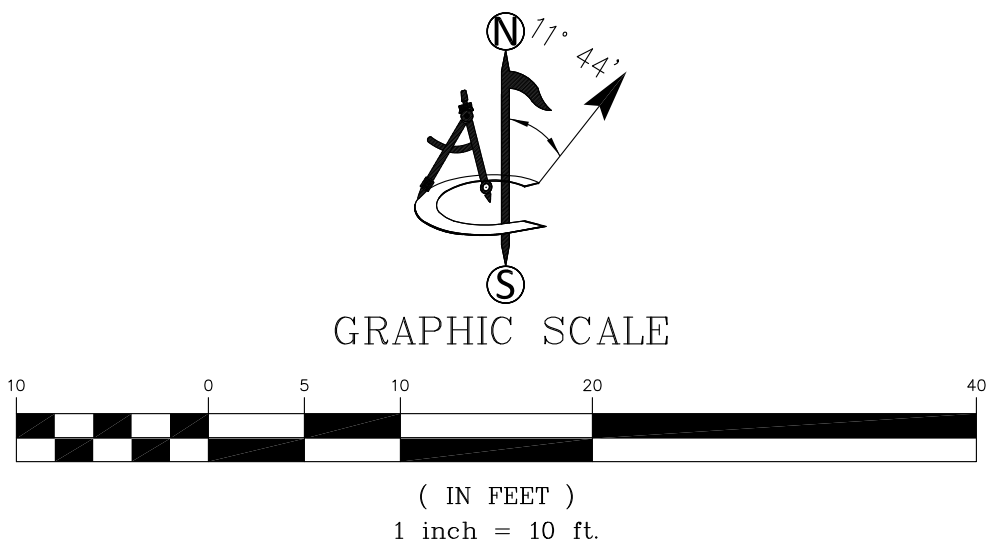
THENCE FROM SAID POINT OF COMMENCEMENT, ALONG THE EAST RIGHT-OF-WAY LINE OF COMMERCIAL AVENUE, SOUTH 01°14'24" WEST, 27.88 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, SOUTH 88°45'36" EAST, 157.63 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 88°33'06" EAST, 20.50 FEET; THENCE SOUTH 01°26'54" WEST, 22.67 FEET; THENCE NORTH 88°33'06" WEST, 20.50 FEET; THENCE NORTH 01°26'54" EAST, 22.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 465 SQUARE FEET (0.011 ACRES) OF LAND, MORE OR LESS.

ACCESS NOTE

RESERVING NONEXCLUSIVE RIGHT OF USE ACROSS LESSOR'S
PROPERTY FOR NECESSARY APPURTENANCES TO CONSTRUCT,
OPERATE, AND MAINTAIN A COMMUNICATION FACILITY FOR
ITEMS SUCH AS, BUT NOT LIMITED TO INGRESS, EGRESS,
PARKING, VEHICULAR MANEUVERING, EQUIPMENT, AND UTILITIES



APPLICANT:

The new  at&t

1452 EDINGER AVENUE
3RD FLOOR
TUSTIN, CA 92780

ENGINEER:

 **Eukon**
an **SFC Communications, Inc. Company**

65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566
www.eukongroup.com

DRAWN BY:	PD
CHECKED BY:	NS

REVISIONS:				
3	05/13/26	UPDATE DESIGN (C)	(CK)	
2	10/30/25	UPDATE DESIGN (C)	(PD)	
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A	11/28/23	PRELIMINARY	(PD)	
REV	DATE	DESCRIPTION		



428 MAIN STREET
SUITE 206
HUNTINGTON BEACH, CA 92648
PH. (480) 659-4072
www.abitbitconsulting.us

abitbit consulting

PROJECT INFORMATION:

CXL02890

1150 COMMERCIAL AVE.
OXNARD, CA 93030
VENTURA COUNTY

SHEET TITLE:	
SURVEY DETAIL	

SHEET NUMBER:
LS-2

LESSOR'S LEGAL DESCRIPTION (PER TITLE)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OXNARD, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3, 4, 5, 6, AND 7 OF TRACT NO.1104, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 26 PAGES 67 and 68 OF PARCEL MAPS, IN THE OFFICE OF COUNTY RECORDER OF VENTURA COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, HYDROCARBON SUBSTANCES AND OTHER MINERALS LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND, BUT WITHOUT RIGHTS OF SURFACE ENTRY TO THE SURFACE AS RESERVED BY AMERICAN CRYSTAL SUGAR COMPANY, FORMERLY AMERICAN BEET SUGAR COMPANY, A CORPORATION, IN DEED RECORDED DECEMBER 31, 1958 IN BOOK 1688 PAGE 317 OF OFFICIAL RECORDS.

SAID LOTS 1, 2 AND 3 OF TRACT NO.1104, DESCRIBED ABOVE IS ALSO SHOWN AS PARCEL A OF PARCEL MAP NO. 78-20, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 26 PAGES 67 AND 68 OF PARCEL MAPS, IN THE OFFICE OF COUNTY RECORDER OF VENTURA COUNTY.

SAID LOTS 6 AND 7 OF TRACT NO.1104, DESCRIBED ABOVE IS ALSO SHOWN AS PARCEL A OF PARCEL MAP NO. 76-6 IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 22 PAGES 31 AND 32 OF PARCEL MAPS, IN THE OFFICE OF COUNTY RECORDER OF VENTURA COUNTY.

APN: 204-0-102-225

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #ORDER NO.: 92022218-920-DNE-DNO, GUARANTEE NO.: CA-SFXFC-IMP-81G28-1-23-92022218, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED SEPTEMBER 26, 2023. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
2. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON AGE, RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMARY LANGUAGE, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING DATE: OCTOBER 19, 1959
RECORDING NO: BOOK 1788, PAGE 506, OF OFFICIAL RECORDS
(AS SHOWN ON SURVEY)
3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: NOVEMBER 6, 1959
RECORDING NO: BOOK 1794, PAGE 355, OF OFFICIAL RECORDS
AFFECTS: THE WESTERLY 6 FEET
(AS SHOWN ON SURVEY)
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: JANUARY 18, 1960
RECORDING NO: BOOK 1818, PAGE 498, OF OFFICIAL RECORDS
AFFECTS: THE WESTERLY 6 FEET
(AS SHOWN ON SURVEY)
5. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,
AMOUNT: \$160,000.00
DATED: OCTOBER 26, 1983
TRUSTOR/GRANTOR RALPH T. VIOLA, A MARRIED MAN
TRUSTEE: CONTINENTAL AUXILIARY COMPANY, A CALIFORNIA CORPORATION
BENEFICIARY: BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, A NATIONAL BANKING ASSOCIATION
RECORDING DATE: NOVEMBER 15, 1983
RECORDING NO: 130060, OF OFFICIAL RECORDS
AFFECTS: LOTS 6 AND 7
(NOT A SURVEY MATTER - NOT SHOWN)
6. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,
AMOUNT: \$300,000.00
DATED: FEBRUARY 4, 1987
TRUSTOR/GRANTOR RALPH T. VIOLA, A MARRIED MAN
TRUSTEE: CONTINENTAL AUXILIARY COMPANY, A CALIFORNIA CORPORATION
BENEFICIARY: BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, A NATIONAL BANKING ASSOCIATION
RECORDING DATE: FEBRUARY 4, 1987
RECORDING NO: 87-016879, OF OFFICIAL RECORDS
AFFECTS: LOTS 4 AND 5
(NOT A SURVEY MATTER - NOT SHOWN)
7. THE LAND DESCRIBED HEREIN IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT LAW (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT.
REDEVELOPMENT AGENCY: MERGED DOWNTOWN RENEWAL (R-108) AND CENTRAL CITY REVITALIZATION PROJECT AREA
RECORDING DATE: JULY 20, 2007
RECORDING NO: 20070720-00143714, OF OFFICIAL RECORDS
(BLANKET IN NATURE)
8. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.
THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)



APPLICANT:

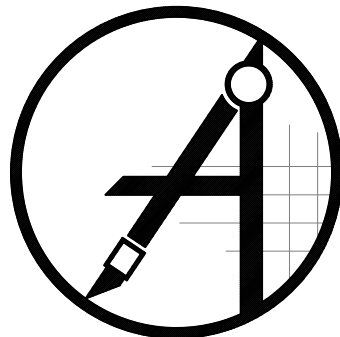


ENGINEER:



DRAWN BY:	PD
CHECKED BY:	NS

REVISIONS:			
3	05/13/26	UPDATE DESIGN (C)	(CK)
2	10/30/25	UPDATE DESIGN (C)	(PD)
1	04/05/24	DESIGN, LEGAL	(RR)
0	04/02/24	TITLE	(RR)
A	11/28/23	PRELIMINARY	(PD)
REV	DATE	DESCRIPTION	



428 MAIN STREET
SUITE 206
HUNTINGTON BEACH, CA 92648
PH. (480) 659-4072
www.ambitconsulting.us

PROJECT INFORMATION:

CXL02890

1150 COMMERCIAL AVE.
OXNARD, CA 93030
VENTURA COUNTY

SHEET TITLE:

NOTES

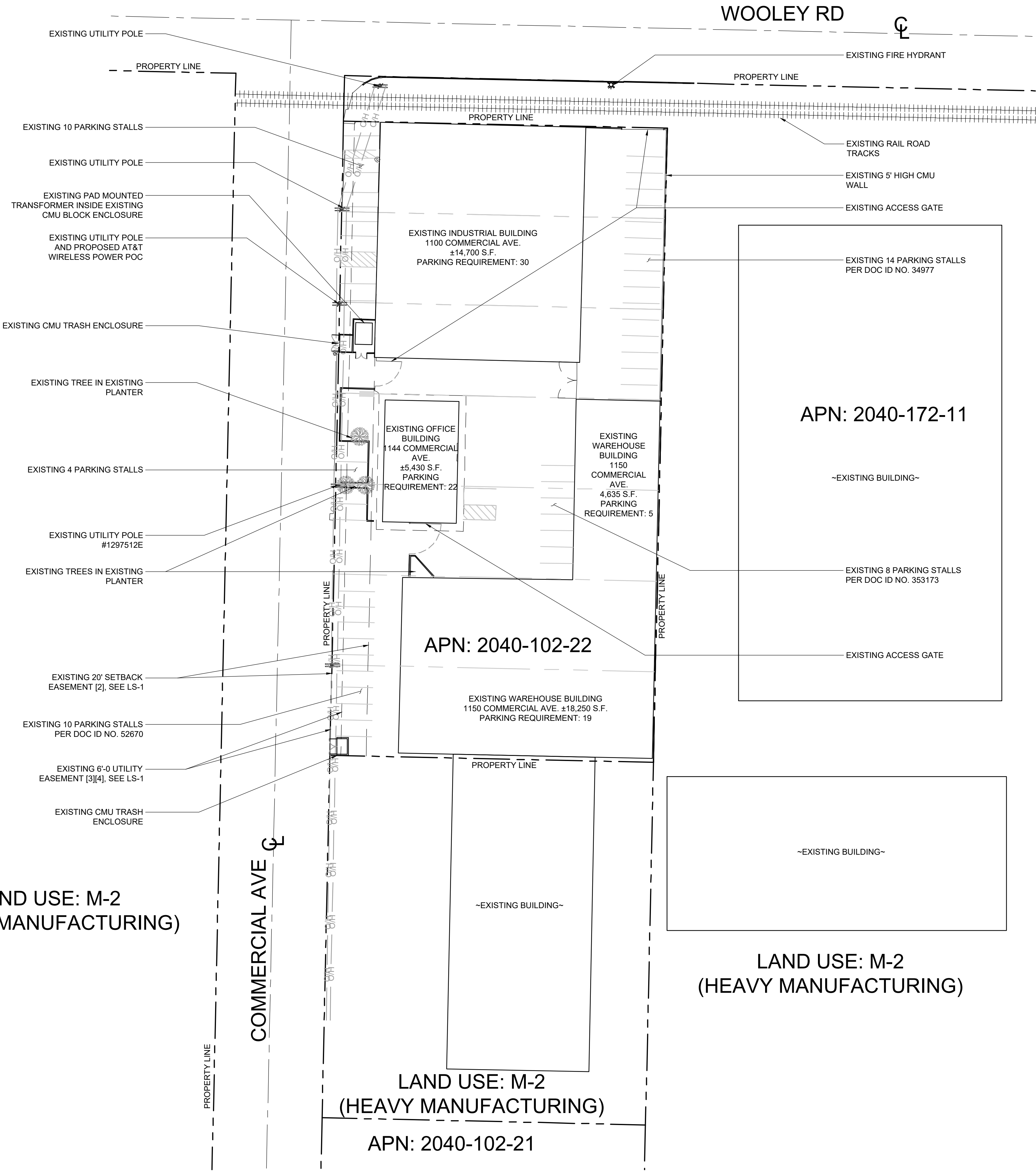
SHEET NUMBER:

LS-3

NOTES:

1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
3. UTILITY DESIGNS AND ROUTES ARE PRELIMINARY PENDING FINAL DESIGN BY UTILITY PROVIDER.
4. THIS SITE PLAN IS NOT INTENDED TO BE A LAND SURVEY.
5. PROJECT WILL REQUIRE A CUPA PERMIT AND ENTRY INTO CERS.
6. ALL PARKING SHALL BE STRIPED AS PREVIOUSLY APPROVED EXCEPT FOR THE REMOVAL OF PARKING SPACES FOR THE PROPOSED WIRELESS FACILITY LOCATION.

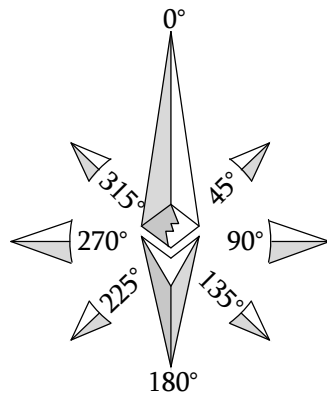
PAVED AREA TOTAL: 61,859 S.F. (99%)
LANDSCAPE AREA TOTAL: 610 S.F. (1%)
PARCEL: 62,469 S.F.



LAND USE: M-2
(HEAVY MANUFACTURING)

LAND USE: M-2
(HEAVY MANUFACTURING)

LAND USE: M-2
(HEAVY MANUFACTURING)



1452 EDINGER AVE.
3RD FLOOR
TUSTIN, CA 92780



65 POST, SUITE 1000
IRVINE, CA 92618
TEL: (949) 553-8566
www.eukongroup.com

NOT FOR
CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF THE LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

DRAWN BY:	UTILITIES CHECKED BY:	A&E CHECKED BY:
BA/PG	GD	IB

ZONING
DRAWINGS

SUBMITTALS		
REV	DATE	DESCRIPTION
7	07/31/25	PLANNING COMMENTS
8	09/02/25	PLANNING COMMENTS
9	09/18/25	REVISED DESIGN
10	09/22/25	PLANNING COMMENTS
11	10/30/25	PLANNING COMMENTS
12	11/07/25	PLANNING COMMENTS
13	11/20/25	PLANNING COMMENTS
14	02/09/26	PLANNING COMMENTS
15	03/18/26	PLANNING COMMENTS
16	04/15/26	PLANNING COMMENTS
17	05/12/26	PLANNING COMMENTS

PROJECT INFORMATION

CXL02890

1150 COMMERCIAL AVE.
OXNARD, CA 93030

SHEET TITLE

EXISTING SITE PLAN

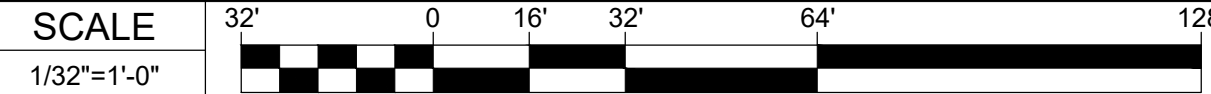
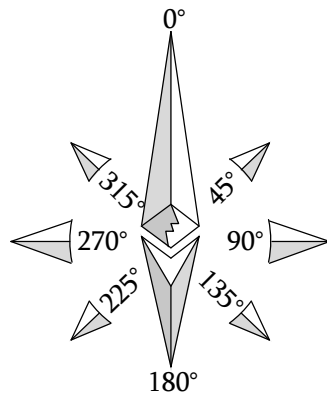
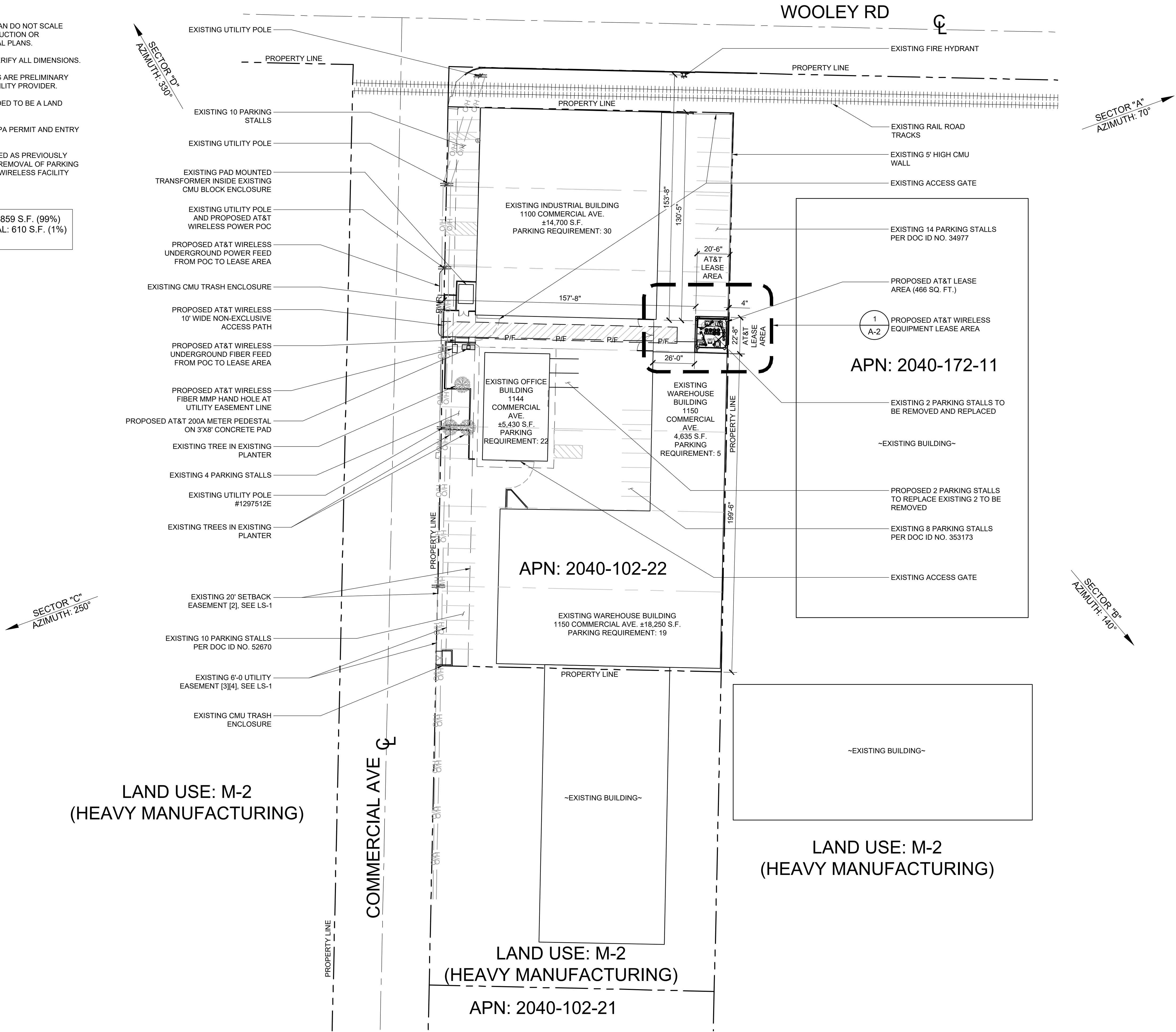
SHEET NUMBER

A-1

NOTES:

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15	03/18/26	PLANNING COMMENTS
16	04/15/26	PLANNING COMMENTS
17	05/12/26	PLANNING COMMENTS

PROJECT INFORMATION

CXL02890

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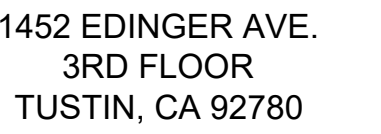
SHEET TITLE

PROPOSED SITE PLAN

SHEET NUMBER

A-1.1

1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS
3. THIS SITE PLAN IS NOT INTENDED TO BE A LAND SURVEY.



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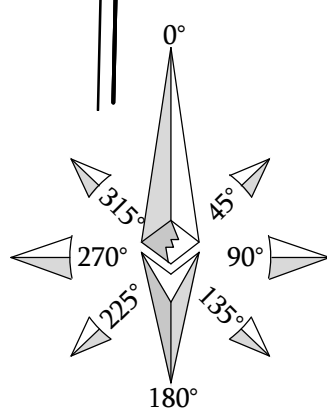
ZONING DRAWINGS

PROJECT INFORMATION

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ENLARGED SITE PLAN

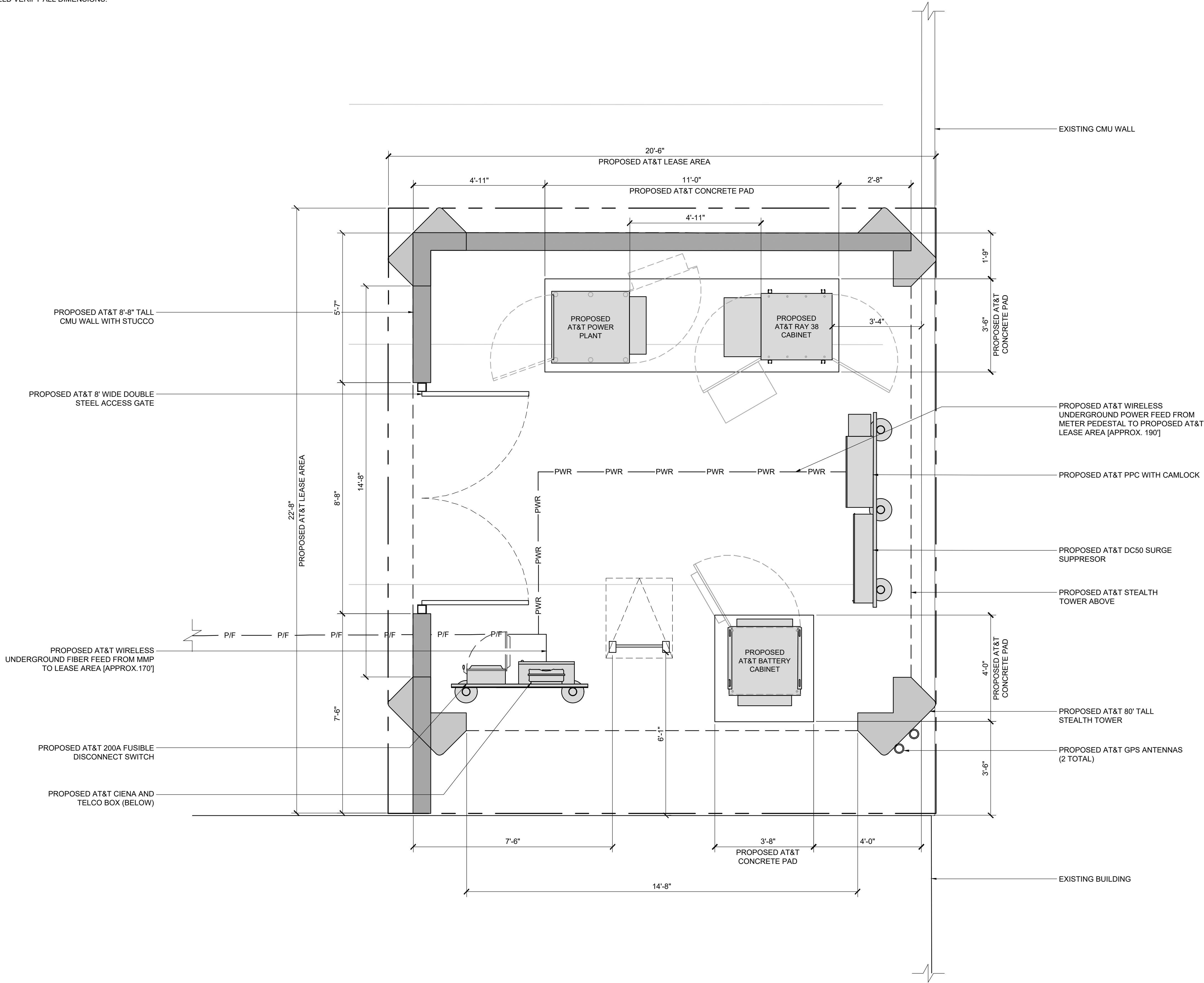
A-1.2



ENLARGED SITE PLAN

SCALE	8'	0	4'	8'	16'	32'
1/8"=1'-0"						

- NOTE:
1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
 2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.



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17	05/12/26	PLANNING COMMENTS

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CXL02890

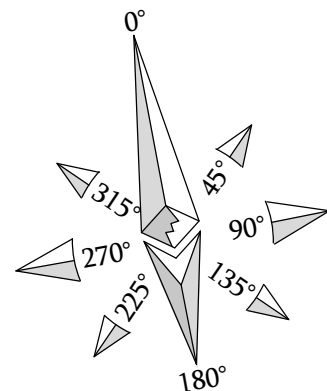
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SHEET TITLE

EQUIPMENT PLAN

SHEET NUMBER

A-2



SCALE	2' 0' 1' 2' 4' 8'
1/2"=1'-0"	

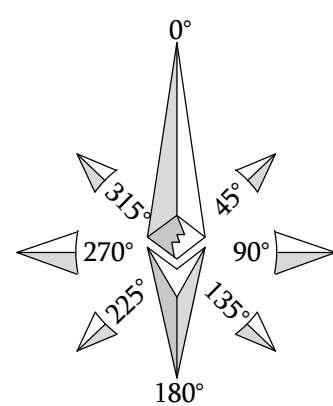
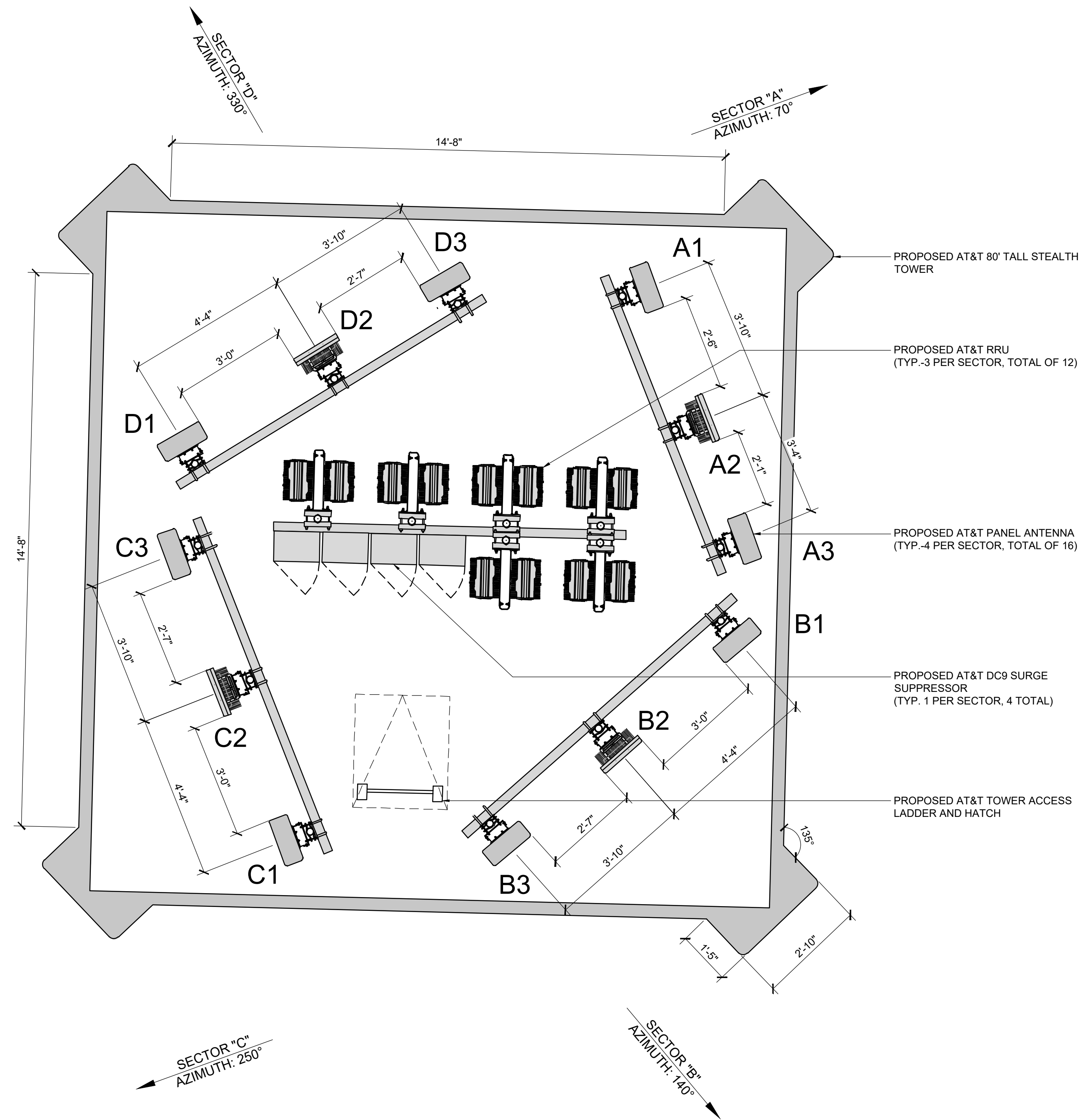
1

EUKON AT&T_90CD_MONOPINE_TEMPLATE_V2_11-18-22

	ANTENNA SCHEDULE (VERIFY WITH CURRENT RFDS)						
	SECTOR	TECHNOLOGY	ANTENNA MODEL	ANTENNA SIZE	ANTENNA AZIMUTH	RAD CENTER	TRANSMISSION CABLE LENGTH QTY.
ALPHA SECTOR	A1	LTE	CCI TPA45R-KU8A	8'-0"	70°	71'-0"	105' 2 FIBER + 6 DC POWER
	A2	C-BAND	ERICSSON AIR6419 B77D	2'-7"	70°	73'-9"	
		C-BAND	ERICSSON AIR6419 B77G	2'-7"	70°	70'-3"	
	A3	LTE	CCI TPA45R-KU8A	8'-0"	70°	71'-0"	
BETA SECTOR	B1	LTE	CCI TPA45R-KU8A	8'-0"	140°	71'-0"	105' 2 FIBER + 6 DC POWER
	B2	C-BAND	ERICSSON AIR6419 B77D	2'-7"	140°	73'-9"	
		C-BAND	ERICSSON AIR6419 B77G	2'-7"	140°	70'-3"	
	B3	LTE	CCI TPA45R-KU8A	8'-0"	140°	71'-0"	
GAMMA SECTOR	C1	LTE	CCI TPA45R-KU8A	8'-0"	250°	71'-0"	105' 2 FIBER + 6 DC POWER
	C2	C-BAND	ERICSSON AIR6419 B77D	2'-7"	250°	73'-9"	
		C-BAND	ERICSSON AIR6419 B77G	2'-7"	250°	70'-3"	
	C3	LTE	CCI TPA45R-KU8A	8'-0"	250°	71'-0"	
DELTA SECTOR	D1	LTE	CCI TPA45R-KU8A	8'-0"	330°	71'-0"	105' 2 FIBER + 6 DC POWER
	D2	C-BAND	ERICSSON AIR6419 B77D	2'-7"	330°	73'-9"	
		C-BAND	ERICSSON AIR6419 B77G	2'-7"	330°	70'-3"	
	D3	LTE	CCI TPA45R-KU8A	8'-0"	330°	71'-0"	

- NOTES TO CONTRACTOR:
- CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
 - CABLE LENGTHS WERE DETERMINED BASED ON A VISUAL INSPECTION DURING SITE WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.
 - CONTRACTOR TO USE ROSENBERGER FIBER LINE HANGER COMPONENTS (OR ENGINEER APPROVED EQUAL).
 - CONTRACTOR TO USE CABLES SPECIFIED (OR ENGINEER APPROVED EQUAL).

- NOTE:
- IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
 - CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
 - ANTENNA AND MW AT&T SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.



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17	05/12/26	PLANNING COMMENTS

PROJECT INFORMATION

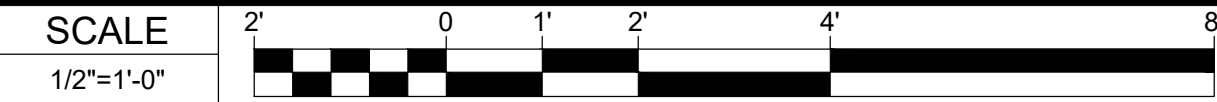
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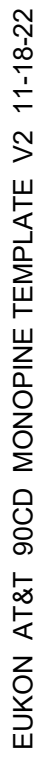
SHEET TITLE ANTENNA PLAN & SCHEDULE

SHEET NUMBER

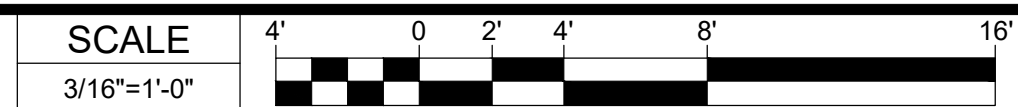
A-3



1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
3. FRP PORTION OF TOWER TO BE CONSTRUCTED OF FIBER-REINFORCED POLYMER FRAMING AND FIBER-REINFORCED POLYMER PANELS MOLDED AND COLORED AS NOTED.
4. THE TOP PORTION OF THE TOWER TO BE CONSTRUCTED OF FIBER-REINFORCED POLYMER (FRP) FRAMING WITH EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) TO RESEMBLE STUCCO FOR A UNIFORM LOOK.
5. THE BOTTOM PORTION OF THE TOWER TO BE CONSTRUCTED OF STEEL FRAMING WITH EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) TO RESEMBLE STUCCO FOR A UNIFORM LOOK.



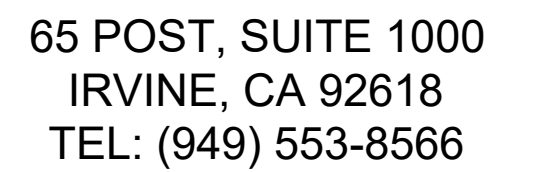
PROPOSED WEST ELEVATION



2



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PROJECT INFORMATION

CXL02890

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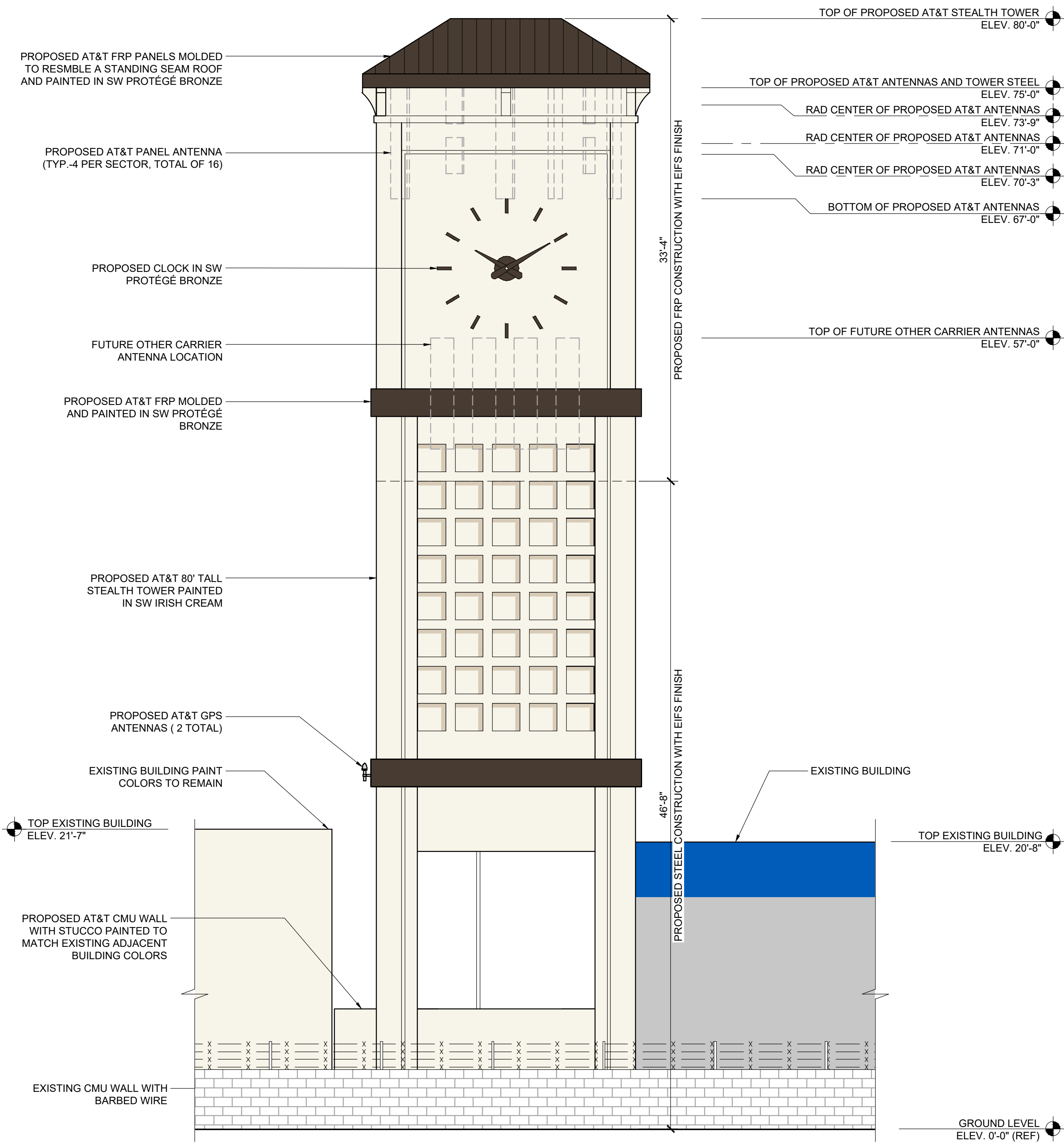
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ELEVATIONS

SHEET NUMBER

A-4

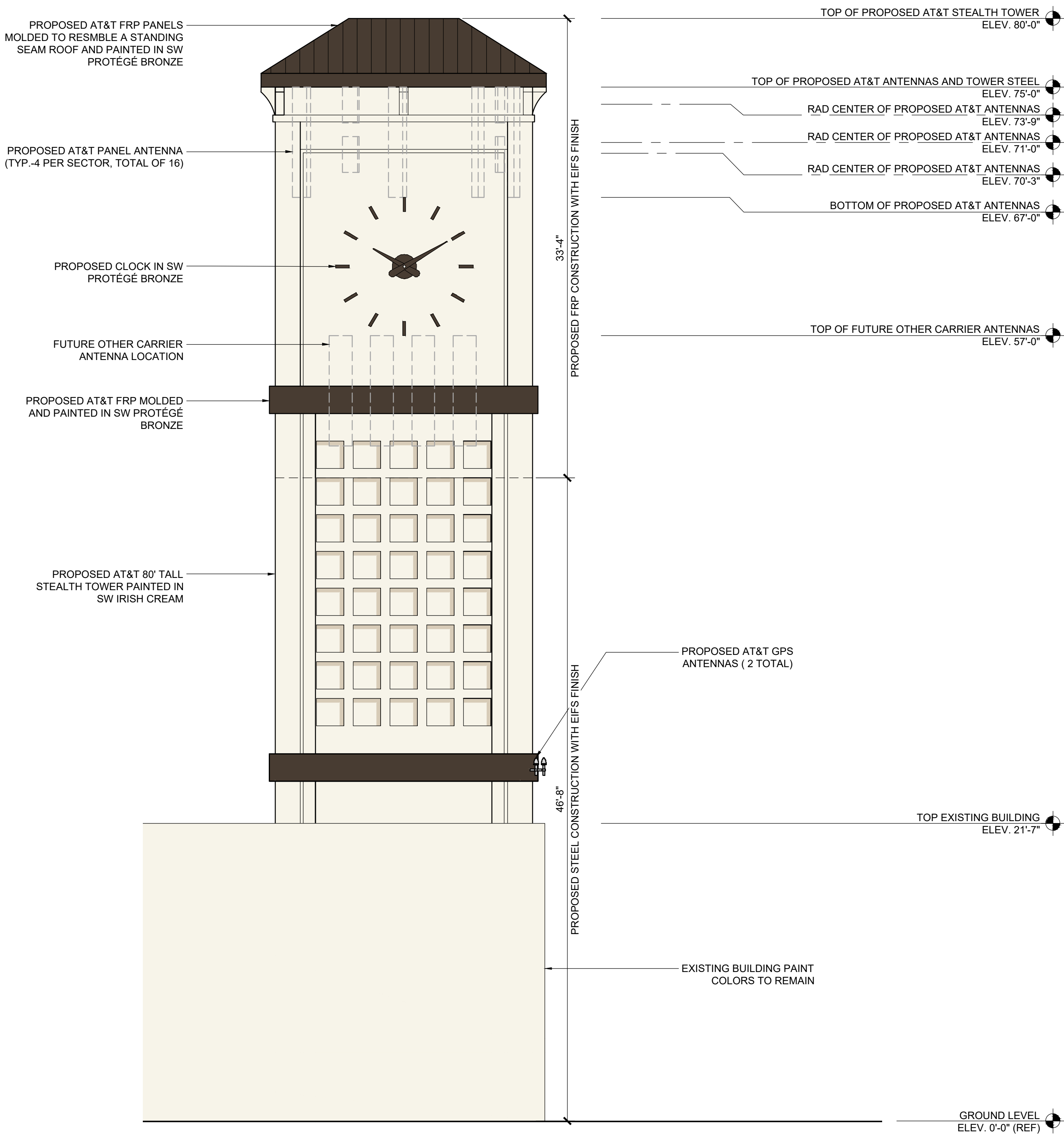
- NOTE:
- IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
 - CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
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 - THE TOP PORTION OF THE TOWER TO BE CONSTRUCTED OF FIBER-REINFORCED POLYMER (FRP) FRAMING WITH EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) TO RESEMBLE STUCCO FOR A UNIFORM LOOK.
 - THE BOTTOM PORTION OF THE TOWER TO BE CONSTRUCTED OF STEEL FRAMING WITH EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) TO RESEMBLE STUCCO FOR A UNIFORM LOOK.



PROPOSED EAST ELEVATION



2



PROPOSED SOUTH ELEVATION



1



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17	05/12/26	PLANNING COMMENTS

PROJECT INFORMATION

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1150 COMMERCIAL AVE.
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SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-4.1

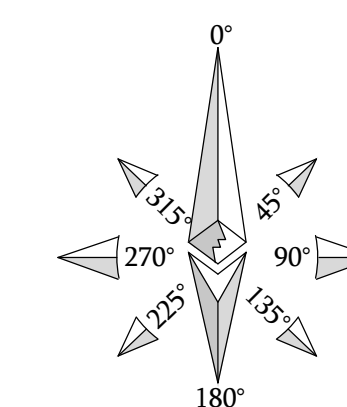
1. IF DIMENSIONS SHOWN ON PLAN DO NOT SCALE CORRECTLY, CHECK FOR REDUCTION OR ENLARGEMENT FROM ORIGINAL PLANS.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS
3. UTILITY DESIGNS AND ROUTES ARE PRELIMINARY PENDING FINAL DESIGN BY UTILITY PROVIDER.
4. THIS SITE PLAN IS NOT INTENDED TO BE A LAND SURVEY.



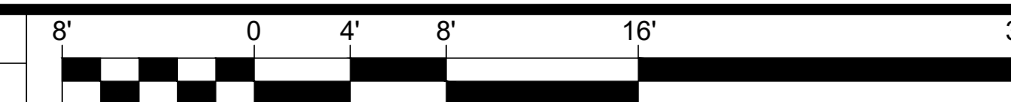
LAND USE: M-2
(HEAVY MANUFACTURING)

LAND USE: M-2
(HEAVY MANUFACTURING)

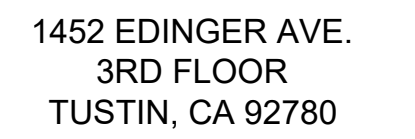
APN: 2040-102-21



SCALE
1/8"=1'-0"



1



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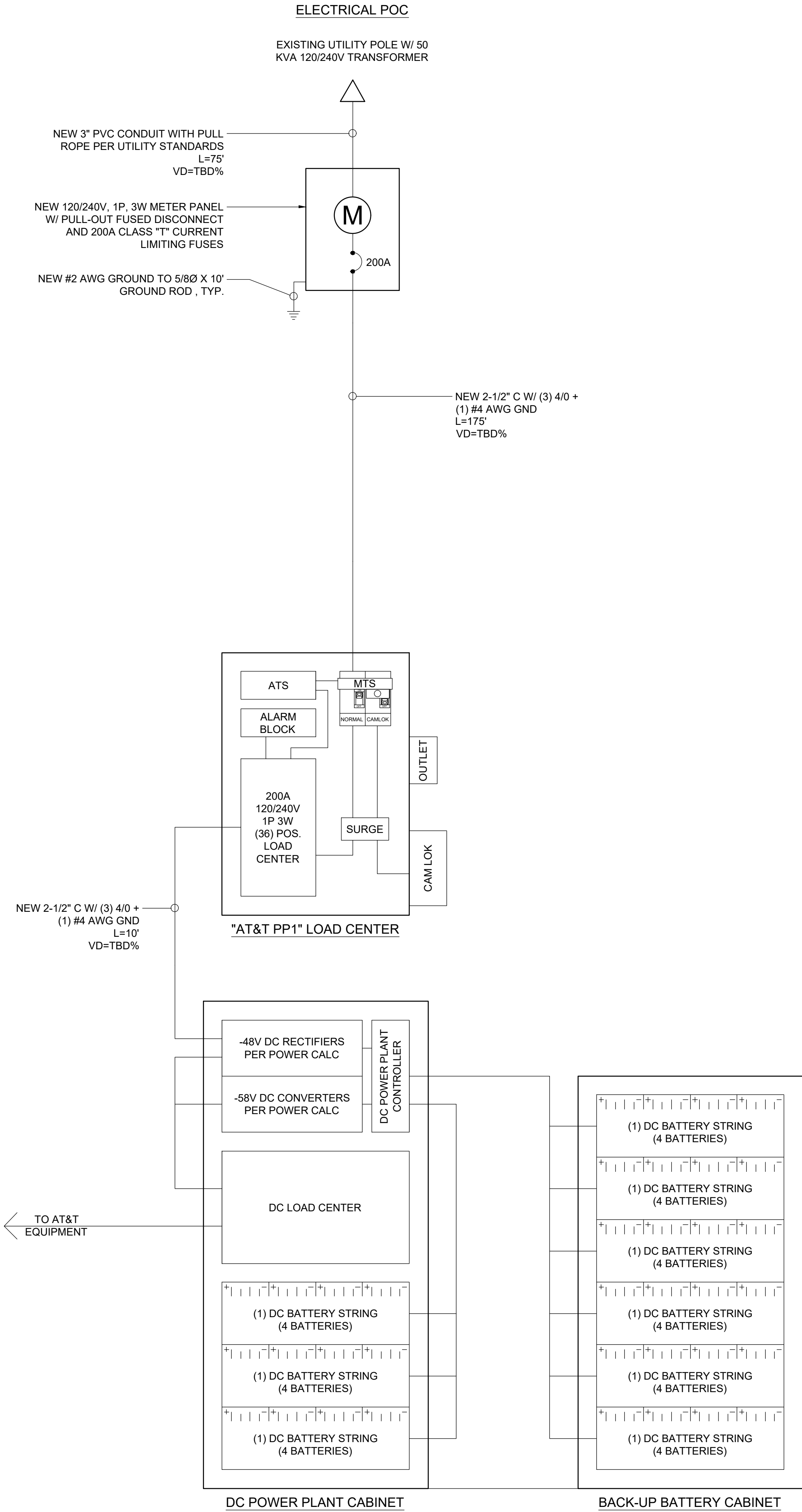
SHEET TITLE

ELECTRICAL SITE PLAN

SHEET NUMBER

E-1

EUKON AT&T_90CD_MONOPINE_TEMPLATE_V2_11-18-22



SINGLE LINE DIAGRAM

NOT USED

2

MOUNTING		SURFACE		DOUBLE LUG		NO		VOLTS		120 240		MAIN		200A/2P	
PHASE		1		3		A.I.C.		22K SERIES W/ MAIN							
WIRE															
LOCATION		A		B		A/B		A		B		LOCATION			
8	RECTIFIER 1	1000		1		30/2	1	A	2	30/2		1	1000		RECTIFIER 7
8	—		1000	1		—	3	B	4	—		1		1000	—
8	RECTIFIER 2	1000		1		30/2	5	A	6	30/2		1	1000		RECTIFIER 8
8	—		1000	1		—	7	B	8	—		1		1000	—
8	RECTIFIER 3	1000		1		30/2	9	A	10	30/2		1	1000		RECTIFIER 9
8	—		1000	1		—	11	B	12	—		1		1000	—
8	RECTIFIER 4	1000		1		30/2	13	A	14	30/2		1	1000		RECTIFIER 10
8	—		1000	1		—	15	B	16	—		1		1000	—
8	RECTIFIER 5	1000		1		30/2	17	A	18	30/2		1	1000		RECTIFIER 11
8	—		1000	1		—	19	B	20	—		1		1000	—
8	RECTIFIER 6	1000		1		30/2	21	A	22						SPARE
8	—		1000	1		—	23	B	24						SPARE
	SPARE						25	A	26						SPARE
	SPARE						27	B	28						SPARE
	SPARE						29	A	30						SPARE
	SPARE						31	B	32						SPARE
12	OUTLET	500				1	20/1	33	A	34					SPARE
12	OUTLET/LTG		500			1	20/1	35	B	36					SPARE
A= 11500								B= 11500							
W/LCL A= 14500								W/LCL B= 14000							
TOTAL VA= 23000		W/LCL=28500		W/LCL AMPS= 119		TOTAL LCL= 22000		X .25 = 5500							
HIGH PHASE VA= 11500		W/LCL=14250		HIGH PH AMPS= 119		HIGH PHASE LCL= 11000		X .25 = 2750							

PANEL SCHEDULE

2



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PROJECT INFORMATION	
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SHEET TITLE	
SINGLE LINE DIAGRAM & PANEL SCHEDULE	

SHEET NUMBER	
E-2	

1

Radio Frequency Safety Survey Report Predictive (RFSSRP)

Jurisdictional Report



Site Name:	CXL02890
FA#	16155932
USID:	329926
Site ID:	SICA041953 / CXL02890
Address:	1150 COMMERCIAL AVE, OXNARD, CA 93030
County:	VENTURA
Latitude:	34.18943
Longitude:	-119.17050
Structure Type:	STEALTH STRUCTURE
Property Owner:	MICHAEL VIOLA
IWM Job#:	WSLOS0008346; WSLOS0064405; WSLOS0065735; WSLOS0064408; WSLOS0065734
RFDS Technology:	5G NR 1SR CBAND
Desktop Modeler:	IXUS Version 4.13(0)

Report Information

Report Writer: Monti Saini

Report Generated Date: 03-25-2025

Compliance Statement

AT&T Mobility Compliance Statement: Based on the information collected, AT&T Mobility will be compliant when the remediation recommended in [Section 2.0](#) or appropriate remediation determined by AT&T is implemented



Table of Contents

1.0 Introduction.....	3
2.0 Compliance Measures.....	4
3.0 Site Scale Map	5
4.0 Summary	6
5.0 FCC Rules and Regulations and Guidelines from OET 65	7
6.0 Safety Recommendations	10
7.0 FCC Limits.....	11
8.0 Certification	12

1.0 Introduction

MobileComm Professionals, Inc. has been contracted by AT&T Mobility LLC to produce a theoretical assessment of the potential radio frequency emissions at the proposed AT&T “STEALTH STRUCTURE” site. FCC OET Bulletin 65 – Edition 97-01 recommends that theoretical calculations should be done to yield a worst-case scenario. This theoretical analysis will provide a worst-case assessment of potential emissions and will assume all transmitters are operating at highest capacity and power. This will provide AT&T with a guideline of how to proceed with mitigating the site to ensure the site will be compliant with FCC regulations at any instance.

For this MPE theoretical analysis, MobileComm considered the accessible areas of site to determine approximate field strength levels and to identify any areas with higher levels exceeding FCC MPE limits and then determined spatially averaged field levels in areas with highest fields.

MobileComm has utilized computer generated model(s) in this Site Compliance Report. The modeling software that MobileComm used to create this report is IXUS.

General Model Assumptions

In this Site Compliance Report, it is assumed that all antennas are operating at full power at all times. MobileComm has further assumed 75% TDD duty Cycle, 1.5dB Power Tolerance & 0.32 Power Reduction factor¹ are used to calculate Transmitter Power & ERP/EiRP. Obstructions (trees, buildings etc.) that would normally attenuate the signal are not taken into account.

MobileComm obtained information used in this Site Compliance Report from AT&T (or approved vendors) which is considered reliable and believes them to be true and correct.

Due to the complexity of some wireless sites, MobileComm performed this analysis and created this report utilizing best industry practices and due diligence.

2.0 Compliance Measures

The compliance determination is based on theoretical modeling, RF signage placement recommendations and the level of restricted access to the antennas at the site. At the time of our analysis, AT&T will be compliant with the FCC rules and regulations, as described in OET Bulletin 65 upon implementation of below remediation(s).

Recommendations

AT&T Alpha Sector:

- No action required.

AT&T Beta Sector:

- No action required.

AT&T Gamma Sector:

- No action required.

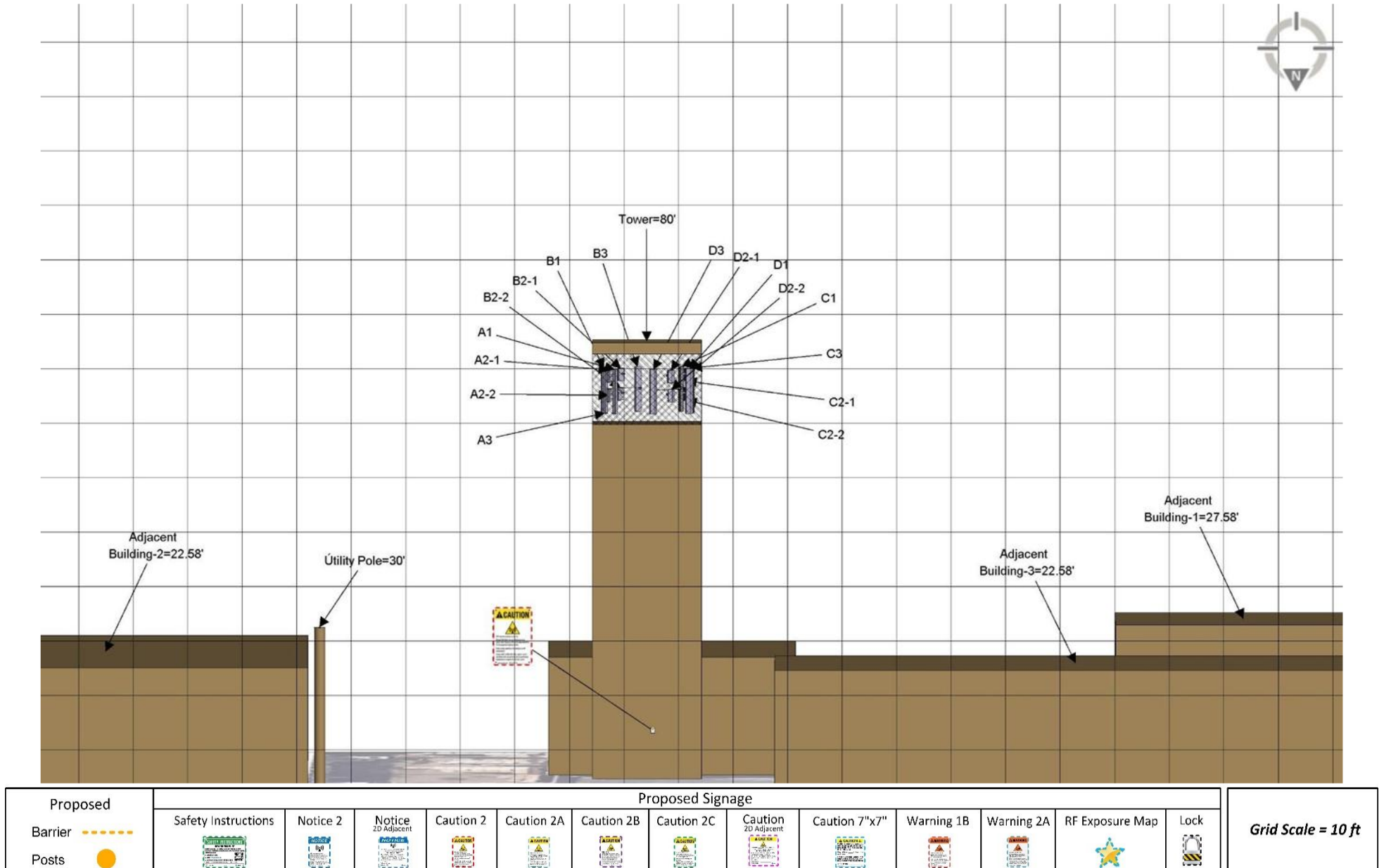
AT&T Delta Sector:

- No action required.

Tower:

- One Caution 2 Sign to be posted on the Tower at the climbing access, Caution sign MUST be installed at least 15ft above ground level (AGL) facing outwards so approaching people can see. (1 Total Sign).

3.0 Site Scale Map



4.0 Summary

All calculations performed for this analysis yielded results that were within the allowable limits for exposure to RF Emissions. Based on theoretical modeling, and upon implementation of recommendations in [Section 2](#), there will be no modeled exposures on any accessible walking/working surface related to AT&T's equipment in the area that exceed the FCC's Occupational or General Population exposure limits at this site.

The anticipated maximum theoretical RF-EME at Ground level will be **12.64%** of the FCC's General Population. This was determined through calculations along a radial from each sector taking full power values into account as well as actual vertical plane antenna gain values per the manufacturer-supplied specifications for gain. Based on worst-case theoretical modeling, there are no areas at ground level related to the proposed antennas that exceed the FCC's occupational or General Population exposure limits at this site.

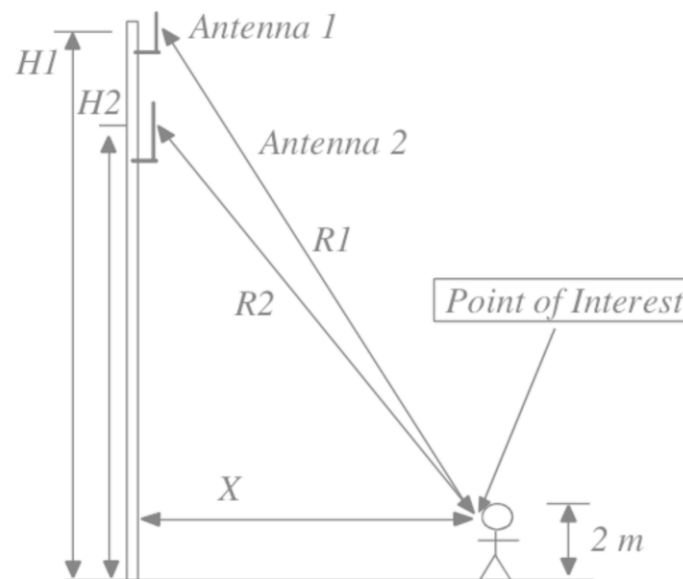
A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

Modeling indicates that there will be no accessible areas on the walking/working surfaces in front of the AT&T antennas that may exceed the FCC standards for general population and/or occupational exposure after implementation of mitigation measures. To reduce the risk of exposure and/or injury, MobileComm recommends that access to the areas associated with the active antenna installation or mitigation measures to be restricted and secured wherever possible.

5.0 FCC Rules and Regulations and Guidelines from OET 65

When considering the contributions to field strength or power density from other RF sources, care should be taken to ensure that such variables as reflection and re-radiation are considered. In cases involving very complex sites predictions of RF fields may not be possible, and a measurement survey may be necessary. The process for determining compliance for other situations can be similarly accomplished using the techniques described in this section and in Supplement A to this bulletin that deals with radio and television broadcast operations. However, as mentioned above, at very complex sites measurements may be necessary.

In the simple example shown in the below diagram, it is desired to determine the power density at a given location X meters from the base of a tower on which are mounted two antennas. One antenna is a CMRS antenna with several channels, and the other is an FM broadcast antenna. The system parameters that must be known are the total ERP for each antenna and the operating frequencies (to determine which MPE limits apply). The heights above ground level for each antenna, $H1$ and $H2$, must be known in order to calculate the distances, $R1$ and $R2$, from the antennas to the point of interest.



This summarizes the policies, guidelines and requirements that were adopted by the FCC on August 1, 1996, amending Part 1 of Title 47 of the Code of Federal Regulations, and further amended by action of the Commission on August 25, 1997 (see 47 CFR Sections 1.1307(b), 1.1310, 2.1091 and 2.1093, as amended from FCC "OET Bulletin 65"). Commission actions granting construction permits, licenses to transmit or renewals thereof, equipment authorizations or modifications in existing facilities, require the preparation of an Environmental Assessment (EA), as described in 47 CFR Section 1.1311, if the particular facility, operation or transmitter would cause human exposure to levels of radiofrequency (RF) electromagnetic fields in excess of these limits. For exact language, see the relevant FCC rule sections.

The FCC-adopted limits for Maximum Permissible Exposure (MPE) are generally based on recommended exposure guidelines published by the National Council on Radiation Protection and Measurements (NCRP) in "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," NCRP Report No. 86, Sections 17.4.1, 17.4.1.1, 17.4.2 and 17.4.3. Copyright NCRP, 1986, Bethesda, Maryland 20814. In the frequency range from 100 MHz to 1500 MHz, exposure limits for field strength and power density are also generally based on the MPE limits found in Section 4.1 of, "IEEE Standard for Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," ANSI/IEEE C95.1-1992, Copyright 1992 by the Institute of Electrical and Electronics Engineers, Inc., New York, New York 10017, and approved for use as an American National Standard by the American National Standards Institute (ANSI). The exposure guidelines are based on thresholds for known adverse effects and they incorporate a significant margin of safety. The federal health and safety agencies such as: the Environmental Protection Agency ("EPA"), the Food and Drug Administration ("FDA"), the National Institute on Occupational Safety and Health ("NIOSH") and the Occupational Safety and Health Administration ("OSHA") have also been actively involved in monitoring and investigating issues related to RF exposure.

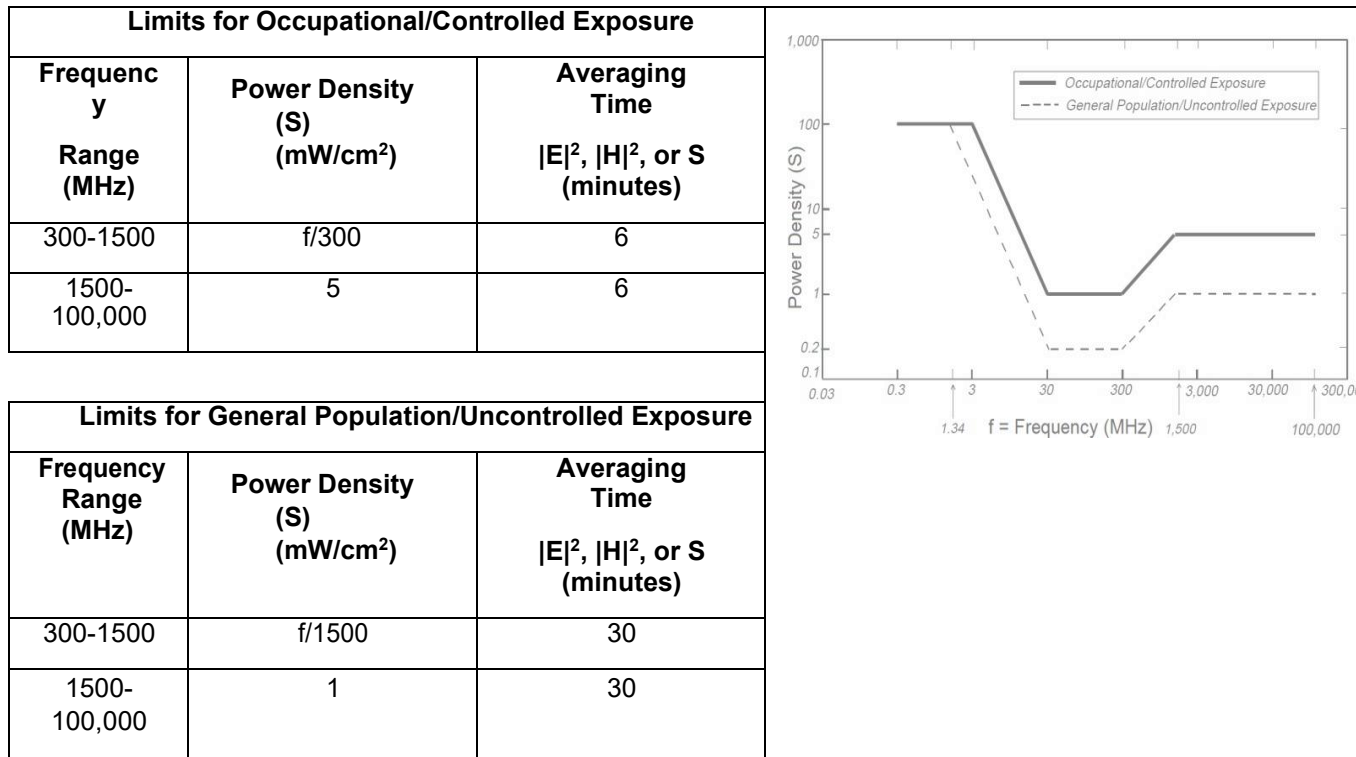
FCC regulations define two separate tiers of exposure limits: Occupational or "Controlled environment" and General Population or "Uncontrolled environment". The General Population limits are generally five times more conservative or restrictive than the Occupational limit. These limits apply to accessible areas where workers or the General Population may be exposed to Radio Frequency (RF) electromagnetic fields.

Occupational or Controlled limits apply in situations in which persons are exposed as a consequence of their employment and where those persons exposed have been made fully aware of the potential for exposure and can exercise control over their exposure.

An area is considered a Controlled environment when access is limited to these aware personnel. Typical criteria are restricted access (i.e. locked or alarmed doors, barriers, etc.) to the areas where antennas are located coupled with proper RF warning signage. A site with Controlled environments is evaluated with Occupational limits.

All other areas are considered Uncontrolled environments. If a site has no access controls or no RF warning signage it is evaluated with General Population limits.

The formulas used in IXUS for calculating Power density is based on FCC "OET Bulletin 65", Section 2: PREDICTION METHODS, August 1997, Edition 97-01. Power density is converted to Maximum Permissible Exposure Limits (MPE Limits) based on Limits of General population/Uncontrolled Exposure and Limits of Occupational/Controlled Exposure presented in the following table generated from Appendix A of "OET Bulletin 65".



6.0 Safety Recommendations

Occupational Safety and Health Administration (OSHA) Requirements

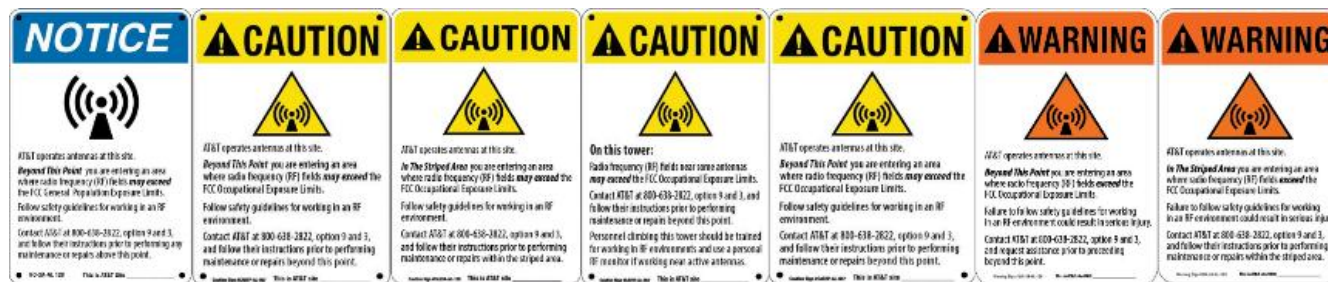
OSHA requires that those in the Occupational classification must complete training in RF Safety, RF Awareness, and Utilization of Personal Protective Equipment. OSHA also provides options for Hazard Prevention and Control:

Hazard Prevention	Control
- Utilization of good equipment - Enact control of hazard areas - Limit exposures - Employ medical surveillance and accident response	- Employ Lockout/Tag out - Utilize personal alarms & protective clothing - Prevent access to hazardous locations - Develop or operate an administrative control program

RF Signage and Barriers

All RF signs should be obeyed by at all times.

Post the appropriate NOTICE, CAUTION & WARNING sign at the main site access point(s) and other locations as required. The signs below are examples of signs meeting FCC guidelines



If there are workers in an area with a sign that they do not understand, they can call the NOC Number at 800-638-2822 for guidance.

All persons (arborist, landscapers, construction/utility workers, etc.) that are accessing adjacent elevated surfaces that exceed the General Public (GP) limits MPE must be made aware of these potential exceedances and their fields, where applicable.

7.0 FCC Limits

Occupational limits

Apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for occupational/controlled exposure also apply in situations when an individual is transient through a location where occupational/controlled limits apply provided he or she is made aware of the potential for exposure.

General population limits

Apply in situations in which the General Population may be exposed, or in which persons that are exposed as a consequence of their employment may not be fully aware of the potential for exposure or cannot exercise control over their exposure.

Controlled Environment

Applies to environments that are restricted or “controlled” in order to prevent access from members of the General Population classification.

Uncontrolled Environment

Applies to environments that are unrestricted or “uncontrolled” that allow access from members of the General Population classification.

Contribution to Co-Located areas

Any wireless operator that contributes 5% or greater of the MPE limit in an area that is identified to be greater than 100% of the MPE limit is responsible for taking corrective actions to bring the site into compliance.

Generic Values

The use of “Unknown” for an operator means the information with regard to the carrier, their FCC license and / or antenna information was not available. Generic values are used as estimation for Effective Radiated Power (ERP) and antenna characteristics for unknown antennas.



8.0 Certification

This report has been prepared by or under the direction of the following Registered Professional Engineer:

I, _____ P.E. State: _____ on date: _____ hereby certify that:

I am registered as a Professional Engineer with License number: _____ and that I am thoroughly familiar with the Regulations of the Federal Communications Commission (FCC), both in general and specifically as they apply to FCC guidelines for human exposure to Radio-frequency electromagnetic radiation and that EME theoretical analysis for site identified as 16155932 located at 1150 COMMERCIAL AVE, OXNARD, CA 93030 has been performed on 03-25-2025 in order to determine where there might be electromagnetic energy that is in excess of both the Controlled Environment and Uncontrolled Environment levels; and that I have thoroughly reviewed this Site Compliance Report and believe it to be true and accurate to the best of my knowledge.



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: Commercial AT&T Stealth Wireless Communication Tower Facility

Project Applicant: John McDonald (Designated Agent), and Michael Viola (Property Owner)

Project Location - Specific: 1150 Commercial Avenue, Oxnard, CA, 93031, Ventura County, APN 204-0-102-225.

Description of Nature, Purpose and Beneficiaries of Project: PZ No. 24-530-04 (Special Use Permit - Wireless) A request to construct an 80-foot-high stealth wireless telecommunications facility designed to resemble a clock tower, including an associated equipment enclosure and ancillary equipment, within an approximately 466-square-foot lease area on an existing 1.43-acre industrially developed property located at 1150 Commercial Avenue. The application includes the relocation of two parking spaces. Pursuant to Article 16, Section 16-492 of the Oxnard City Code, wireless telecommunications facilities may be permitted up to the maximum height allowed within the underlying zoning district. The project site is located within the Heavy Manufacturing (M-2) Zone, which permits structures up to 100 feet in height, which allows the proposed height through approval of a special use permit. Filed by designated agent John McDonald, Eukon Group, 65 Post Suite 1000, Irvine, CA 92618 on behalf of AT&T Mobility.

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

Name of Person or Agency Carrying Out Project (Applicant): John McDonald

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: Section 15303, Class 3
- Statutory Exemptions. State code number: _____

Reason(s) why project is exempt: In accordance with the State CEQA Guidelines and Section 15303, Class 3 of the State CEQA Guidelines, projects involving "the construction of new, small facilities or

structures” may be found to be exempt from the requirements of CEQA. This proposal includes the construction of an 80-foot-high stealth wireless telecommunications facility designed as a clock tower, including ancillary ground-mounted mechanical equipment, within an existing developed industrial site. The proposed wireless facility will be located within an approximately 466-square-foot lease area and will comply with the development standards of the Heavy Manufacturing (M-2) Zone, which permits structures up to 100 feet in height, which consist of small structures and other allowances by the Class 3. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the exemption. Therefore, it has been determined that there is no substantial evidence that the project will have a significant effect on the environment, the project is categorically exempt from the provisions of CEQA, and there is no requirement to prepare an environmental document.

Lead Agency Contact Person: Juan Carlos Torres, Associate Planner, (805) 385-8156

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

Date

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

RESOLUTION NO. 2026 - XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. PZ 24-530-01 (SPECIAL USE PERMIT – WIRELESS) FOR THE CONSTRUCTION OF AN 80-FOOT-HIGH STEALTH WIRELESS TELECOMMUNICATIONS FACILITY DESIGNED AS AN ARCHITECTURAL CLOCK TOWER, WITH ASSOCIATED GROUND EQUIPMENT WITHIN A NEW SCREENED LEASE AREA ENCLOSURE OF APPROXIMATELY 466 SQUARE FEET ON AN EXISTING INDUSTRIALLY DEVELOPED PROPERTY LOCATED AT 1150 COMMERCIAL AVENUE, FILED BY DESIGNATED AGENT JOHN MCDONALD, EUKON GROUP, 65 POST, SUITE 1000, IRVINE, CA 92618.

WHEREAS, on July 18, 2024, John McDonald on behalf of Eukon Group and AT&T Mobility (the “**Applicant**” and/or “**Developer**”), submitted a request to allow a stealth wireless communication facility tower with associated ground equipment within a new screened lease area enclosure within an existing industrially developed property located at 1150 Commercial Avenue; and

WHEREAS, on July 16, 2026, the Planning Commission of the City of Oxnard (“**Planning Commission**”) conducted a duly noticed public hearing to consider Applicant’s request to approve Planning and Zoning Permit No. 24-530-01 (Special Use Permit - Wireless) to allow a stealth wireless communication tower facility with associated ground mounted equipment within a new screened lease area ground enclosure within an existing industrially developed property located at 1150 Commercial Avenue (the “**Project**”) in accordance with Section 16-530 through 16-553 of Oxnard City Code; and

WHEREAS, Oxnard City Code, Chapter 16, Sections 164, 488, & 492 authorizes the Planning Commission to approve buildings and structures with a height not exceeding 8 stories or 100 feet in the Heavy Manufacturing zone via the issuance of a special use permit; 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 Class 3 Categorical Exemptions (Section 15303) . 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 designated Central Industrial Area under the City's 2030 General Plan and is zoned Heavy Manufacturing (M-2). The project site and surrounding properties are currently developed with industrial uses and do not

contain any known environmental resources of hazardous or critical concern. The proposed project involves the installation of a wireless telecommunications facility on an already developed site and would not affect any identified sensitive environmental resources. Therefore, the project would have no impact on environmental resources 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 a stand alone stealth wireless communication tower facility is consistent with the 2030 General Plan and the Oxnard City Code and is compatible with the uses and development in the project area, which is an existing industrial complex consisting of industrial uses such as warehouse facility, auto restoration and offices uses with the wireless facility setback far enough from adjacent residential properties. 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 for a standalone stealth wireless telecommunications facility is consistent with the goals and policies of the City's 2030 General Plan and complies with the applicable provisions of the Oxnard City Code. The project is compatible with the surrounding industrial development, which includes warehouse, automotive restoration, office, and other industrial-related uses. In addition, the proposed facility is located within an existing industrial complex and is adequately separated from nearby residential properties.

The project involves the installation of a wireless telecommunications facility on a previously developed site and does not result in a significant intensification of land use or expansion of development beyond that anticipated by the General Plan and zoning regulations. Future development projects within the area that require discretionary approval would be subject to separate review for consistency with the General Plan, Municipal Code, and the California Environmental Quality Act (CEQA).

Accordingly, the project would not contribute to any cumulatively considerable impacts, and no significant cumulative impacts would occur as a result of the proposed development.

- (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 site is located adjacent to a City's designated scenic corridor. As a result, the proposed wireless telecommunications facility is required to incorporate stealth design features to minimize visual impacts. The project is proposed as an 80-foot-high stealth wireless telecommunications facility designed to resemble a clock tower. The facility will be screened with architectural elements and Fiber Reinforced Polymer (FRP) materials designed to mirror traditional building materials and complement the appearance of the existing industrial development on the site.

The proposed clock tower design, architectural detailing, and compatible color palette are intended to integrate the facility into the surrounding industrial environment and reduce its visual prominence when viewed from the scenic corridor. Accordingly, the project would not substantially degrade the visual character or quality of the site and its surroundings, nor would it result in a significant impact 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.

- (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 any known historical resources, designated landmarks, points of interest, or structures of historical significance. In addition, the site is not located within a designated, proposed, or potential historic district. The existing industrial complex has not been identified as historically significant and does not exhibit unique architectural characteristics that would qualify it as a historical resource under CEQA.

The proposed project consists of the construction of a new stealth wireless telecommunications facility within an existing developed industrial property and does not involve any alterations to the existing buildings on the site. Accordingly,

the project would not cause a substantial adverse change in the significance of a historical resource, as defined by CEQA, and no impact to historical resources would occur.

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 standards.

The proposed wireless telecommunications facility is located on a property designated as Central Industrial Area under the City of Oxnard 2030 General Plan, and is zoned Heavy Manufacturing (M-2). The proposed use is compatible with both the General Plan land use designation and the surrounding industrial context.

The facility is designed as a stealth installation and is sited within an industrial area, providing substantial separation from nearby residential uses. The location is consistent with the City's objective of encouraging wireless facilities in non-residential areas and minimizing exposure of such facilities within or adjacent to residential neighborhoods. In addition, the stealth design and co-location capability reduce the need for additional standalone facilities in more sensitive or visually prominent locations.

The proposed facility will enhance wireless coverage within the surrounding area, providing improved service reliability for both the public and emergency response personnel. The project is consistent with the City of Oxnard 2030 General Plan and complies with applicable development standards of the M-2 zoning district, including height, setback, and design compatibility requirements.

(2) The nature, condition and development of adjacent uses was considered, and such 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 stealth wireless telecommunications facility and associated ancillary ground equipment will be fully screened and designed to incorporate architectural features that are consistent with and complementary to the existing building facades on the property. The construction and operation of the facility shall comply with all applicable federal, state, and local laws and regulations, including Federal telecommunications Commission (FCC) radio frequency (RF) emission standards.

The proposed location, height, and massing of the facility are not anticipated to materially affect surrounding land uses, buildings, or structures, nor would the project adversely impact public health, safety, or general welfare.

- (3) The site for the proposed use is adequate in size and shape to accommodate any yards, walls, fences, parking and loading facilities, landscaping and any items required as a condition of approval of this special use permit.**

The project site is currently developed with an industrial complex consisting of three existing industrial buildings, associated parking areas, loading facilities, perimeter fencing, and landscaping. The installation of the proposed stealth wireless telecommunications facility and associated ground equipment will require the relocation of two existing parking spaces to the rear of the office building located at 1144 Commercial Avenue. As a result, the project will not result in a net loss of required parking spaces.

Vehicular circulation, site access, and internal maneuverability will continue to function adequately following project implementation. In addition, the project will not remove or reduce existing landscaped areas. As discussed in Section 6 of this staff report, the project complies with all applicable development standards of the Oxnard City Code, including parking, setback, height, and design requirements.

- (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 a fully developed property with an existing industrial complex and adequate access provided from Commercial Avenue and Wooley Road. The proposed wireless telecommunications facility is an unmanned installation that does not generate regular employee trips, customer visits, or operational traffic. Periodic maintenance visits will occur on an infrequent basis and are not expected to materially increase traffic volumes or affect existing circulation patterns. Therefore, the project will have a negligible impact on traffic, transportation facilities, and site access.

- (5) The site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.**

The project site is a fully developed property containing an existing industrial complex within a heavily urbanized area of the City. The proposed project consists of an unmanned stealth wireless telecommunications facility and associated equipment, which will not generate substantial demand for public services or utilities. As a result,

the project is anticipated to have minimal to no impact on fire protection services, water infrastructure, wastewater facilities, or storm drainage systems.

The project site is currently served by existing public utilities and municipal services, and adequate capacity exists to accommodate the proposed use. Accordingly, the proposed facility will be adequately served by existing fire protection services, water, sewer, and storm drainage infrastructure without requiring the construction of new or expanded utility facilities.

SECTION 2. The Planning Commission, in accordance with the California Environmental Quality Act (CEQA), finds that the proposed Project is categorically exempt from environmental review pursuant to Sections 15303 (Class 3 – New Construction or Conversion of Small Structures) of the State CEQA Guidelines. The Project consists of the construction of a new stealth wireless telecommunications facility and associated ground equipment on a previously developed industrial property within an urbanized area. The Project is consistent with the applicable General Plan designation and zoning regulations, occurs on a site substantially surrounded by urban uses, and would not result in any significant effects relating to traffic, noise, air quality, water quality, or other environmental resources. The Planning Commission further finds that none of the exceptions to the use of a categorical exemption set forth in Section 15300.2 of the State CEQA Guidelines apply to the Project. The Planning and Environmental Services Division is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk in accordance with Sections 15062 and 21152 of the California Environmental Quality Act and State CEQA Guidelines within five (5) working days following the adoption of this Resolution.

SECTION 3. Based on the findings set forth herein, the Planning Commission hereby approves Planning and Zoning Permit 24-530-01 (Special Use Permit - Wireless), 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	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 **July 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, 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. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows the Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, G-4)
5. 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)
6. 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)

7. 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)
8. 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)
9. 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)
10. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
11. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
12. 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)
13. 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)
14. Prior to issuance of building permits, 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).

PLANNING DIVISION STANDARD CONDITIONS

15. 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)
16. 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)

17. Before the City issues building permits, Developer shall provide to the Planning Division Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Planning Commission. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)
18. 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*)
19. Lighting within physical limits of the area required to be lighted shall be between 1 and 7-foot candles and shall be in harmony with existing adjacent lighting schemes.
20. Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets.
21. In order to minimize light and glare on the project property, all new light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway. (PL, *PL-9*)
22. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
23. 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*).
24. Developer shall install wiring inside building elements. These items shall not be visible on any exterior building elevations. (PL, *PL-42*)
25. Construction activities shall be limited to the hours of 7 am to 6pm, Monday through Saturday. No Construction shall occur after hours, on Sundays, or national holidays without permission from the City. (PL-45).

PLANNING DIVISION SPECIAL CONDITIONS

26. This Special Use Permit shall remain valid for a **period of ten (10) years** from the date of the Planning Commission approval. If the property owner, facility operator, or lessee wishes to continue operation as granted herein, a new application must be filed with the Planning Division. Said application must be filed no later than three months prior to the expiration of this permit and shall be accompanied by the required application forms, supporting documentation, and applicable fees in effect at the time of submittal.
27. The developer shall maintain an opaque fence or wall, six (6) to eight (8) feet eight (8) inches in height, around all ground-mounted equipment associated with the wireless

telecommunications facility. The enclosure shall be kept in good condition and fully screen the equipment from public view at all times. (PL)

28. All ground-mounted equipment shall be installed so that no portion of the equipment protrudes above the equipment enclosure.
29. All proposed panel antennas, radios, cables, and associated ancillary equipment shall be fully concealed within the approved telecommunications facility tower structure and screened from public view at all times. No antennas, equipment, or appurtenances shall be mounted or installed on the exterior of the tower structure unless otherwise approved by the Planning Division. The stealth design features of the facility shall be maintained for the life of the project. (PL)
30. The applicant shall maintain all painted and finished surfaces of the telecommunications facility, including the clock tower structure, equipment enclosure, clock device elements and all associated architectural features, in good conditions at all times. Any faded, peeling, chipped, damaged, or deteriorated surfaces shall be repaired or repainted promptly to maintain the approved appearance of the facility. All exterior materials, colors, and finishes shall remain non-reflective and shall be maintained in accordance with the approved plans to minimize glare and visual impacts.
31. All clock device elements, including but not limited to the clock faces, clock hands, spindles, lighting, and related mechanical or electronic components, shall be maintained in good working order and operable condition at all times. The clock shall accurately display the correct time at all times. The permittee shall inspect and verify the accuracy of the displayed time at least once each week and shall promptly repair or recalibrate the clock whenever it is found to be inaccurate or inoperable within 4 calendar days of discovering the deficiency or receiving written notice from the City, whichever occurs first. Failure to maintain the clock in an operable condition may constitute a violation of this Special Use Permit .
32. Any malfunctioning, damaged, or deteriorated clock components shall be repaired or replaced promptly to preserve the approved architectural appearance and functionality of the stealth wireless telecommunications facility.
33. These conditions of approval impose specific fees, dedications, reservations and/or other exactions. Pursuant to Government Code Section 66020, the 90-day period in which the Developer or applicant has to protest the imposed fees, dedications, reservations and/or other exactions has begun as of the date that the conditions of approval are approved.
34. Prior to issuance of a building permit, Developer shall revise plans for the wireless facility so that any warning or advisory signs required by the Federal telecommunications Commission (FCC) will also be displayed in Spanish. Signs appearing in Spanish language shall be of identical form and format to the signs required by the FCC. (PL)

35. 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)
36. Within 6 months of final inspection the carrier shall provide a third party report confirming that the site is in compliance with the FCC regulations.
37. Any future emergency generator installed within the proposed ground equipment enclosure shall comply with the noise standards set forth in Section 7-185 of the Oxnard City Code and shall not exceed the maximum allowable noise level of 70 dBA for industrial zones.
38. Any new equipment installed within the ground equipment enclosure or within the stealth wireless telecommunications facility shall be subject to review and approval by the Building and Engineering Services Department and shall require the issuance of all applicable permits prior to installation.
39. Routine testing and maintenance of any future emergency generator shall be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Saturday. Emergency generator testing shall not occur on Sundays, except during an actual emergency or when otherwise required by law.
40. Equipment (mobile or immobile) not used in direct support of the wireless telecommunications facility shall not be stored on the site unless repairs to the facility are being made.
41. The wireless telecommunications facility, in its entirety, shall be maintained in a good state of repair that remains consistent with the design of the original construction, at the sole expense of the applicant.
42. All cables, wires, sweeps, jumpers and other connectors shall be installed inside the clock tower structure. All utilities servicing the facility shall be placed underground.
43. A sign regarding "Network Operations Information" shall be installed at all access points to the equipment area and maintained in good condition at all times. The sign(s) required under this condition shall be installed so that a person can clearly see the sign as he or she approaches the access point when the gate is in both the open and closed position.
44. Signs regarding "RF Notice" and "Network Operations Information" shall be installed on the base of the tower structure and maintained in good condition. Signs required under this condition shall be installed so that a person can clearly see the sign as he or she approaches the tower.
45. All signage shall comply with the FCC OET Bulletin 65 or ANSI C95.2 for color, symbol and content conventions. All such signage shall provide a working local or toll-free telephone

number to the facility network operations center to contact a live person who can exert transmitter power-down control over this site as required by the FCC.

46. All signage is prohibited unless specifically required by the Federal Communications Commission (FCC) or other regulatory agency.
47. Exterior lighting for Wireless Telecommunications Facilities shall be limited to the following:
- a) A manually-operated or motion-detector controlled light above any accessory structure which shall be kept off except when personnel are actually present at night.
 - b) The minimum tower lighting required by FAA regulations.
 - c) Lighting shall be shielded or directed to the greatest extent possible in such a manner to minimize the amount of light that falls onto nearby properties, particularly residences.

LANDSCAPE STANDARD CONDITIONS

48. Developer shall properly maintain existing landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensure compliance (PK, PK-4)

FIRE DEPARTMENT STANDARD CONDITIONS

49. All roof covering materials on the project property shall be of non-combustible or fire retardant materials approved by the Fire Chief and in compliance with the City Code. (FD, F-2)
50. Before the City issues building permits, Developer shall obtain the Fire Chief's approval of a plan to ensure fire equipment access and the availability of water for fire combat operations to all areas of the project property. The Fire Chief shall determine whether or not the plan provides adequate fire protection. (FD/DS, F-3)
51. 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)
52. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, F-6)
53. At all times during construction, developer shall maintain paved surfaces capable of handling loads of 76,000 pounds which will provide access for fire fighting apparatus to all parts of the project property. (FD/DS, F-7)

54. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)
55. Developer shall provide automatic fire sprinklers as required by the City Code and shall contact the Fire Chief to ascertain the location of all connections. (FD, *F-12*)
56. Developer shall install in each structure in the project a detection/alarm system with a central station monitor that will automatically notify the Fire Department in the event of a fire in the structure. The alarm system shall include a UL or State Fire Marshal approved device, which shall not exceed design specifications, that reports the location of the fire and allows the central station monitor to inform the Fire Department of the point of entry into the structure that is nearest the fire. (FD, *F-13*)
57. Developer shall comply with Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Prior to the issuance of building permits, Developer shall contact the CUPA division of the Fire Department to ensure that such requirements are followed. (FD, *F-16*)

FIRE DEPARTMENT SPECIAL CONDITIONS

58. Developer shall allow installation of public safety radio equipment in the tower, steeple, roof or other elevated portion of the building. Such equipment shall not conflict with the architectural design of the building and shall comply with zoning and planning requirements and conditions.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

59. 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)
60. 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)
61. Developer shall be responsible for all project related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)

Resolution No. 2026-XX
PZ 24-530-01 (SUP - Wireless)
Commercial AT&T Wireless Telecommunication Tower Facility
July 16, 2026
14 of 14

(Signatures on next page)

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 16th day of July, 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 on the 16th day of July 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, AICP, Secretary

Site Justification Coverage Maps

Market Name : Southern California Market

Site ID : CXL02890

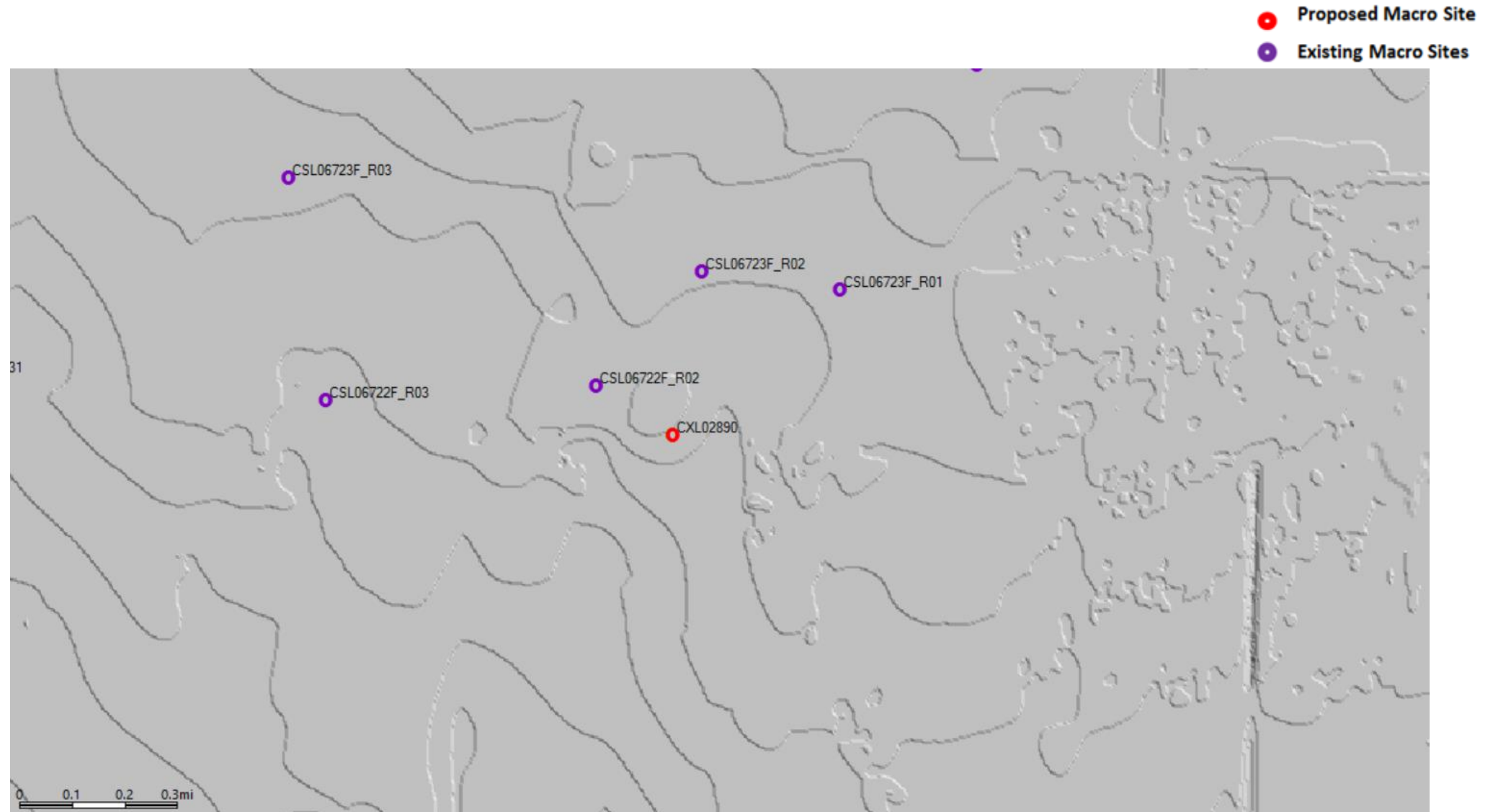
Site Address : 1150 Commercial Ave Oxnard CA 93030

ATOLL Completion Date: April 15, 2025

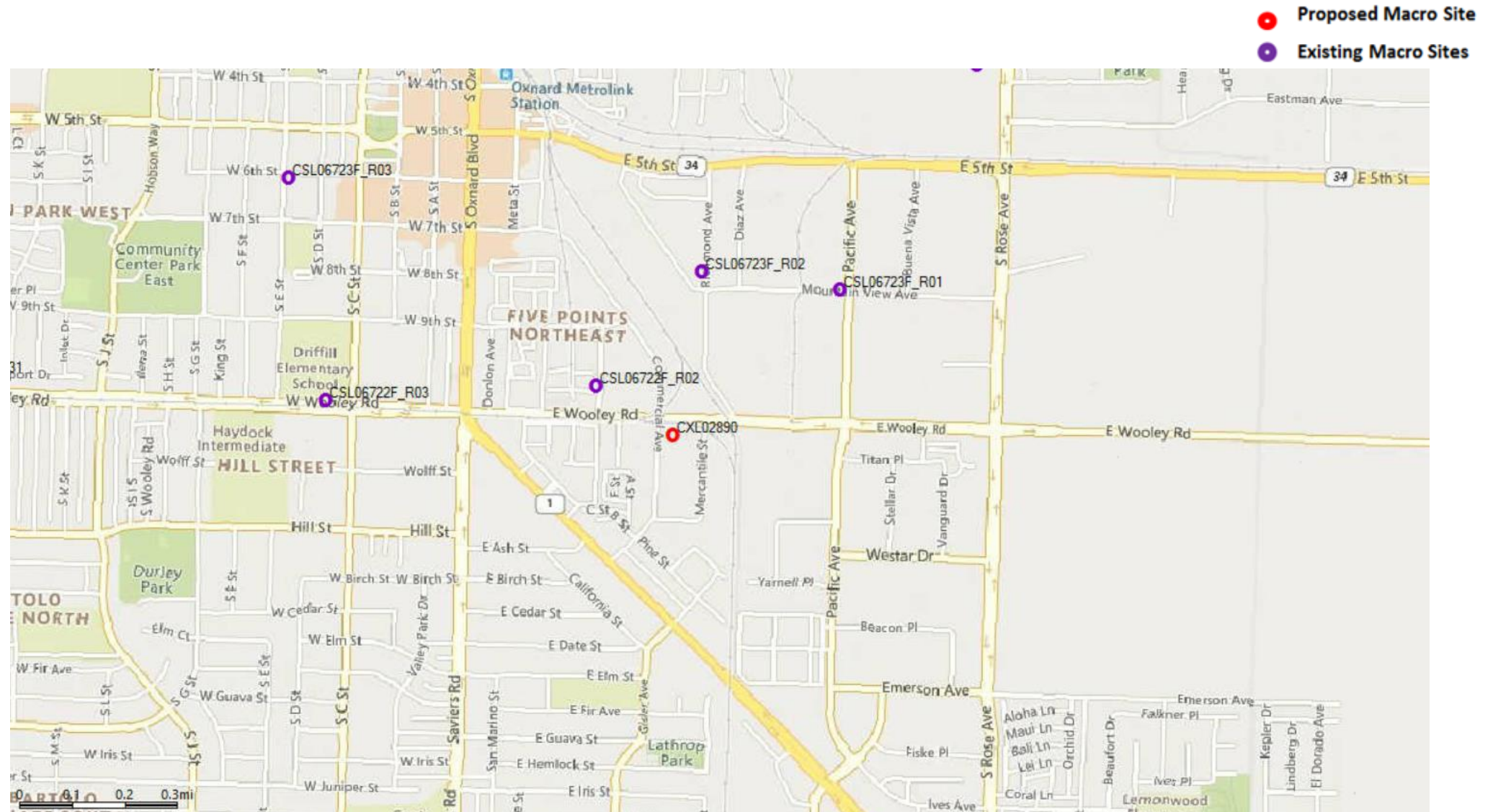
Assumptions

- ❖ Propagation of the Site Coverage Plots are based on our current Atoll RF Design Tool that shows the preferred design of AT&T 4G-LTE Network Coverage.
- ❖ The propagation referenced in this package is based on Existing and Proposed 4G-LTE Coverage of AT&T users in buildings, in vehicles, and outdoors. The threshold for reliable in-building coverage is based on a signal strength necessary to reliably and consistently make voice calls and use applications indoors, taking into consideration the built and natural environment. The threshold for reliable in-vehicle coverage is based on known signal attenuation from an outdoor signal to the inside of a vehicle. The threshold for reliable outdoor coverage is based on a signal strength necessary to reliably and consistently make voice calls and use applications outdoors taking into consideration the built and natural environment.
- ❖ For your reference, the scale shown ranges from Reliable to Unreliable Coverage for AT&T users in buildings, in vehicles, and outdoors.
- ❖ The Coverage Plots shown in the following slides are based on the following criteria:
 - Existing 4G-LTE Coverage Before the Proposed Site: Assuming all other existing neighboring sites are On-Air and the Proposed Site is Off-Air, the propagation is displayed with the legends provided.
 - Planned 4G-LTE Coverage With the Proposed Site: Assuming all other existing neighboring sites along with the Proposed Site are On-Air, the propagation is displayed with the legends provided.
 - Standalone 4G-LTE Coverage of the Proposed Site: Assuming all other existing neighboring sites are Off-Air and only the Proposed Site is On-Air, the propagation is displayed with the legends provided.

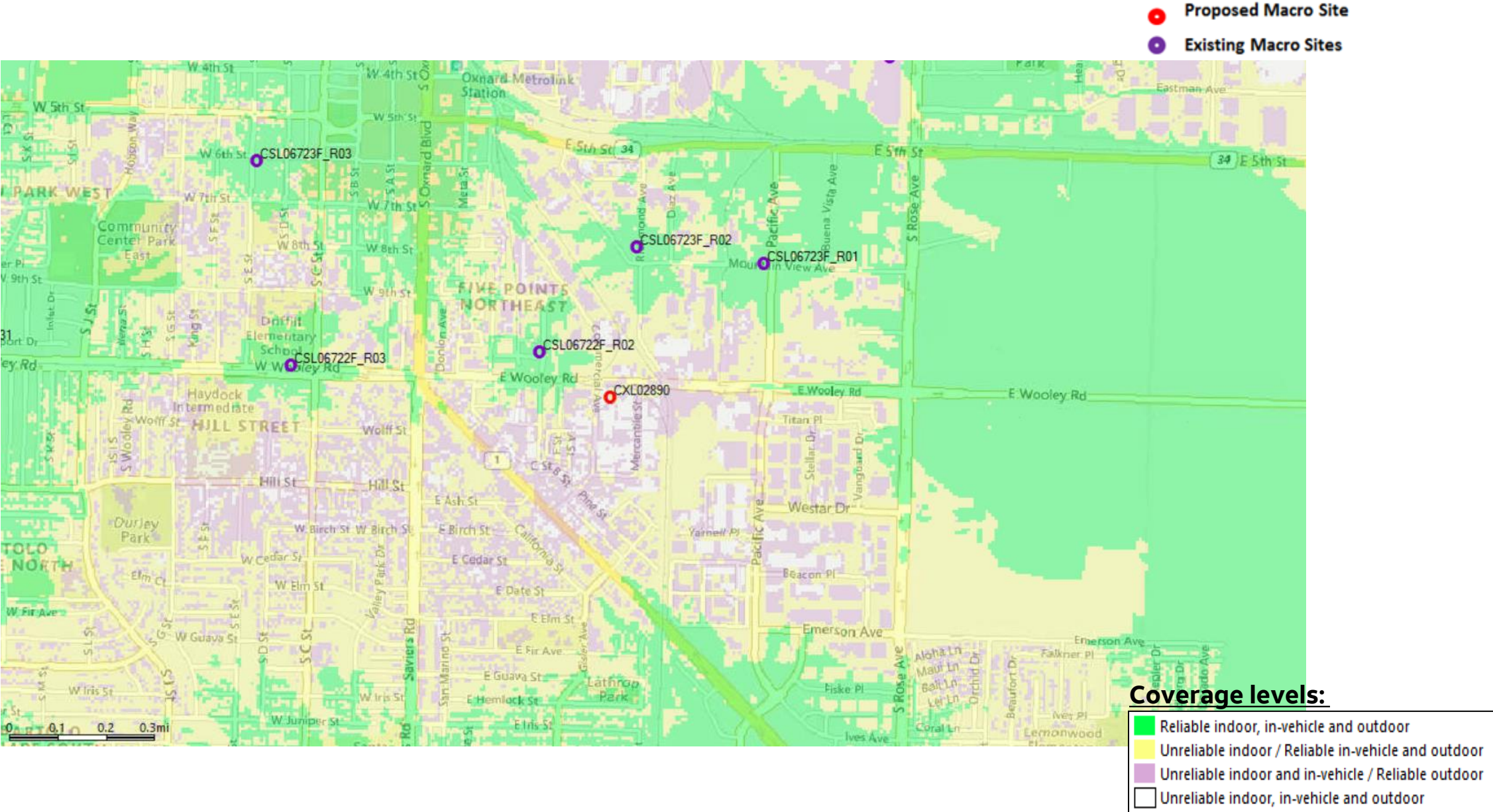
Proposed Site CXL02890 (Terrain Map)



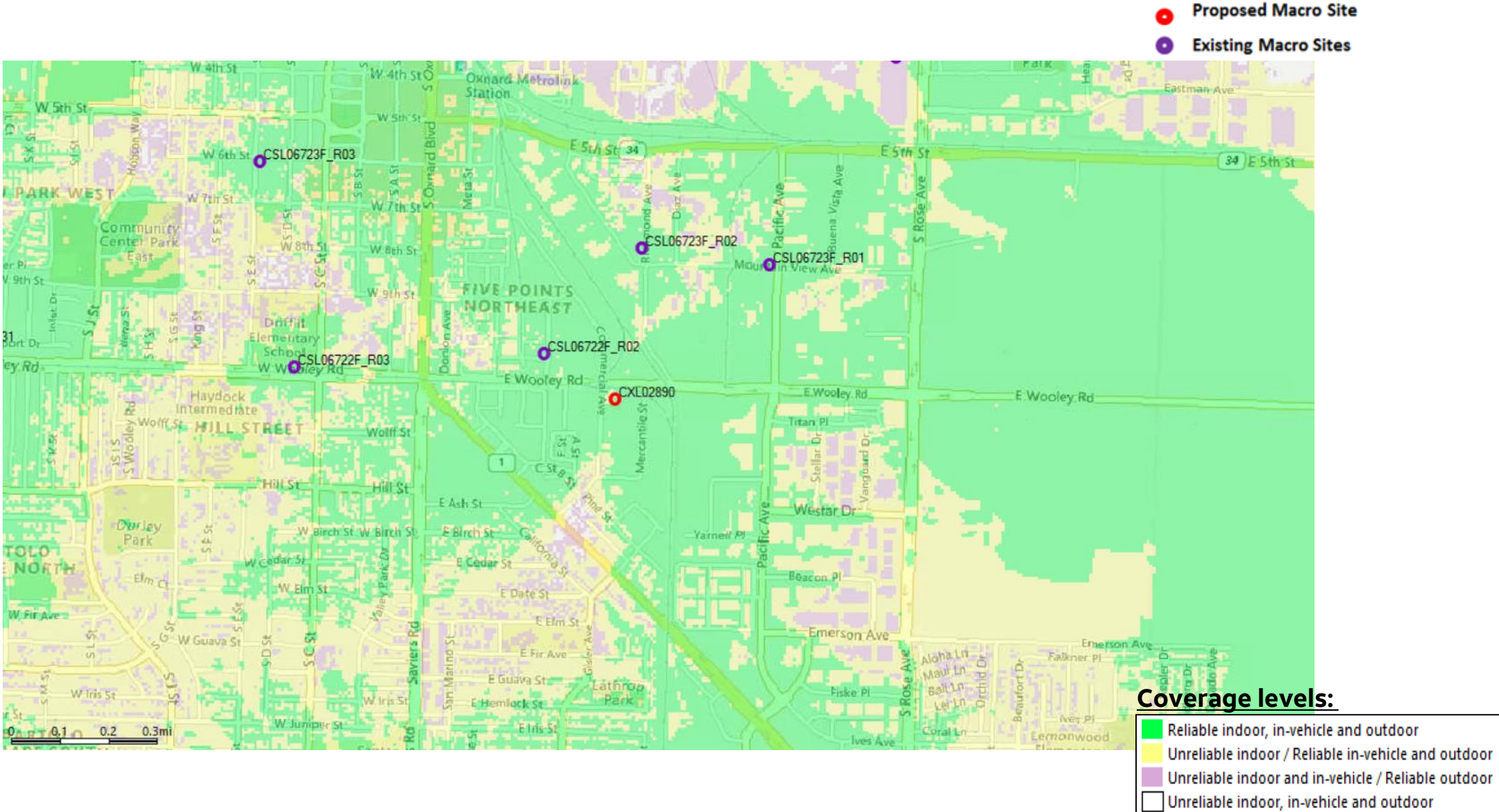
Proposed Site CXL02890 (Road Map)



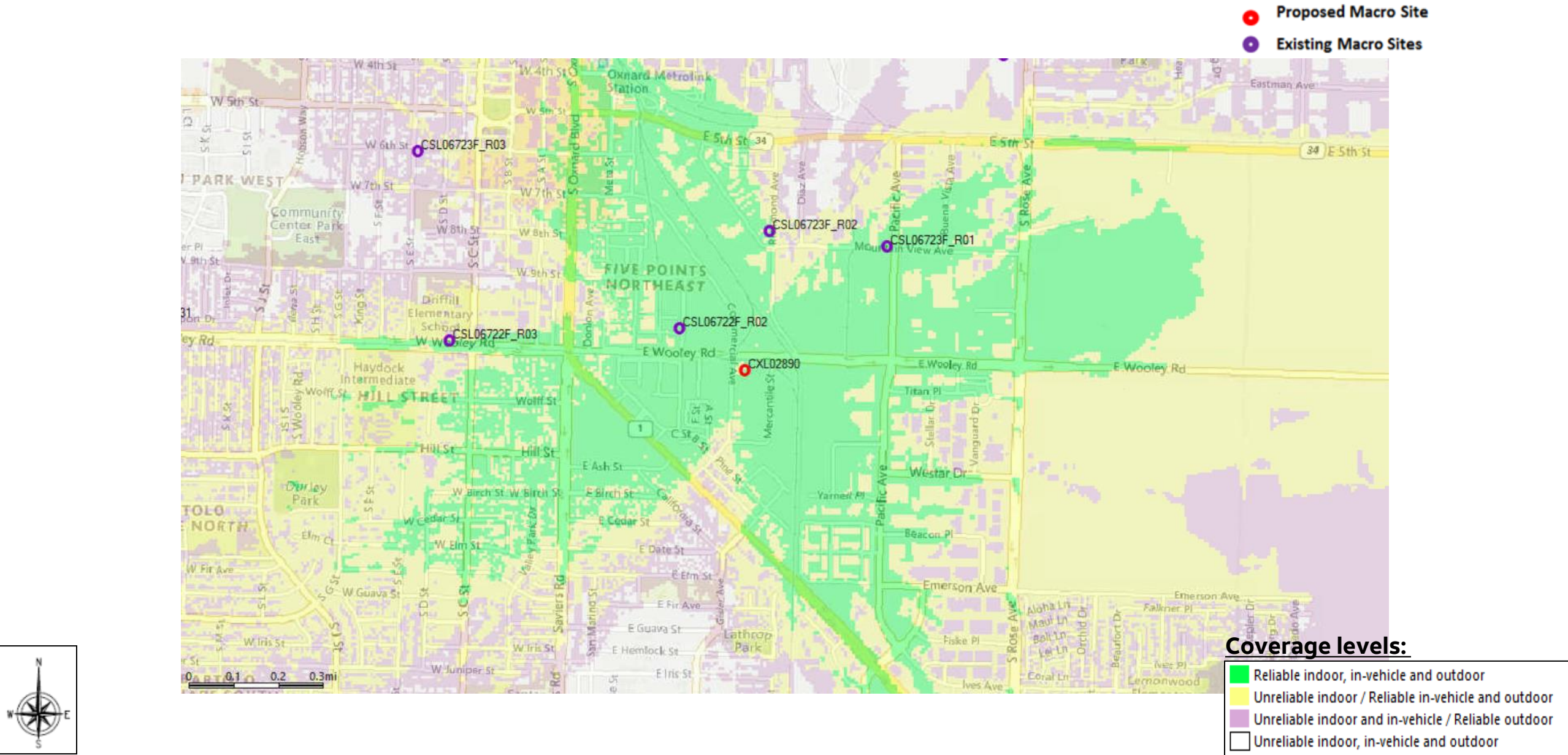
Existing 4G-LTE Coverage Before Proposed Site CXL02890



Planned 4G-LTE Coverage With Proposed Site CXL02890 On Air



Standalone 4G-LTE Coverage Of Proposed Site CXL02890



Coverage Legend

Reliable indoor, in-vehicle and outdoor coverage: In general, the areas shown in green should have the most coverage and the strongest signal strength and be sufficient for reliable in-building service and connection to the AT&T wireless network. However, in-building coverage can and will be adversely affected by the thickness/construction type of walls, and the user's location in the building (i.e., in the basement, in the middle of the building with multiple walls, etc.)

Unreliable indoor / Reliable in-vehicle and outdoor: The areas shown in yellow should have sufficient coverage and signal strength for reliable device usage in vehicles and outdoors but will not have adequate coverage or signal strength for reliable in-building usage.

Unreliable indoor and in-vehicle / Reliable outdoor: The areas shown in purple should have sufficient coverage and signal strength for reliable device usage outdoors only and will not have adequate coverage or signal strength for reliable in-building or in-vehicle usage.



City of Oxnard Planning Commission

July 16, 2026

AT&T Wireless, Special Use Permit
1150 Commercial Avenue
PZ 24-530-01
(Special Use Permit - Wireless)

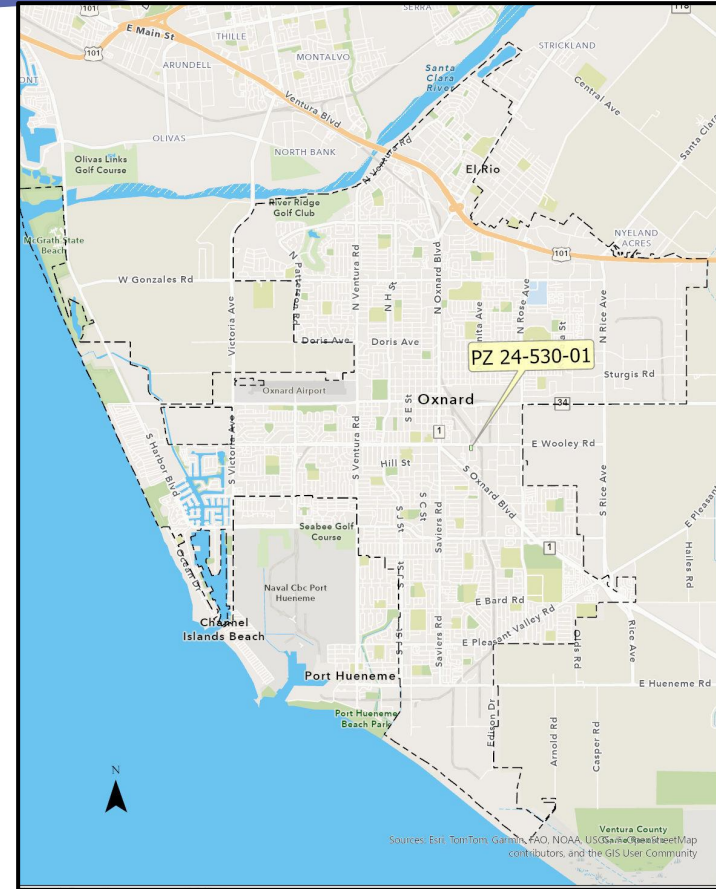
Applicant: John McDonald - on behalf of property owner and AT&T
Case Planner: Juan Carlos Torres

Project Description

The applicant is requesting approval of a Special Use Permit to construct an 80-foot-high stealth wireless telecommunications facility designed as a clock tower, including an equipment enclosure and associated ancillary equipment, within an approximately 466-square-foot lease area within an industrial property located at 1150 Commercial Avenue.

AT&T Wireless Stealth Facility:

- The project site is generally located in the east-central portion of the City of Oxnard .



Proposed AT&T Wireless Stealth Facility:

- Location: 1150 Commercial Avenue.
- The project site is developed with three industrial buildings with a combined square footage of approximately 38,310 square feet.



General Plan and Zoning

2030 General Plan:
Central Industrial Area (CIA)



Zoning Designation:
Heavy Manufacturing (M-2)

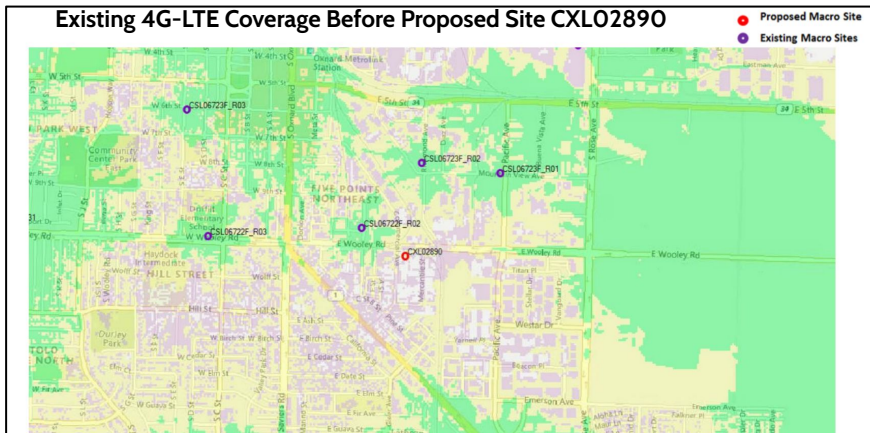


Surrounding Land Uses

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Central Industrial Area(CIA)	Heavy Manufacturing (M-2)	Office, warehousing, and auto body paint repairs
North	Central Industrial Area(CIA)	Heavy Manufacturing (M-2)	Across Wooley Rd: Automotive towing and collision repairs
South	Central Industrial Area(CIA)	Heavy Manufacturing (M-2)	Automotive repairs Services
East	Central Industrial Area(CIA)	Heavy Manufacturing (M-2)	Wholesales and Distribution facilities
West	Central Industrial Area(CIA)	Heavy Manufacturing (M-2)	Across Commercial Ave:Manufacturing, wholesales, and distribution facilities

PROPAGATION MAPS

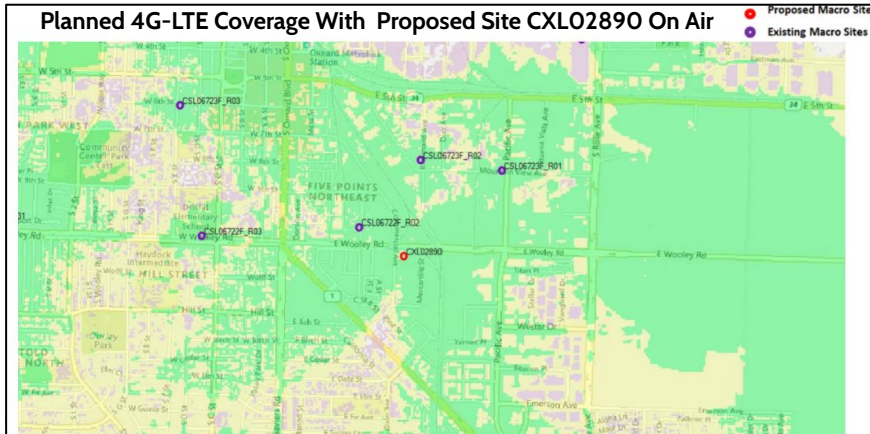
Existing 4G-LTE Coverage Before Proposed Site CXL02890



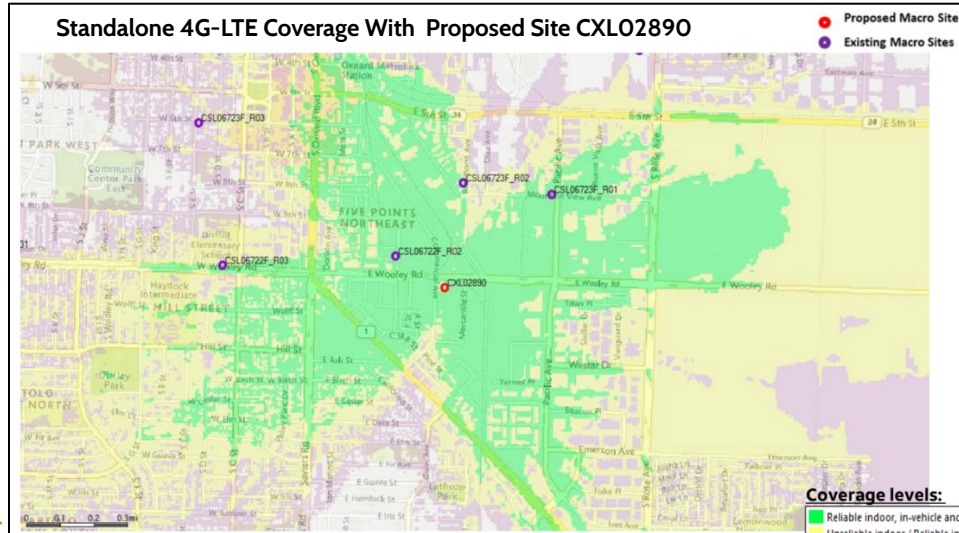
Coverage levels:

- Reliable indoor, in-vehicle and outdoor
- Unreliable indoor / Reliable in-vehicle and outdoor
- Unreliable indoor and in-vehicle / Reliable outdoor
- Unreliable indoor, in-vehicle and outdoor

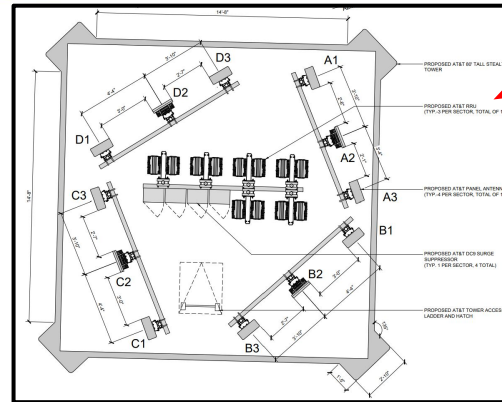
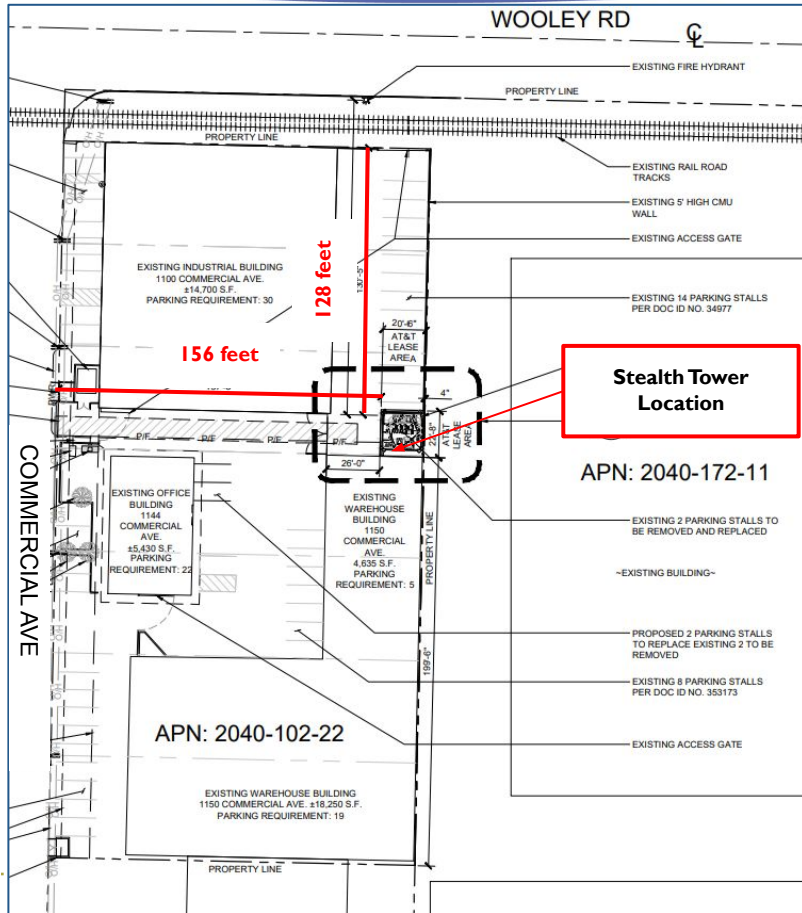
Planned 4G-LTE Coverage With Proposed Site CXL02890 On Air



Standalone 4G-LTE Coverage With Proposed Site CXL02890

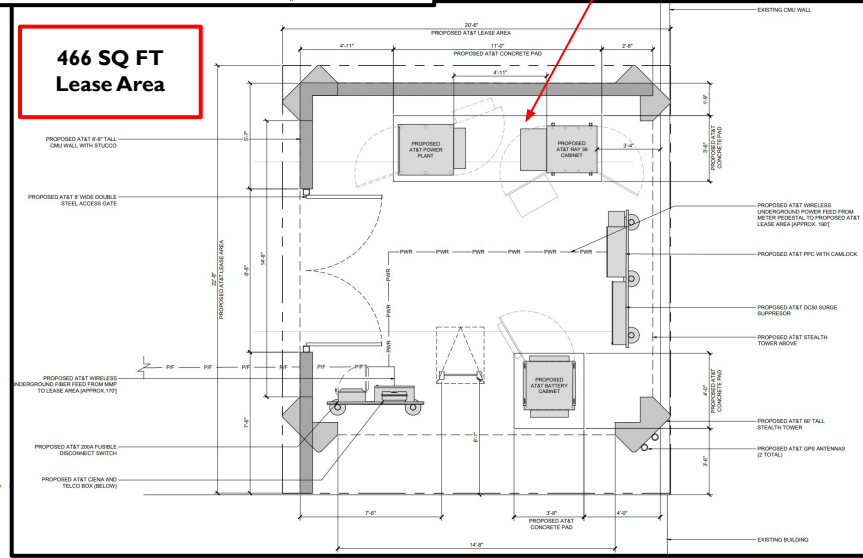


Site Plan

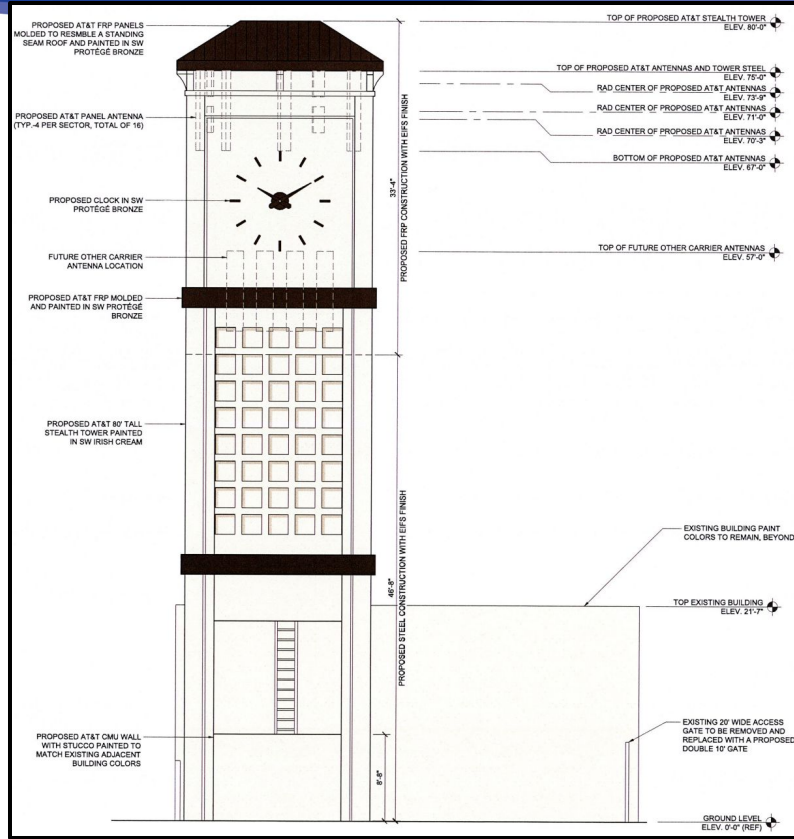


Antennas Within The Proposed Clock Tower

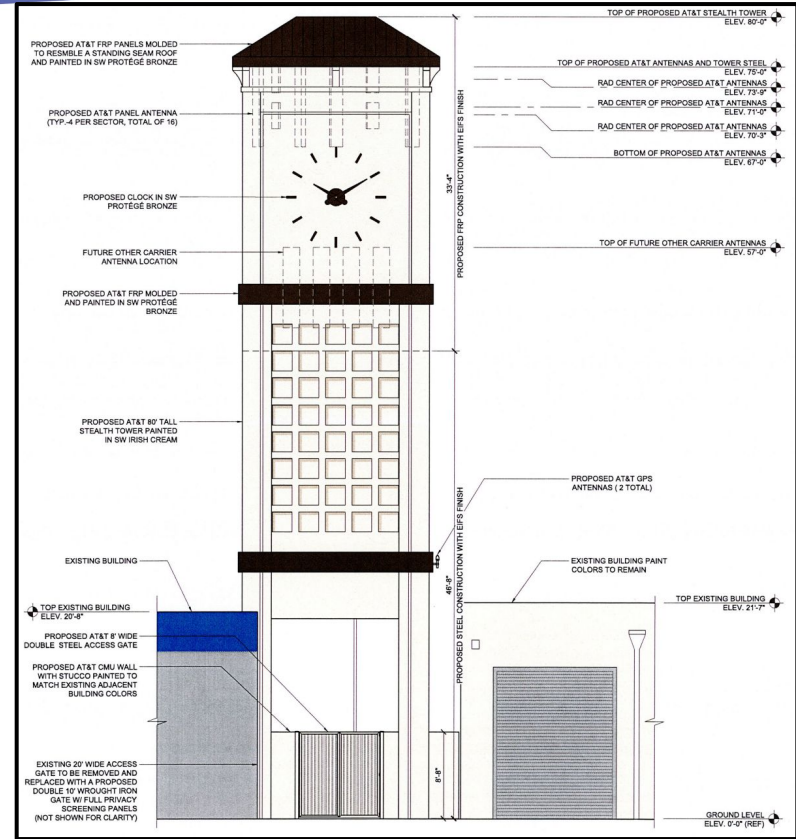
Mechanical Equipment Within The Proposed Ground Equipment Enclosure



Elevations

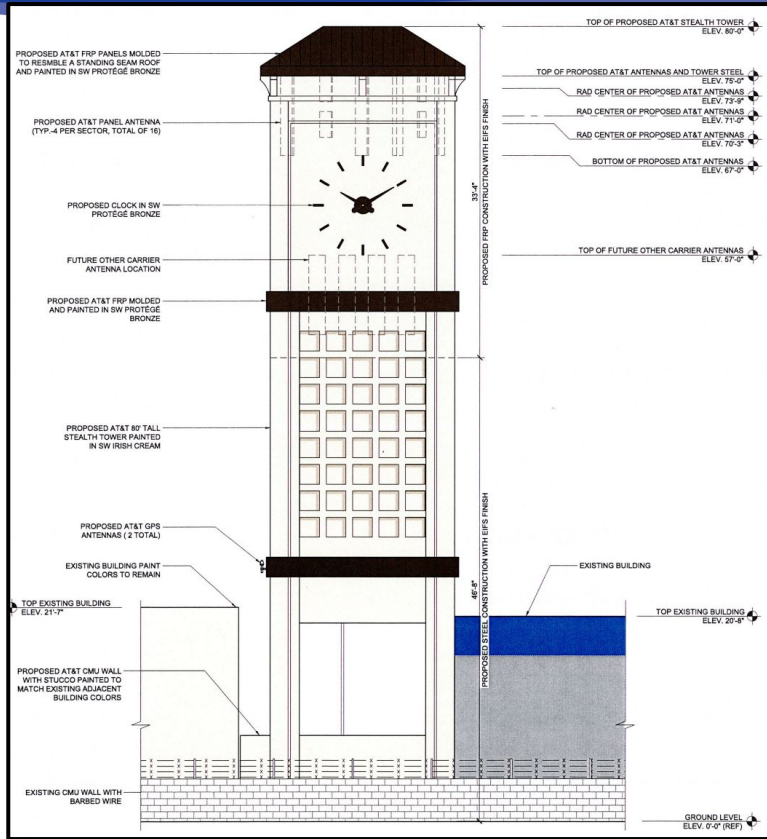


Proposed North Elevation Facing Wooley Rd

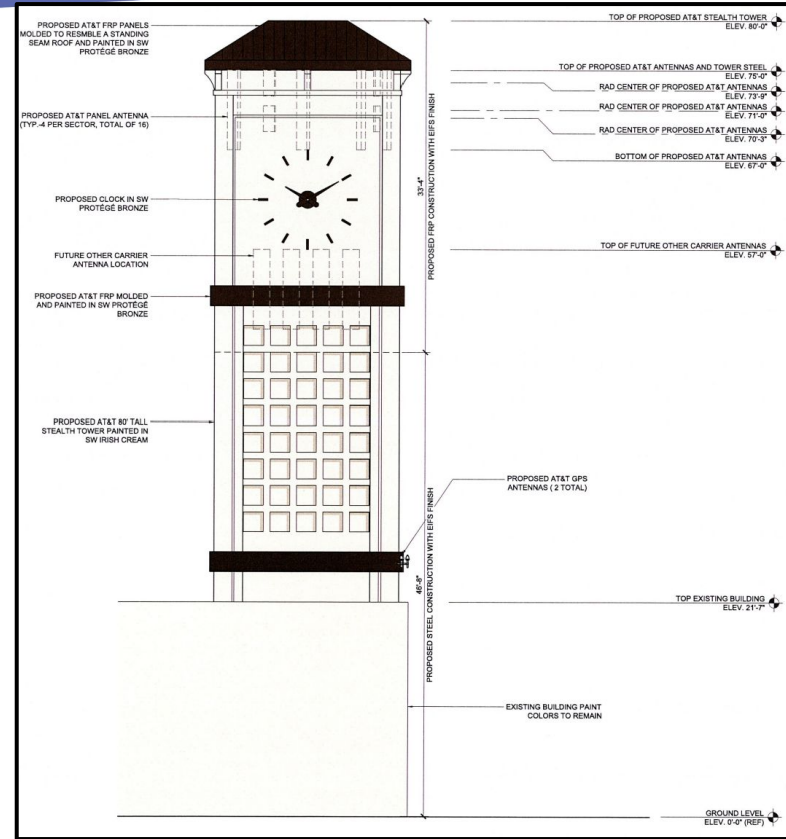


Proposed West Elevation Facing Commercial Ave

Elevations



Proposed East Elevation



Proposed South Elevation

Photo Example and Construction Materials



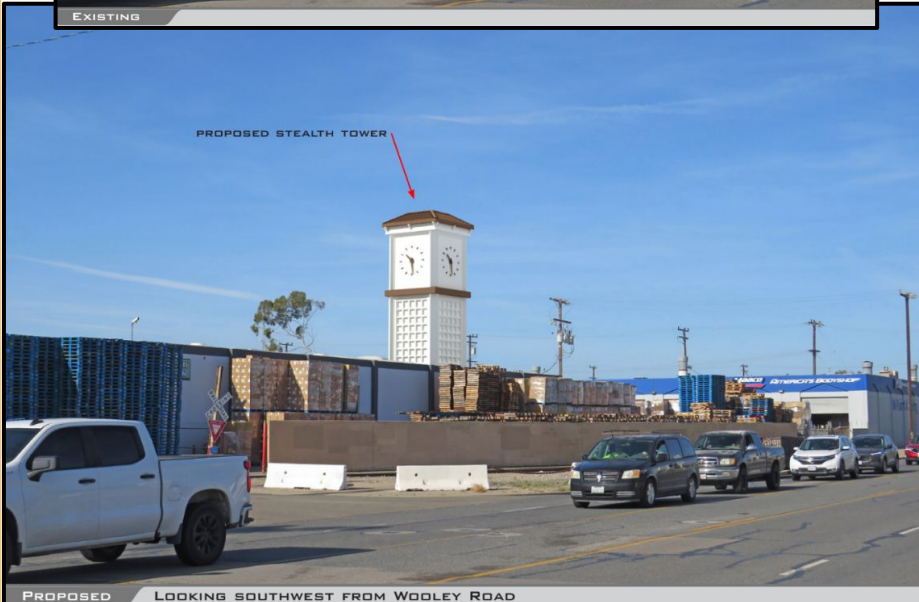
1. Steel frame construction with Exterior Insulation and Finish System (EIFS) materials to resemble a stucco finish on the lower part of the structure.
2. The upper part of the structure is proposed to be constructed with Fiberglass Reinforced Plastic (RFP) to resemble a stucco finish.
3. Main body of the tower structure will be painted a light cream "Sherwin Williams Irish Cream" color.
4. Accent architectural features such as roof panels, clock, and cornices will be painted a dark bronze "Sherwin Williams Protégé Bronze".

SW 6153
Protégé Bronze

SW 7537
Irish Cream

*Site walk was conducted to get exact match of exterior.

Photo Example



Special Conditions of Approval

Conditions #27 through # 32

Are different requirements to maintain the appearance of the proposed telecommunications facility (clock tower) in accordance with the approved plans and elevations for the life of the project. The facility shall continuously satisfy the following requirements:

- The facility shall maintain a stealth wireless facility concealment design.
- The facility's architectural features (color, material, and design) finishes shall be maintained in good conditions
- Clock elements (clock faces, clock hands, spindles, and or related mechanical or electronic components) in good operable conditions.

Exempt from California Environmental Quality Act (CEQA) (Section 15303 “New Construction of Small Structures”).

- Project includes the construction of an 80-foot high stealth wireless communications facility within a 466 square foot lease area within a developed industrial site.
- Does not trigger thresholds in City CEQA Guidelines or Exceptions to the Exemptions.
- A Notice of Exemption will be filed.

Community Input

- The project site is located within the Five Points Neighborhood, a designated neighborhood identified in the City of Oxnard's 2030 General Plan Neighborhoods Map.
- Consistent with the City's public outreach requirements, the project was presented to the community at a Community Workshop held on June 15, 2026. In addition, nearby property owners and business operators were notified of the proposed project and provided an opportunity to review and comment on the application.
- To date, staff has not received any concerns or public comments regarding the proposed project.

- Notice of PC hearing posted on-site.
- Notice of PC hearing sent to surrounding property owners.
- To date, no public comments regarding project for a new wireless telecommunications facility in the neighborhood.

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 Section 15332 (In-Fill Development Projects); 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.

