

**PLANNING COMMISSION  
STAFF REPORT**

**TO:** Planning Commission

**FROM:** John-Miguel Dalbey, Assistant Planner

**DATE:** August 20, 2026

**SUBJECT:** **Project Name: Pearl Island Sushi: Alcohol Special Use Permit;** Planning and Zoning Permit No. 26-510-05 (Special Use Permit - Alcohol) , Property Located at 2335 N. Oxnard Blvd. (APN: 139-0-270-045)

- 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. 26-510-05 for an Alcohol Special Use Permit, subject to certain findings and conditions.
- 2) **Project Description and Applicant:** The project consists of a request to allow the sale of beer and wine (ABC License Type 41) at a proposed restaurant (Pearl Island Sushi & Grill) located within an existing 1,779 square-foot tenant space in the General Commercial, Planned Development (C-2-PD) Zone. The proposed hours of sales are 7:00am-11:00pm daily. Filed by designated agent Leander Boado, 1322 Domingo Place, Oxnard, CA 93030, on behalf of the property owner Kalpeshkumar Dineshbahi, PO Box 61324, Irvine, CA 92602.
- 3) **Existing & Surrounding Land Uses:** The proposed restaurant location (approximately 1,779 square feet) is within a freestanding multi-tenant building in the Vineyard Plaza Shopping Center on a 5.47-acre parcel. The project site is surrounded by a mixture of commercial and residential uses. The following table summarizes the land uses, zoning, and 2030 General Plan designations of the Project site and adjacent properties, also shown in Attachment A:

Figure 1: Surrounding Land Uses

| LOCATION     | GENERAL PLAN                  | ZONING                                               | EXISTING LAND USE                                                 |
|--------------|-------------------------------|------------------------------------------------------|-------------------------------------------------------------------|
| Project Site | Commercial General (CG)       | General Commercial - Planned Development (C-2-PD)    | Multi-tenant commercial buildings; Vineyard Plaza Shopping Center |
| North        | Residential Medium High (RMH) | High Rise Residential - Planned Development (R-4-PD) | Various residential uses; Timbers Apartment Complex               |
| South        | Commercial General (CG)       | General Commercial - Planned Development (C-2-PD)    | Various commercial uses                                           |
| East         | Commercial General (CG)       | General Commercial - Planned Development (C-2-PD)    | Various commercial uses                                           |
| West         | Residential Medium High (RMH) | High Rise Residential - Planned Development (R-4-PD) | Various residential uses; Timbers Apartment Complex               |

- 4) **Background Information:** The Planning Commission approved Planned Development (PD) Permit No. 443 in 1987 for the development of the Vineyard Plaza Shopping Center. In 1999, Planning staff approved Minor Modification 99-600-76, allowing for exterior alterations to the Vineyard Plaza's external paint colors and awnings.

The applicant requests an ABC License Type 41 (On-Sale Beer & Wine - Eating Place) to authorize the restaurant to sell beer and wine for consumption on or off the premises where sold.

- 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 project consists of a request to allow the sale of beer and wine (ABC License Type 41) at a proposed restaurant, "Pearl Island Sushi & Grill," located within an existing 1,779 square-foot tenant space at the Vineyard Plaza Shopping Center in the C-2-PD Zone. The proposed hours of sales are 7:00am -11:00pm, seven days a week, concurrently with food service hours.

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 by the Planning Commission.

- b) General Plan & Zoning Consistency:** The subject site is zoned C-2-PD with a 2030 General Plan land use designation of CG, which allows retail centers and free-standing commercial uses along arterials. 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 an Alcohol Special Use Permit pursuant to Section 16-136(A)(19) of the Oxnard City Code. Approval of this Alcohol Special Use Permit has been determined to be consistent with the General Plan and the property's land use designation.
- c) Police Department Review:** The Oxnard Police Department provided a comprehensive report and analysis of the proposed alcohol request (Attachment D) in accordance with City Council Resolution No. 11,896 (Attachment E). The report analyzes the number of establishments selling alcoholic beverages within 350 feet and 1,000 feet of the Project site to determine whether a presumption of undue concentration exists, and whether approval of the Alcohol Special Use Permit is likely to significantly aggravate policing problems. The Police Department's Report is broken down into an analysis of the concentration of alcohol outlets, crime statistics, police and community input, and conclusion. The table below summarizes the findings of the Police Department's Report:

Figure 2: Alcohol Sites within 350 Feet

| # | Business Name           | Address              | ABC Type | ASUP | On/Off -Sale | Premise     | Alcohol           | Alcohol Hours* |
|---|-------------------------|----------------------|----------|------|--------------|-------------|-------------------|----------------|
| 1 | Vineyard Food & Liquor  | 2323 N. Oxnard Bl.   | 21       | Y    | Off          | Convenience | Beer Wine Spirits | 6a-2a          |
| 2 | Mi Pueblo Mexican Grill | 150 W. Vineyard Ave. | 47       | Y    | On           | Restaurant  | Beer Wine Spirits | 8a-10p         |

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

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 | Q Club           | 2362 N. Oxnard Bl. | 48       | Y    | On           | Bar/PoolHall | Beer Wine Spirits | 6a-2a          |
| 2 | Oxnard Chevron   | 2251 N. Oxnard Bl. | 20       | N    | Off          | Convenience  | Beer Wine         | 6a-2a          |
| 3 | Tacos Don Chente | 2131 N. Oxnard Bl. | 41       | Y    | On           | Restaurant   | Beer Wine         | 6a-12m         |

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

#### Concentration of Alcohol Outlets:

The Oxnard Police Department has reviewed the application for an Alcohol Special Use Permit to approve an ABC Type 41 license for the Pearl Island Sushi & Grill restaurant. 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.

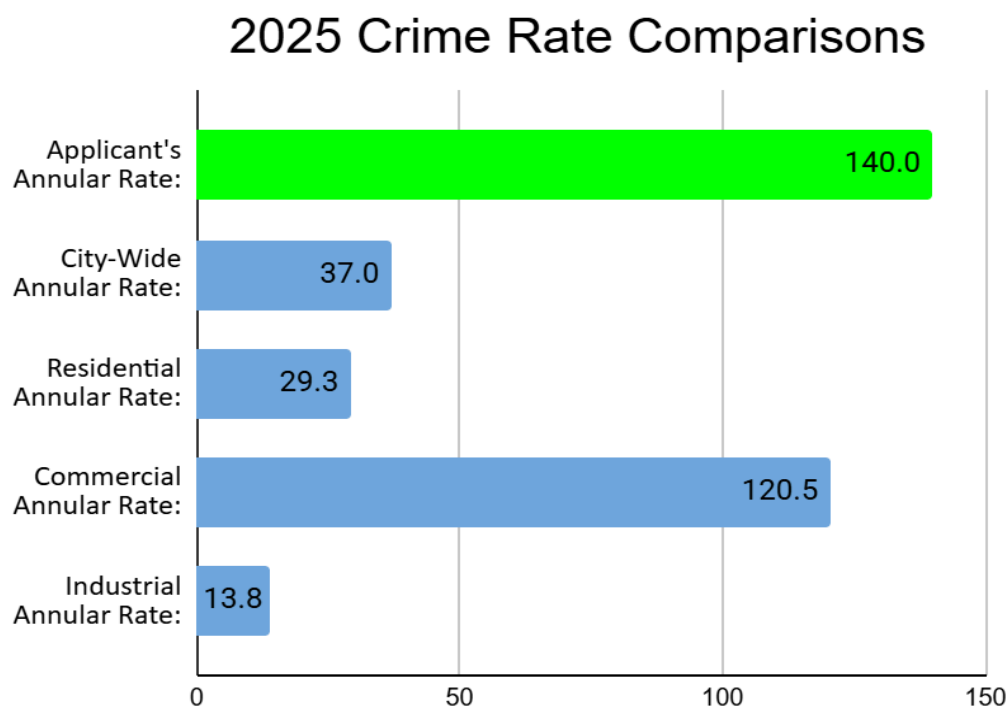
In the case of the applicant site, the annular crime rate is above the average annular citywide rate. This shows the site as having a crime rate above the standard established in 23958.4(1) B&P. Currently there are no on-sale licenses within the applicant's census tract. According to the ABC, 5 on-sale licenses are permitted within this census tract.

#### 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 88.6.

The average number of Group A and B crimes in the applicant's 1,000 foot annular area is 140. This is less than 50% of the average for commercial properties citywide and can be best illustrated in the graph below:

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



#### Police Department Input:

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



Community Input:

Several nearby business operators were contacted and interviewed regarding this business' request to sell beer and wine. The business operators who were interviewed were supportive of the project and look forward to a new restaurant at the shopping center. Attempts were made to contact the Neighborhood Chairperson by email. No replies were received.

Conclusion:

The applicant's business model for service of beer and wine as part of a sushi restaurant has no features that would typically produce crime or policing issues.

Concentration, Public Convenience and Necessity:

There is no undue concentration of alcohol establishments under either the City or State of California standards. The crime rate for the applicant's location is above the State standard set by 23958.4(1) B&P. However, this can be rebutted as the project site is located within a well-established shopping center; historically, commercially zoned properties have an elevated number of police events as compared to residentially zoned properties or the citywide average.

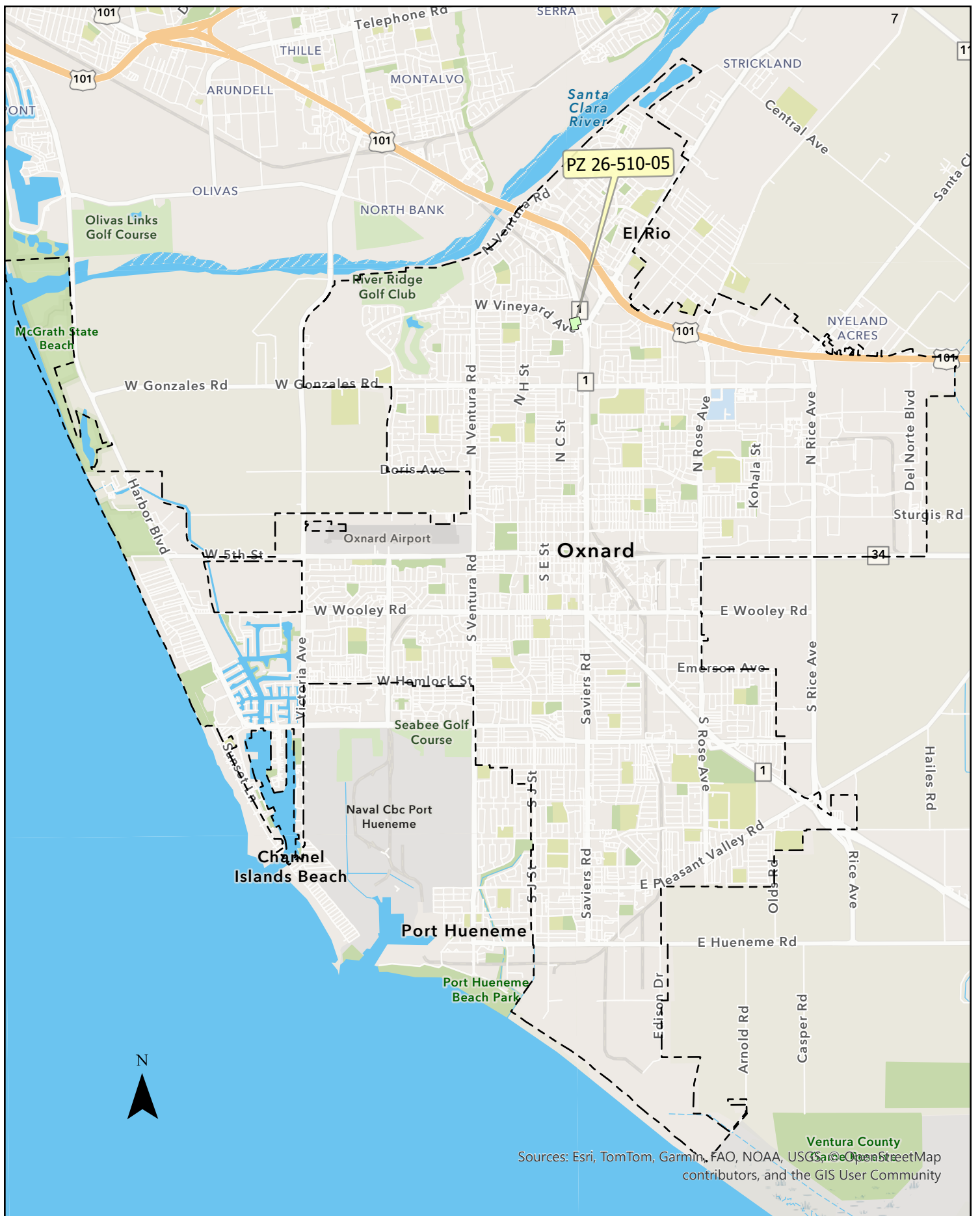
Based on the crime statistics, the assessment from the Beat Coordinator, and the input from the community, there is no significant reason to oppose this application. Under the recommended operating conditions, it is believed that the service of alcoholic beverages at this business will have little, if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

- 7) **Community Workshop and Public Input:** On July 9, 2026, the applicant mailed 719 notices of the Community Workshop meeting to all property owners within the South Bank Neighborhood. A notice of this meeting was posted on the project site with a brief description and contact information. The Community Workshop was conducted on July 20, 2026. There were no speakers and no public comments. There have been no public comments received for this 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.

*PZ 26-510-05, Pearl Island Sushi; Special Use Permit - Alcohol*  
*Planning Commission Date: August 20, 2026*  
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**Attachments:**

- A. Maps (Vicinity, Aerial, General Plan, Zoning)
- B. Reduced Project Plans
- C. Notice of Exemption
- D. Police Department Report
- E. City Council Resolution No. 11,896
- F. Draft Resolution PZ 26-510-05 (Special Use Permit - Alcohol)
- G. Staff Presentation



**Vicinity Map**

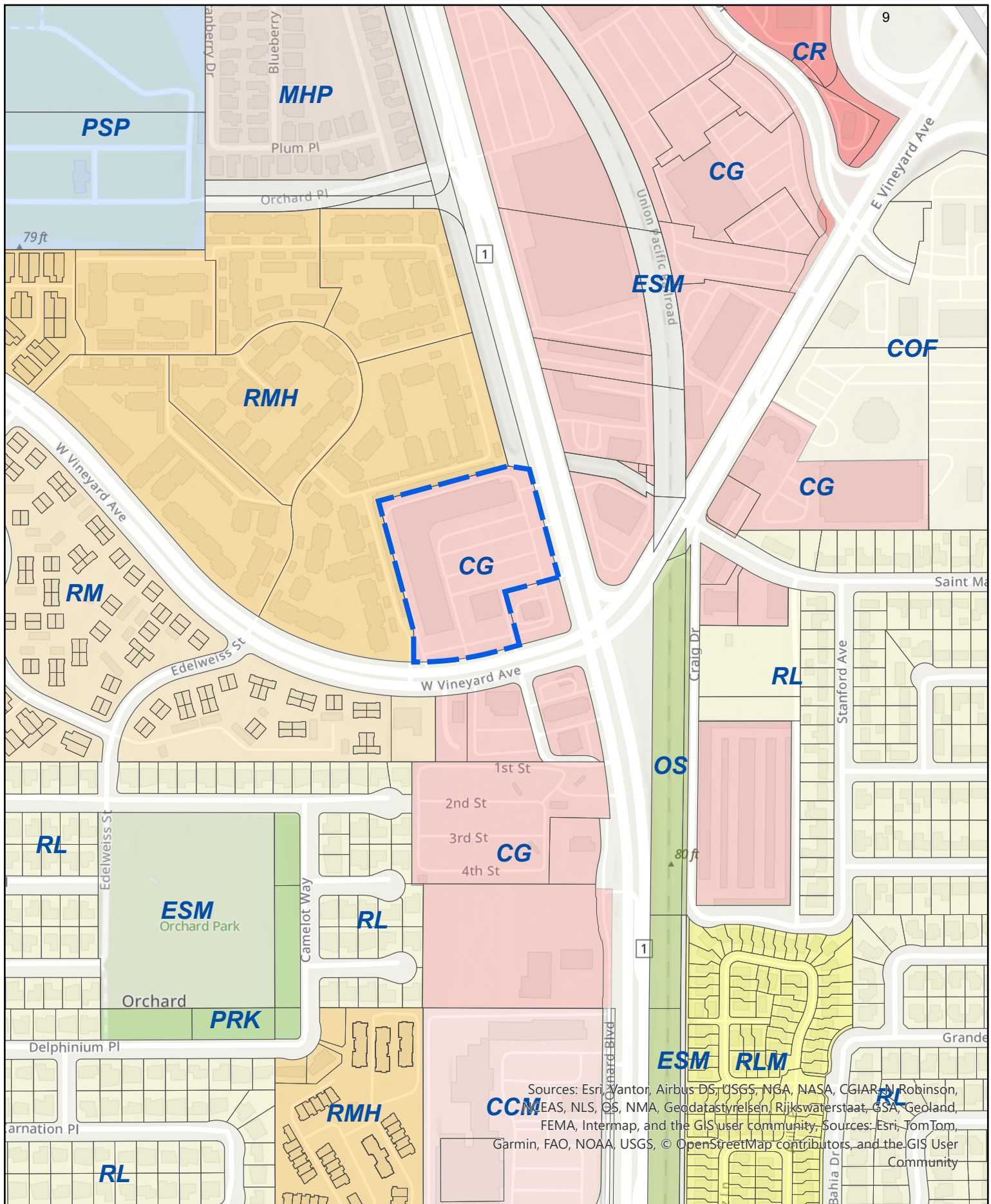




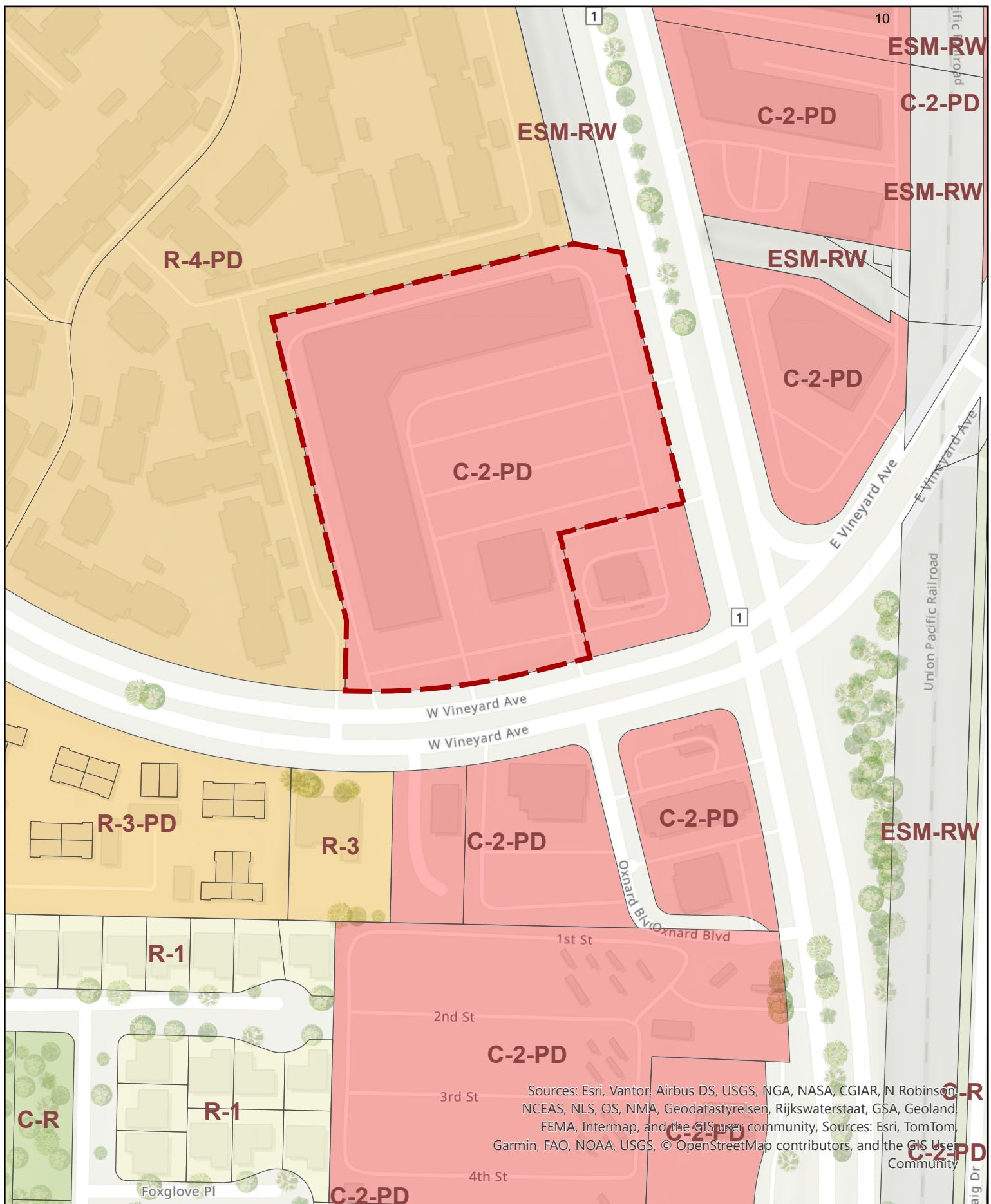
0 80 160 320 Feet

**Aerial Map**





Sources: Esri, Xantoro, Airbus DS, USGS, NGA, NASA, CGIAR, N. Robinson, NEAS, 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



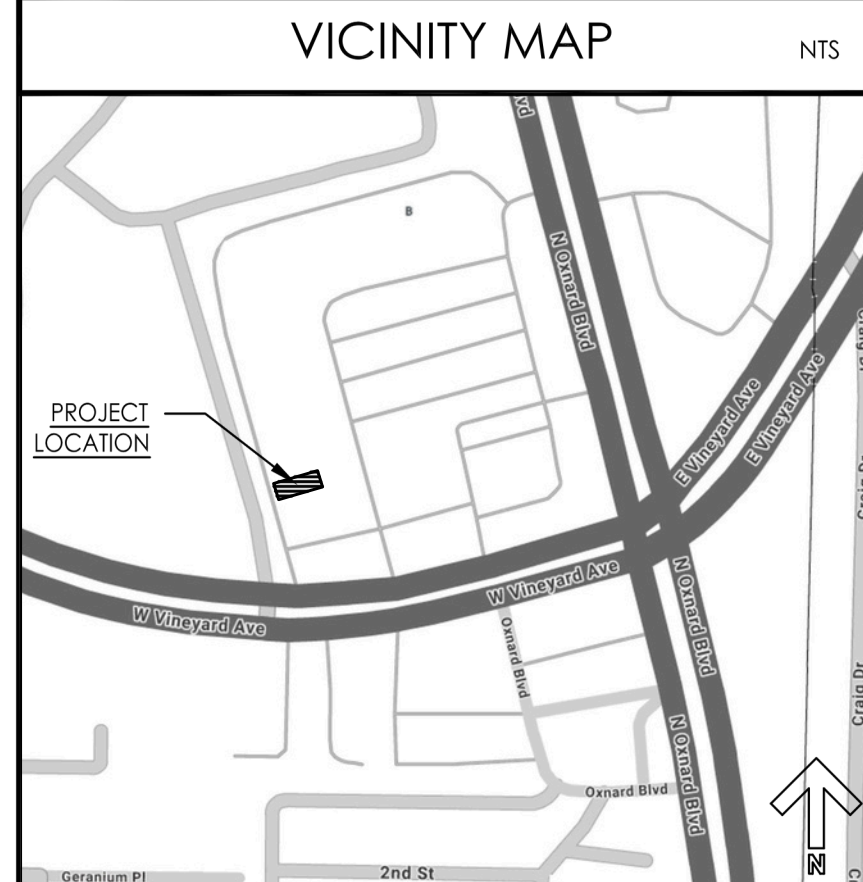
Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

0 80 160 320 Feet

**Zoning Map**

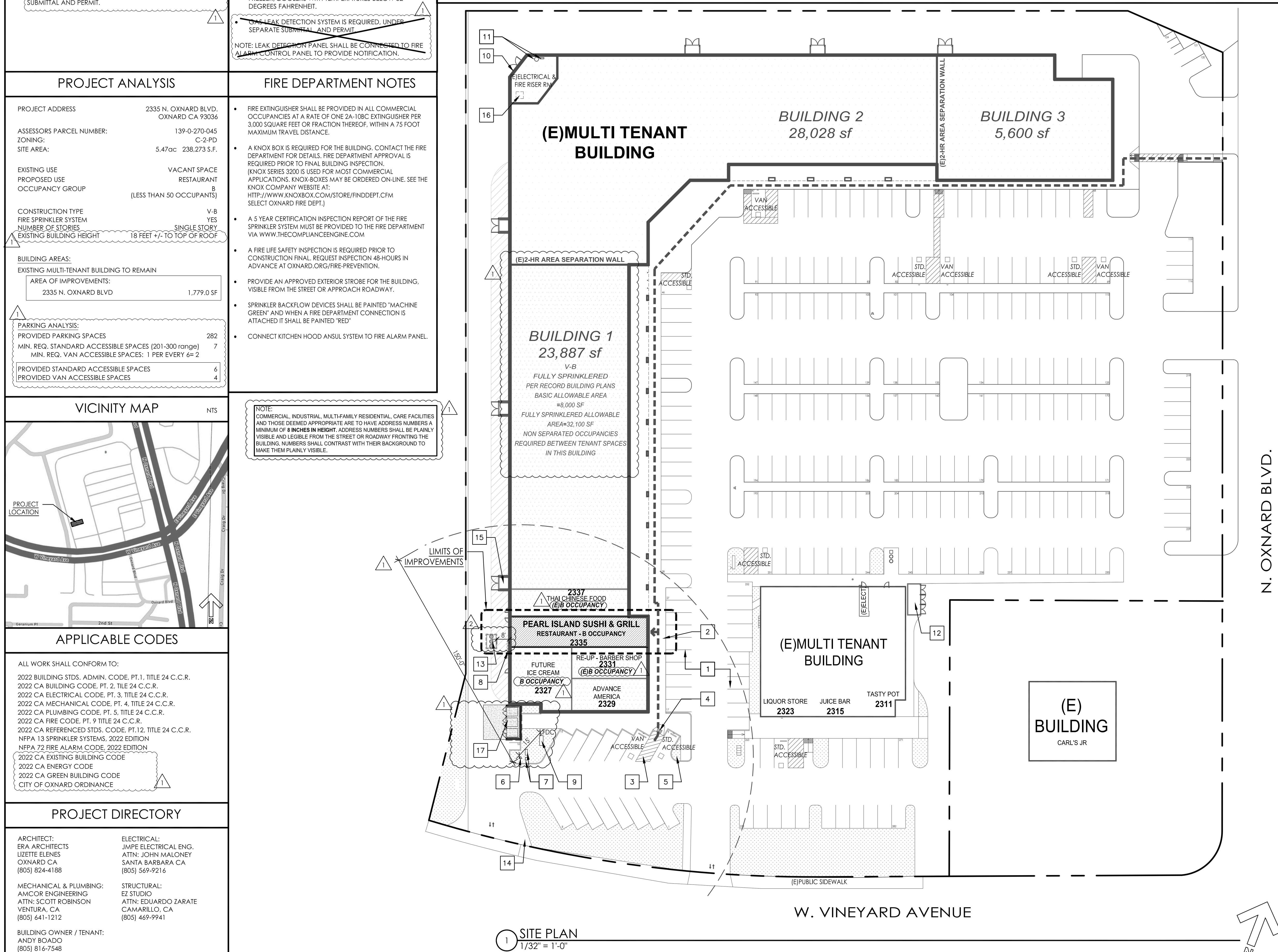


| SCOPE OF WORK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | DEFERRED SUBMITTALS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TENANT IMPROVEMENT IN AN EXISTING TENANT SPACE FOR A NEW RESTAURANT. IMPROVEMENTS TO INCLUDE: <ul style="list-style-type: none"> <li>FRONT OF HOUSE WITH NEW FLEXIBLE DINING AREA. PICK UP STATION AND SUSHI BAR WITH CUSTOMER SEATING.</li> <li>NEW ACCESSIBLE RESTROOM, CUSTOMER &amp; KITCHEN USE</li> <li>BACK OF HOUSE KITCHEN TO INCLUDE NEW COOKING AREA, SINKS, DISHWASHER, PREPARATION, REFRIGERATION UNITS.</li> <li>INSTALL NEW TYPE 1 HOOD AND NEW ROOF MOUNTED EXHAUST FAN AND MAU</li> <li>NEW WALK-IN COOLER AND FREEZER</li> </ul> EXTERIOR BUILDING SIGNAGE SHALL BE SUBMITTED UNDER SEPARATE SUBMITTAL AND PERMIT.<br><br>NEW TRASH ENCLOSURE SHALL BE SUBMITTED UNDER SEPARATE SUBMITTAL AND PERMIT.                                                                   | <ul style="list-style-type: none"> <li>ALTERATION TO THE NFPA 13 FIRE SPRINKLER SYSTEM IS REQUIRED. UNDER SEPARATE SUBMITTAL AND PERMIT.</li> <li>ALTERATION TO THE NFPA 72 FIRE ALARM SYSTEM IS REQUIRED. UNDER SEPARATE SUBMITTAL AND PERMIT.</li> <li>KITCHENS WITH GREASE PRODUCING EQUIPMENT REQUIRE A UL 300 KITCHEN HOOD AND FIRE EXTINGUISHING SUPPRESSION SYSTEM. UNDER SEPARATE SUBMITTAL AND PERMIT.</li> <li>WALK IN COOLERS REQUIRE SPRINKLER COVERAGE UNDER SEPARATE SUBMITTAL AND PERMIT.</li> <li>A DRY PIPE SPRINKLER SYSTEM IS REQUIRED FOR FREEZER/COOLERS WITH TEMPERATURES BELOW 32 DEGREES FAHRENHEIT.</li> <li>A GAS LEAK DETECTION SYSTEM IS REQUIRED. UNDER SEPARATE SUBMITTAL AND PERMIT.</li> </ul> NOTE: LEAK DETECTION PANEL SHALL BE CONNECTED TO FIRE ALARM CONTROL PANEL TO PROVIDE NOTIFICATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| PROJECT ANALYSIS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | FIRE DEPARTMENT NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| PROJECT ADDRESS: 2335 N. OXNARD BLVD. OXNARD CA 93036<br>ASSESSORS PARCEL NUMBER: 139-0-270-045<br>ZONING: C-2-PD<br>SITE AREA: 5.47ac 238,273 S.F.<br>EXISTING USE: VACANT SPACE<br>PROPOSED USE: RESTAURANT<br>OCCUPANCY GROUP: B (LESS THAN 50 OCCUPANTS)<br>CONSTRUCTION TYPE: V-B<br>FIRE SPRINKLER SYSTEM: YES<br>NUMBER OF STORIES: SINGLE STORY<br>EXISTING BUILDING HEIGHT: 18 FEET +/- TO TOP OF ROOF<br>BUILDING AREAS:<br>EXISTING MULTI-TENANT BUILDING TO REMAIN<br>AREA OF IMPROVEMENTS: 2335 N. OXNARD BLVD 1,779.0 SF<br>PARKING ANALYSIS:<br>PROVIDED PARKING SPACES: 282<br>MIN. REQ. STANDARD ACCESSIBLE SPACES (201-300 range): 7<br>MIN. REQ. VAN ACCESSIBLE SPACES: 1 PER EVERY 6=2<br>PROVIDED STANDARD ACCESSIBLE SPACES: 4<br>PROVIDED VAN ACCESSIBLE SPACES: 6 | <ul style="list-style-type: none"> <li>FIRE EXTINGUISHER SHALL BE PROVIDED IN ALL COMMERCIAL OCCUPANCIES AT A RATE OF ONE 2A-10BC EXTINGUISHER PER 3,000 SQUARE FEET OR FRACTION THEREOF, WITHIN A 75 FOOT MAXIMUM TRAVEL DISTANCE.</li> <li>A KNOX BOX IS REQUIRED FOR THE BUILDING. CONTACT THE FIRE DEPARTMENT FOR DETAILS. FIRE DEPARTMENT APPROVAL IS REQUIRED PRIOR TO FINAL BUILDING INSPECTION. (KNOX SERIES 3200 IS USED FOR MOST COMMERCIAL APPLICATIONS. KNOX-BOXES MAY BE ORDERED ON-LINE. SEE THE KNOX COMPANY WEBSITE AT: <a href="http://www.knoxbox.com/store/finddept.cfm">HTTP://WWW.KNOXBOX.COM/STORE/FINDDEPT.CFM</a> SELECT OXNARD FIRE DEPT.)</li> <li>A 5 YEAR CERTIFICATION INSPECTION REPORT OF THE FIRE SPRINKLER SYSTEM MUST BE PROVIDED TO THE FIRE DEPARTMENT VIA <a href="http://WWW.THECOMPLIANCEENGINE.COM">WWW.THECOMPLIANCEENGINE.COM</a></li> <li>A FIRE LIFE SAFETY INSPECTION IS REQUIRED PRIOR TO CONSTRUCTION FINAL. REQUEST INSPECTION 48-HOURS IN ADVANCE AT OXNARD.ORG/FIRE-PREVENTION.</li> <li>PROVIDE AN APPROVED EXTERIOR STROBE FOR THE BUILDING, VISIBLE FROM THE STREET OR APPROACH ROADWAY.</li> <li>SPRINKLER BACKFLOW DEVICES SHALL BE PAINTED "MACHINE GREEN" AND WHEN A FIRE DEPARTMENT CONNECTION IS ATTACHED IT SHALL BE PAINTED "RED"</li> <li>CONNECT KITCHEN HOOD ANSUL SYSTEM TO FIRE ALARM PANEL.</li> </ul> |



| APPLICABLE CODES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ALL WORK SHALL CONFORM TO:<br>2022 BUILDING STDs. ADMIN. CODE, PT.1, TITLE 24 C.C.R.<br>2022 CA BUILDING CODE, PT. 2, TITLE 24 C.C.R.<br>2022 CA ELECTRICAL CODE, PT. 3, TITLE 24 C.C.R.<br>2022 CA MECHANICAL CODE, PT. 4, TITLE 24 C.C.R.<br>2022 CA PLUMBING CODE, PT. 5, TITLE 24 C.C.R.<br>2022 CA FIRE CODE, PT. 9 TITLE 24 C.C.R.<br>2022 CA REFERENCED STDs. CODE, PT.12, TITLE 24 C.C.R.<br>NFPA 13 SPRINKLER SYSTEMS, 2022 EDITION<br>NFPA 72 FIRE ALARM CODE, 2022 EDITION<br>2022 CA EXISTING BUILDING CODE<br>2022 CA ENERGY CODE<br>2022 CA GREEN BUILDING CODE<br>CITY OF OXNARD ORDINANCE |

| PROJECT DIRECTORY                                                                                    |                                                                                                 |
|------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| ARCHITECT:<br>ERA ARCHITECTS<br>LIZETTE ELENES<br>OXNARD CA<br>(805) 824-4188                        | ELECTRICAL:<br>JMPE ELECTRICAL ENG.<br>ATTN: JOHN MALONEY<br>SANTA BARBARA CA<br>(805) 569-9216 |
| MECHANICAL & PLUMBING:<br>AMCOR ENGINEERING<br>ATTN: SCOTT ROBINSON<br>VENTURA, CA<br>(805) 641-1212 | STRUCTURAL:<br>EZ STUDIO<br>ATTN: EDUARDO ZARATE<br>CAMARILLO, CA<br>(805) 469-9941             |
| BUILDING OWNER / TENANT:<br>ANDY BOADO<br>(805) 816-7548                                             |                                                                                                 |



1 SITE PLAN  
1/32" = 1'-0"

# RESTAURANT TENANT IMPROVEMENT FOR: PEARL ISLAND SUSHI & GRILL 2335 N. OXNARD BLVD. OXNARD CA 93036

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| K-3                                     | KITCHEN EQUIPMENT ELEVATIONS     |

## SITE PLAN KEY NOTES

- EXISTING PARKING LOT TO REMAIN
- EXISTING WALKWAY TO REMAIN
- EXISTING ACCESSIBLE PARKING SPACE, TO REMAIN COMPLIANT, PER TYPICAL DETAIL 1 SHEET A4.1
- EXISTING CURB RAMP WITH TRUNCATED DOMES TO REMAIN PER DETAIL 8/A4.1
- EXISTING LANDSCAPE PLANTER TO REMAIN
- EXISTING FIRE HYDRANT
- EXISTING WATER METER AND BACKFLOW PREVENTOR (SEE MODEL/SIZE PER PLUMBING PLANS)
- EXISTING GAS METERS, SEE PLUMBING PLANS
- EXISTING SPRINKLER BACKFLOW DEVICE W/ FIRE DEPARTMENT CONNECTION (MODEL 4 FEBCO FRESNO CA, U.S.C. APPROVED)
- EXISTING EXTERIOR STROBE FOR BUILDING
- EXISTING FIRE SPRINKLER RISER & FIRE ALARM PANEL
- 3 BIN TRASH ENCLOSURE (UNDER CONSTRUCTION)
- NEW GREASE INTERCEPTOR, PER PLUMBING PLANS (LOCATE THE UNIT 8' FROM THE EDGE OF THE BUILDING INTERCEPTOR IS FULLY TRAFFIC RATED, PER MANUFACTURERS SPECS)
- EXISTING PARKING SIGNAGE, PER DETAIL 5/A4.1 TO REMAIN
- EXISTING SINGLE BIN TRASH ENCLOSURE TO REMAIN, TYP. ALONG REAR SIDE OF BUILDING
- EXISTING ROOF ACCESS LADDER AND HATCH TO REMAIN
- NEW 3-BIN TRASH ENCLOSURE WITH COVER, UNDER SEPARATE SUBMITTAL AND PERMIT. ENCLOSURE WILL HAVE A FLOOR DRAIN THAT WILL DRAIN TO THE GREASE INTERCEPTOR. TRASH ENCLOSURE IS REQUIRED TO BE SPRINKLERED.

## SITE LEGEND

- INDICATES COMPLIANT ACCESSIBLE PATH OF TRAVEL FROM PUBLIC WAY AND FROM PARKING STALL TO BUILDING ENTRANCE. CONTINUOUS WALKWAY 48" MIN. WIDTH, WITH NO ABRUPT CHANGES IN LEVEL, 5% MAX SLOPE IN DIRECTION OF TRAVEL AND 2% MAX. CROSS SLOPE.

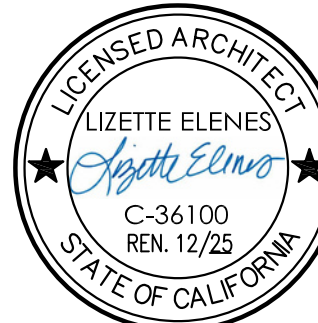
# ERA

## ARCHITECTS

Lizette@ERAarchitects.org

805.824.4188

OXNARD CA



| DATE       | REVISIONS                       | No. |
|------------|---------------------------------|-----|
| 10/21/2024 | BUILDING & SAFETY 1ST SUBMITTAL | 1   |
| 02/27/2025 | BUILDING & SAFETY 2ND SUBMITTAL | 2   |
| 05/05/2025 | BUILDING & SAFETY 3RD SUBMITTAL | 3   |

# PEARL ISLAND SUSHI & GRILL RESTAURANT TENANT IMPROVEMENT 2335 N. OXNARD BLVD. OXNARD, CA 93036

THESE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS WHICH ARE INSTRUMENTS OF SERVICE ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT. STAMPING THESE PLANS, ALL RIGHTS RESERVED, AND SHALL NOT BE USED ON ANY OTHER WORK OR PROJECT EXCEPT BY WRITTEN AGREEMENT WITH THE ARCHITECT.

SCALE: AS SHOWN

PROJECT: 240706

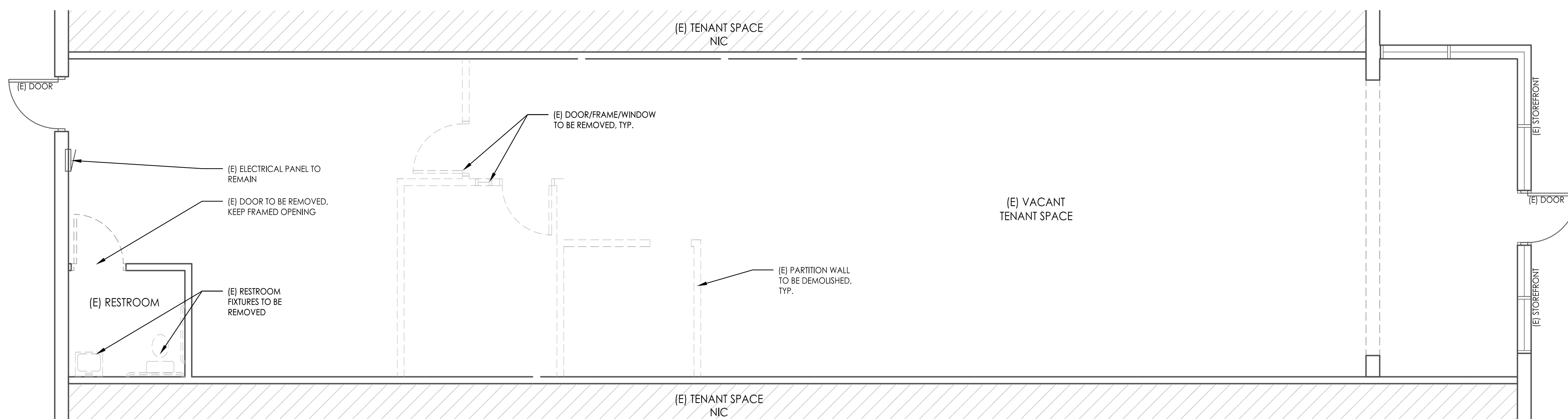
DRAWN BY: LE

## COVER SHEET & SITE PLAN

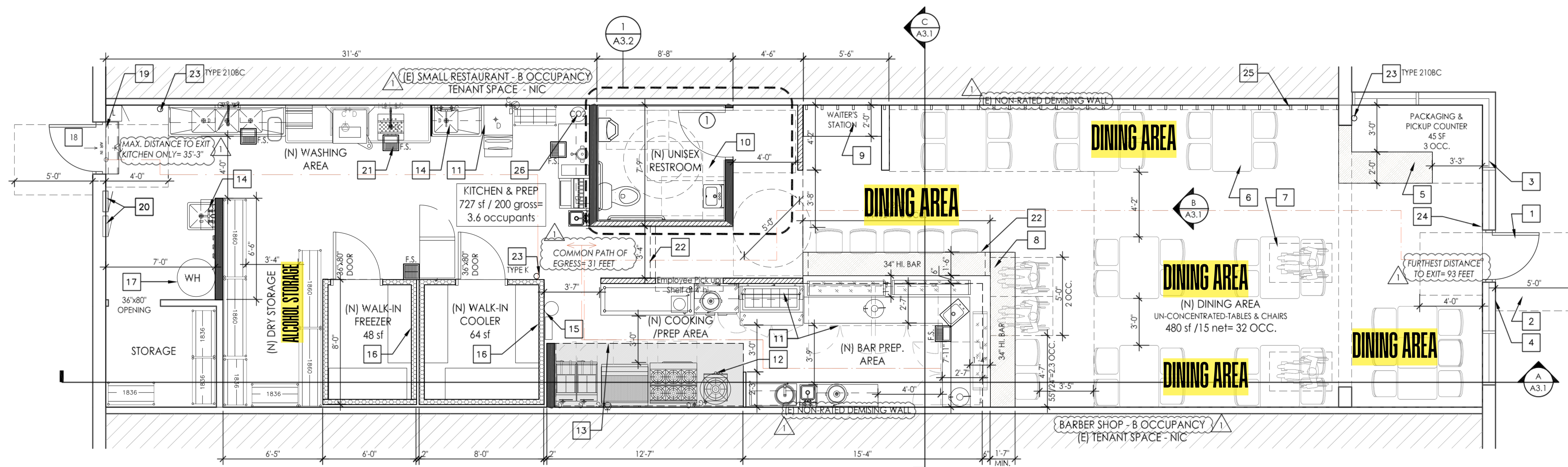
# A1.0

SHEET X OF XX





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



2 PROPOSED FLOOR PLAN  
1/4" = 1'-0"

| PLUMBING FIXTURE CALC.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | EGRESS ANALYSIS                   | DOOR SCHEDULE | WALL LEGEND |                                      |         |   |                          |             |   |                                 |              |    |                 |  |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                   |              |    |                                      |        |    |                          |             |   |                                 |               |   |                 |  |    |                                                                                                                                                                                                    |                                                                                                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|---------------|-------------|--------------------------------------|---------|---|--------------------------|-------------|---|---------------------------------|--------------|----|-----------------|--|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|--------------|----|--------------------------------------|--------|----|--------------------------|-------------|---|---------------------------------|---------------|---|-----------------|--|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1 UNISEX RESTROOM REQUIRED FOR B OCCUPANCY WITH OCCUPANT LOAD OF 50 OR LESS (INCLUDING CUSTOMERS AND EMPLOYEES) PER CPC 422.2, EXCEPTION #3</p> <div><p>CALCULATION USING C.P.C. TABLE 4-1</p><table><tr><td>DINING AREA (TABLES &amp; CHAIRS) NET</td><td>480 SF / 30=</td><td>16</td></tr><tr><td>BAR SEATING: LENGTH OF COUNTER / 24=</td><td>10x50%=</td><td>5</td></tr><tr><td>PACKAGING &amp; PICK UP AREA</td><td>45 SF / 15=</td><td>3</td></tr><tr><td>BAR PREP, KITCHEN &amp; PREPARATION</td><td>727 SF / 50=</td><td>15</td></tr><tr><td>TOTAL OCCUPANTS</td><td></td><td>39</td></tr></table></div> | DINING AREA (TABLES & CHAIRS) NET | 480 SF / 30=  | 16          | BAR SEATING: LENGTH OF COUNTER / 24= | 10x50%= | 5 | PACKAGING & PICK UP AREA | 45 SF / 15= | 3 | BAR PREP, KITCHEN & PREPARATION | 727 SF / 50= | 15 | TOTAL OCCUPANTS |  | 39 | <p>TOTAL OCCUPANT LOAD:</p> <table><tr><td>DINING AREA (TABLES &amp; CHAIRS) NET</td><td>480 SF / 15=</td><td>32</td></tr><tr><td>BAR SEATING: LENGTH OF COUNTER / 24=</td><td>6+2+2=</td><td>10</td></tr><tr><td>PACKAGING &amp; PICK UP AREA</td><td>45 SF / 15=</td><td>3</td></tr><tr><td>BAR PREP, KITCHEN &amp; PREPARATION</td><td>727 SF / 200=</td><td>4</td></tr><tr><td>TOTAL OCCUPANTS</td><td></td><td>49</td></tr></table> <p>RESTAURANT CLASSIFIED AS: B OCCUPANCY<br/>ASSEMBLY USED FOR FOOD AND/OR DRINK CONSUMPTION WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY PER CBC 303.1.1</p> <p>1 EXIT REQUIRED AND PROVIDED<br/>1 ADDITIONAL EXIT PROVIDED FOR KITCHEN/EMPLOYEE AREA</p> <p>EGRESS WIDTH:<br/>49x 0.20= 9.8" WIDTH REQUIRED AT DOORS, CORRIDORS<br/>(E) EGRESS DOORS (1) [36"]=36" PROVIDED</p> <div><p>MAX. ALLOWED TRAVEL DISTANCE PER CBC TABLE 1017.2 FOR B OCCUPANCY WITH SPRINKLER SYSTEM: = 300 FEET<br/>PROVIDED= 93 FEET (OK)</p><p>MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE PER CBC TABLE 1006.2.1 FOR B OCCUPANCY W/ SPRINKLER SYSTEM: = 100 FEET<br/>PROVIDED= 31 FEET (OK)</p></div> | DINING AREA (TABLES & CHAIRS) NET | 480 SF / 15= | 32 | BAR SEATING: LENGTH OF COUNTER / 24= | 6+2+2= | 10 | PACKAGING & PICK UP AREA | 45 SF / 15= | 3 | BAR PREP, KITCHEN & PREPARATION | 727 SF / 200= | 4 | TOTAL OCCUPANTS |  | 49 | <p>① 3'-0" X 6'-8" S.C. WOOD DOOR WITH LEVER TYPE HARDWARE, LOCKING DEVICE AND SELF-CLOSER. PROVIDE METAL FRAME TO MATCH EXISTING STYLE AND COLOR.</p> <p>NOTE: SEE DOOR FRAME DETAIL 3 / A4.2</p> | <div><p>FULL HEIGHT WALL OR PLUMBING WALL<br/>2x6" WOOD STUDS @ 16" O.C.<br/>WALL FINISH, PER PLAN</p><p>2x 4" WOOD STUDS @ 16" O.C.<br/>WALL FINISH, PER PLAN</p><p>EXISTING STUD WALL TO REMAIN</p><p>WALL TO BE DEMO</p></div> |
| DINING AREA (TABLES & CHAIRS) NET                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 480 SF / 30=                      | 16            |             |                                      |         |   |                          |             |   |                                 |              |    |                 |  |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                   |              |    |                                      |        |    |                          |             |   |                                 |               |   |                 |  |    |                                                                                                                                                                                                    |                                                                                                                                                                                                                                   |
| BAR SEATING: LENGTH OF COUNTER / 24=                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 10x50%=                           | 5             |             |                                      |         |   |                          |             |   |                                 |              |    |                 |  |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                   |              |    |                                      |        |    |                          |             |   |                                 |               |   |                 |  |    |                                                                                                                                                                                                    |                                                                                                                                                                                                                                   |
| PACKAGING & PICK UP AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 45 SF / 15=                       | 3             |             |                                      |         |   |                          |             |   |                                 |              |    |                 |  |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                   |              |    |                                      |        |    |                          |             |   |                                 |               |   |                 |  |    |                                                                                                                                                                                                    |                                                                                                                                                                                                                                   |
| BAR PREP, KITCHEN & PREPARATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 727 SF / 50=                      | 15            |             |                                      |         |   |                          |             |   |                                 |              |    |                 |  |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                   |              |    |                                      |        |    |                          |             |   |                                 |               |   |                 |  |    |                                                                                                                                                                                                    |                                                                                                                                                                                                                                   |
| TOTAL OCCUPANTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                   | 39            |             |                                      |         |   |                          |             |   |                                 |              |    |                 |  |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                   |              |    |                                      |        |    |                          |             |   |                                 |               |   |                 |  |    |                                                                                                                                                                                                    |                                                                                                                                                                                                                                   |
| DINING AREA (TABLES & CHAIRS) NET                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 480 SF / 15=                      | 32            |             |                                      |         |   |                          |             |   |                                 |              |    |                 |  |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                   |              |    |                                      |        |    |                          |             |   |                                 |               |   |                 |  |    |                                                                                                                                                                                                    |                                                                                                                                                                                                                                   |
| BAR SEATING: LENGTH OF COUNTER / 24=                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 6+2+2=                            | 10            |             |                                      |         |   |                          |             |   |                                 |              |    |                 |  |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                   |              |    |                                      |        |    |                          |             |   |                                 |               |   |                 |  |    |                                                                                                                                                                                                    |                                                                                                                                                                                                                                   |
| PACKAGING & PICK UP AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 45 SF / 15=                       | 3             |             |                                      |         |   |                          |             |   |                                 |              |    |                 |  |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                   |              |    |                                      |        |    |                          |             |   |                                 |               |   |                 |  |    |                                                                                                                                                                                                    |                                                                                                                                                                                                                                   |
| BAR PREP, KITCHEN & PREPARATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 727 SF / 200=                     | 4             |             |                                      |         |   |                          |             |   |                                 |              |    |                 |  |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                   |              |    |                                      |        |    |                          |             |   |                                 |               |   |                 |  |    |                                                                                                                                                                                                    |                                                                                                                                                                                                                                   |
| TOTAL OCCUPANTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                   | 49            |             |                                      |         |   |                          |             |   |                                 |              |    |                 |  |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                   |              |    |                                      |        |    |                          |             |   |                                 |               |   |                 |  |    |                                                                                                                                                                                                    |                                                                                                                                                                                                                                   |

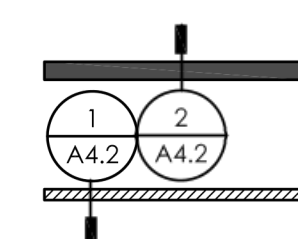
## KEY NOTES

- |    |                                                                                                                                                                                                                                                                                                                                |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | (E) 36"x80" STOREFRONT DOOR W/10" HIGH KICKPLATE, W/LEVER TYPE HARDWARE AND PER THRESHOLD PER DETAIL 6/A4.1. TO REMAIN, WITH KEY OPERATED LOCKING DEVICE, READILY DISTINGUISHED AS LOCKED (REVOCABLE BY BUILDING OFFICIAL FOR DUE CAUSE) PROVIDE SIGNAGE ABOVE DOOR, PER DB. GENERAL NOTES/THIS SHEET - CBC 1010.1.9.4 ITEM 2) |
| 2  | DOOR LANDING AND MANEUVERING CLEARANCE, SEE DETAILS ON SHEET A1.1. LANDING SLOPE TO NOT EXCEED 2%                                                                                                                                                                                                                              |
| 3  | (E) STOREFRONT WINDOWS TO REMAIN, TYP., NO CHANGE                                                                                                                                                                                                                                                                              |
| 4  | AT THE PRIMARY ENTRANCE TO THE BUILDING PROVIDE SING/DECAL OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (DETAIL SHOWN ON SHEET A1.1) (PER CBC 11B.216.6.)                                                                                                                                                                      |
| 5  | NEW "TO GO" PICK UP COUNTER AT 34" HIGH, WITH OPEN SPACE BELOW, PER DETAIL 4/A4.2                                                                                                                                                                                                                                              |
| 6  | MOVABLE FURNITURE, TYP., OWNER TO SELECT                                                                                                                                                                                                                                                                                       |
| 7  | ACCESSIBLE SEATING AREAS, TABLES TO BE MAX. 34" HI, & PROVIDE A 30"x42" CLEAR FLOOR SPACE FOR ACCESSIBLE APPROACH THE MIN. KNEE/TOE CLEARANCE UNDER DINING TABLE IS 19". THIS CLEAR AREA MAY NOT HAVE THE CENTER POST OR FLOOR FLANGES ENCRoACHING INTO THIS AREA                                                              |
| 8  | (N) BAR PER DETAIL 5/A4.2                                                                                                                                                                                                                                                                                                      |
| 9  | NEW EMPLOYEE WAITERS STATION AT 36" HIGH, SIMILAR TO DETAIL 4/A4.2                                                                                                                                                                                                                                                             |
| 10 | NEW RESTROOM, PER DETAIL 1/A3.2                                                                                                                                                                                                                                                                                                |
| 11 | NEW KITCHEN EQUIPMENT PER KITCHEN PLANS                                                                                                                                                                                                                                                                                        |
| 12 | (N) COOKING EQUIPMENT UNDER HOOD PER KITCHEN PLANS, WITH GAS CONNECTIONS PER PLUMBING PLANS                                                                                                                                                                                                                                    |
| 13 | (N) S.S. HOOD ABOVE, SEE REFLECTED CEILING PLAN AND MECHANICAL PLANS, PROVIDE 1" FACTORY INSULATION WHERE REQUIRED PER MECHANICAL PLANS. SEE DETAILS ON SHEET S1.0 FOR STRUCTURAL HOOD SUPPORT                                                                                                                                 |
| 14 | (N) SINKS PER PLUMBING PLANS & KITCHEN PLANS                                                                                                                                                                                                                                                                                   |
| 15 | (N) FIRE SUPPRESSION SYSTEM, UNDER SEPARATE PERMIT                                                                                                                                                                                                                                                                             |
| 16 | (N) PRE-FABRICATED WALK-IN COOLER AND FREEZER BOX, NSF CERTIFIED LISTING NSF/ANSI 7. SEE DETAILS ON A4.4                                                                                                                                                                                                                       |
| 17 | NEW WATER HEATER PER PLUMBING PLANS                                                                                                                                                                                                                                                                                            |
| 18 | (E) 36"x80" DOOR, WITH LEVER TYPE HARDWARE ON BOTH SIDES, WITH SELF CLOSER AND ACCESSIBLE THRESHOLD PER DETAIL 6/A4.1. TO REMAIN.                                                                                                                                                                                              |
| 19 | NEW AIR CURTAIN ABOVE DOOR                                                                                                                                                                                                                                                                                                     |
| 20 | EXISTING ELECTRICAL PANEL TO REMAIN, ADD NEW SUB PANEL ADJACENT TO (E) PANEL (KEEP 36" CLEAR IN FRONT OF PANELS)                                                                                                                                                                                                               |
| 21 | NEW FLOOR SINK, TYP. PER PLUMBING PLANS                                                                                                                                                                                                                                                                                        |
| 22 | LIMITS OF SOFFIT ABOVE, PER REFLECTED CEILING PLAN                                                                                                                                                                                                                                                                             |
| 23 | FIRE EXTINGUISHER, WALL MOUNTED, 44" MAX. HEIGHT PER 6/A4.1                                                                                                                                                                                                                                                                    |
| 24 | PROVIDE WALL MOUNTED OCCUPANT LOAD SIGN: 49 OCCUPANTS                                                                                                                                                                                                                                                                          |
| 25 | DECORATIVE VERTICAL WOOD STUDS ALONG WALL, 2x4 ASH WOOD @ 12" O.C., PER INTERIOR ELEVATIONS                                                                                                                                                                                                                                    |
| 26 | SODA CO2 TANK, PORTABLE CYLINDERS, 10 TO 20 LBS. TANK TO BE REFILLED OFFSITE, INSTALL PER MANUFACTURERS RECOMMENDATION                                                                                                                                                                                                         |

## GENERAL NOTES

- A. ALL DIMENSIONS SHOWN ARE TO FACE OF STUD, OR FINISHED MATERIAL, UNLESS NOTED OTHERWISE.
- B. SIGN ABOVE ALL MAIN ENTRY DOORS TO READ "THIS DOOR TO REMAIN UNLOCKED WHEN BUSINESS IS OCCUPIED". THE SIGN SHOULD BE IN LETTERS NOT LESS THAN 1 INCH HIGH ON A CONTRASTING BACKGROUND.
- C. SEE ACCESSIBILITY DOOR NOTES ON SHEET A1.1
- D. ALL FINISHES/COLORS TO BE SELECTED BY OWNER.

### WALL LEGEND



FULL HEIGHT WALL OR PLUMBING WALL  
2x6" WOOD STUDS @ 16" O.C.  
WALL FINISH, PER PLAN

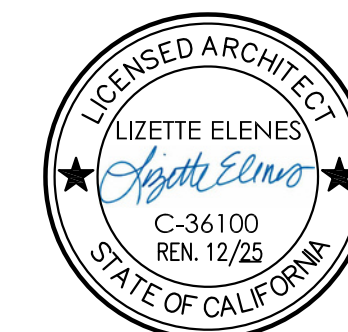
2x 4" WOOD STUDS @ 16" O.C.  
WALL FINISH, PER PLAN

EXISTING STUD WALL TO REMAIN

WALL TO BE DEMC

**ERA**  
**ARCHITECTS**

Lizette@ERAarchitects.org  
805.824.4188  
OXNARD CA



| NO.                                                                                 | REVISIONS                          | DATE       |
|-------------------------------------------------------------------------------------|------------------------------------|------------|
| --                                                                                  | BUILDING & SAFETY<br>1ST SUBMITTAL | 10/21/2024 |
|  | BUILDING & SAFETY<br>2ND SUBMITTAL | 02/27/2025 |
|                                                                                     |                                    |            |
|                                                                                     |                                    |            |
|                                                                                     |                                    |            |
|                                                                                     |                                    |            |

# PEARL ISLAND SUSHI & GRILL

2335 N. OXNARD BLVD.  
OXNARD, CA 93036

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SCALE: AS SHOWN

|          |        |
|----------|--------|
| PROJECT: | 240706 |
|----------|--------|

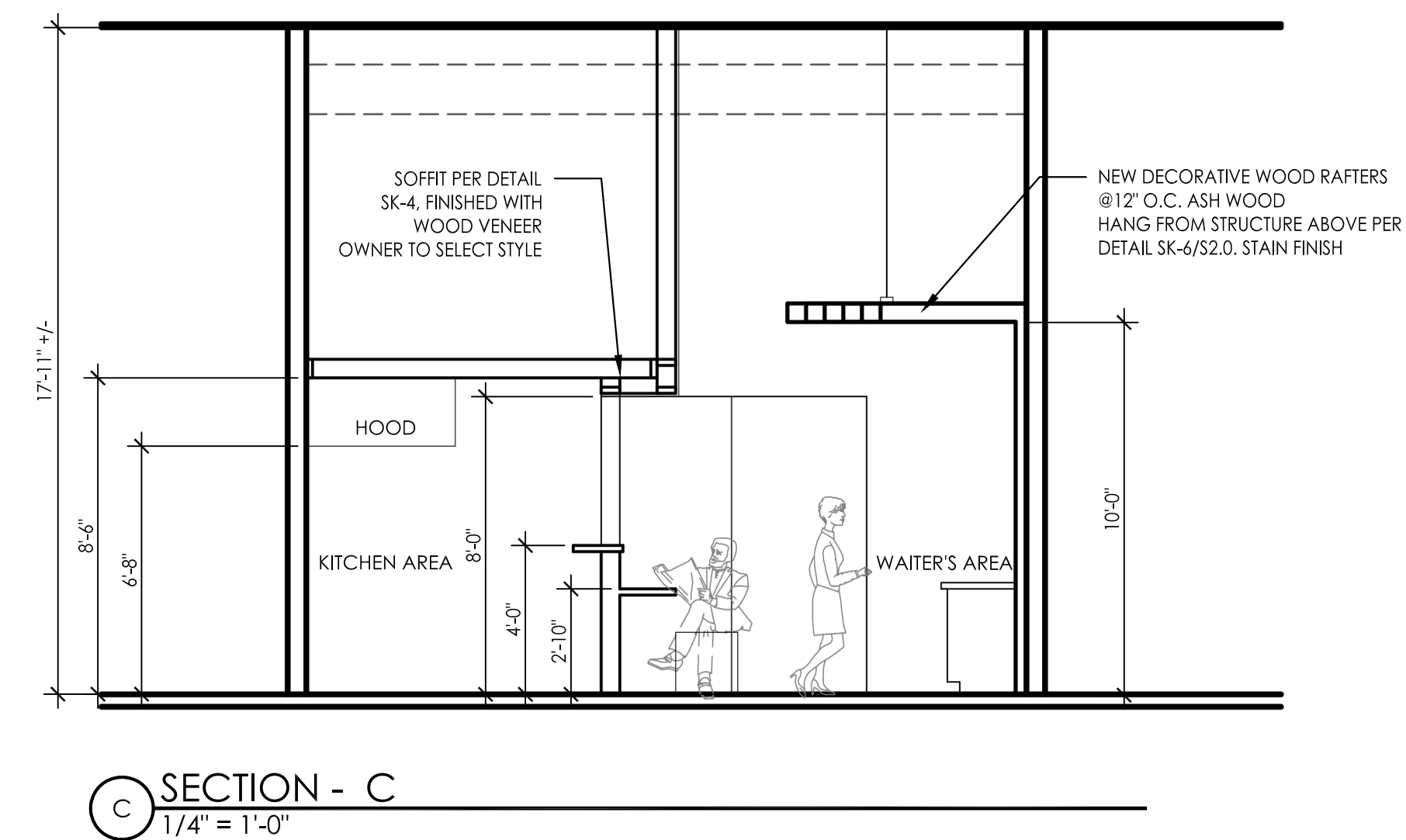
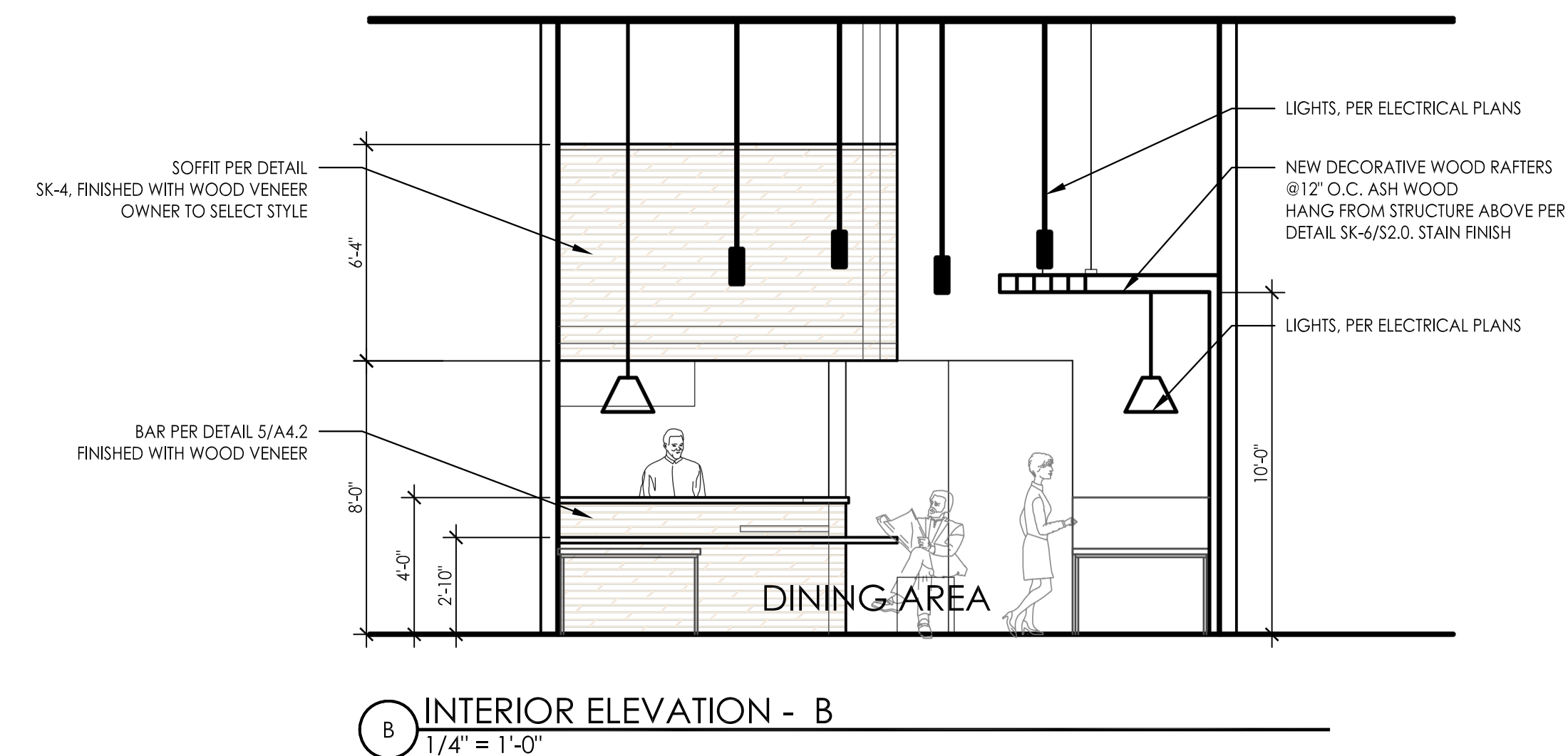
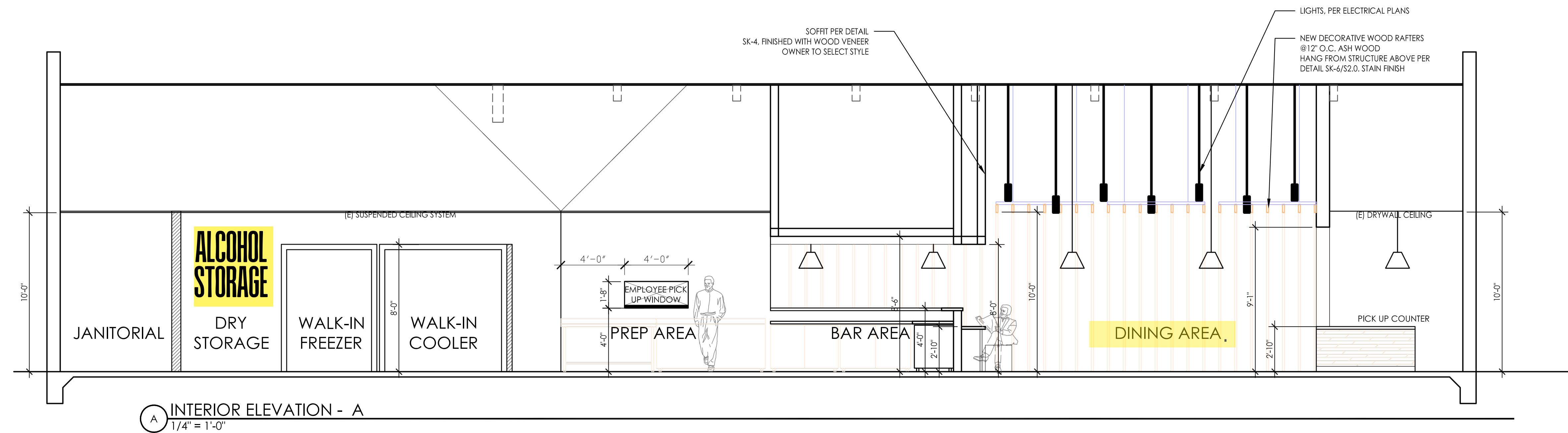
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## DEMOLITION & PROPOSED FLOOR PLAN

## A2.1

SHEET X OF XX



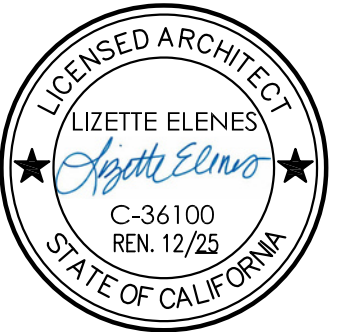


**ERA**  
**ARCHITECTS**

Lizette@ERAarchitects.org

805.824.4188

OXNARD CA



| No. | REVISIONS                       | DATE       |
|-----|---------------------------------|------------|
| 1   | BUILDING & SAFETY 1ST SUBMITTAL | 10/21/2024 |
| 2   | BUILDING & SAFETY 2ND SUBMITTAL | 02/27/2025 |
| 3   |                                 |            |
| 4   |                                 |            |
| 5   |                                 |            |
| 6   |                                 |            |
| 7   |                                 |            |
| 8   |                                 |            |
| 9   |                                 |            |
| 10  |                                 |            |

**PEARL ISLAND SUSHI & GRILL**  
**RESTAURANT TENANT IMPROVEMENT**  
2335 N. OXNARD BLVD.  
OXNARD, CA 93036

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SCALE: AS SHOWN

PROJECT: 240706

DRAWN BY: LE

INTERIOR  
ELEVATIONS

**A3.1**

SHEET X OF XX

**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:** Pearl Island Sushi - ABC Licensing (Special Use Permit - Alcohol)

**Project Applicant:** Leander Boado on behalf of property owner Kalpeshkumar Dineshbahi

**Project Location - Specific:** 2335 North Oxnard Boulevard, Oxnard, California 93036,  
County of Ventura, APN: 139-0-270-045

**Description of Nature, Purpose and Beneficiaries of Project:** request to allow the sale of beer and wine (ABC License Type 41) at a proposed restaurant (Pearl Island Sushi & Grill) located within an existing 1,779 square-foot tenant space in the General Commercial, Planned Development (C-2-PD) Zone. The proposed hours of sales are 7:00am-11:00pm daily. Filed by designated agent Leander Boado, 1322 Domingo Place, Oxnard CA 93030 on behalf of the property owner Kalpeshkumar Dineshbahi, PO Box 61324, Irvine, CA 92602.

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

**Name of Person or Agency Carrying Out Project (Applicant):** Leander Boado on behalf of property owner Kalpeshkumar Dineshbahi

**Exempt Status: (check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- X Categorical Exemption: Class 1 Section 15301
- Statutory Exemptions.



**Reason(s) why project is exempt:** In accordance with Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines, projects involving “negligible or no expansion of use beyond that existing at the time of the lead agency’s determination” may be found to be exempt from the requirements of CEQA. The Project involves a request for a new ABC License, authorizing sale of beer and wine for on-site consumption at a proposed restaurant (Pearl Island Sushi & Grill) located within an existing 1,779 square-foot tenant space within the existing Vineyard Plaza Shopping center. There are no proposed changes to the square footage of the structure, nor the existing parcel. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, the Planning Commission has determined that there is no substantial evidence that the project may have a significant effect on the environment, the project is categorically exempt from the provisions of CEQA, there is no requirement to prepare an environmental document, and they hereby authorize and direct the Planning and Environmental Services Manager to file a Notice of Exemption with the Ventura County Clerk.

**Lead Agency Contact Person:** John-Miguel Dalbey, Assistant Planner, (805) 385-7883

---

Joe Pearson II, AICP  
 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: July 30, 2026

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

From: Miguel Serrato, Patrol Support Division Commander  
Scott Swenson, Neighborhood Safety & Alcohol Compliance Specialist

Subject: Pearl Island Sushi, 2335 N. Oxnard Bl.  
PZ 26-510-05, Alcohol Special Use Permit, ABC Type 41

### **Site Information:**

Pearl Island Sushi is a new restaurant located at 2335 N. Oxnard Boulevard in the shopping center at the northwest corner of Oxnard Boulevard and Vineyard Avenue. The business is located in the Southbank 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 California<sup>1</sup> and the City of Oxnard<sup>2</sup> 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**

| # | Business Name           | Address              | ABC<br>Type | ASUP | On/<br>Off-<br>Sale | Premise     | Alcohol           | Hours* |
|---|-------------------------|----------------------|-------------|------|---------------------|-------------|-------------------|--------|
| 1 | Vineyard Food & Liquor  | 2323 N. Oxnard Bl.   | 21          | Y    | Off                 | Convenience | Beer Wine Spirits | 6a-2a  |
| 2 | Mi Pueblo Mexican Grill | 150 W. Vineyard Ave. | 47          | Y    | On                  | Restaurant  | Beer Wine Spirits | 8a-10p |

<sup>1</sup> Concentration Standards for the State of California: §23958.4 Business and Professions Code

<sup>2</sup> 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            | ABC<br>Type | ASUP | On /<br>Off -<br>Sale | Premise      | Alcohol           | Hours* |
|---|------------------|--------------------|-------------|------|-----------------------|--------------|-------------------|--------|
| 1 | Q Club           | 2362 N. Oxnard Bl. | 48          | Y    | On                    | Bar/PoolHall | Beer Wine Spirits | 6a-2a  |
| 2 | Oxnard Chevron   | 2251 N. Oxnard Bl. | 20          | N    | Off                   | Convenience  | Beer Wine         | 6a-2a  |
| 3 | Tacos Don Chente | 2131 N. Oxnard Bl. | 41          | Y    | On                    | Restaurant   | Beer Wine         | 6a-12m |

\*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 district<sup>3</sup> 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 premises are located exceeds the ratio of on-sale retail licenses to population in the county in which the applicant premises are 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.

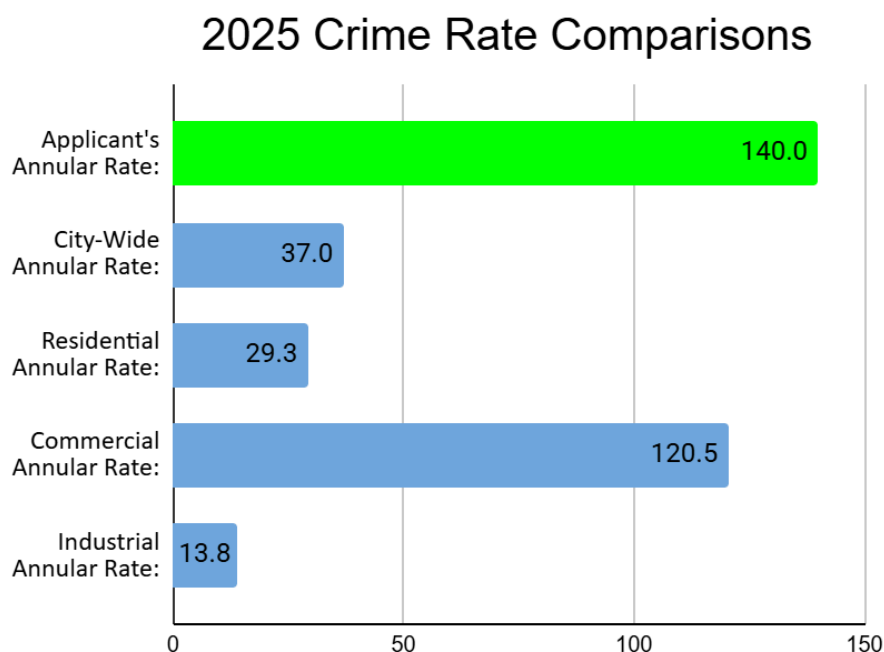
In the case of the applicant site, the annular crime rate is above the average annular citywide rate. This shows the site as having a crime rate above the standard established in 23958.4(1) B&P. Currently there are no on-sale licenses within the applicant's census tract. According to the ABC, 5 on-sale licenses are permitted within this census tract.

<sup>3</sup> 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.

### **Crime Statistics Review:**

For comparison purposes the Police Department calculates the average number of NIBRS<sup>4</sup> 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 88.6.

The average number of Group A and B crimes in the applicant's 1000 feet annular area is 140. This is less than 50 % of the average for commercial properties citywide and can be best illustrated in the graph below:



### **Police Department Input:**

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

## **Community Input**

### **Businesses:**

Several nearby business operators were contacted and interviewed regarding this business' request to sell beer and wine. The business operators who were interviewed were supportive of the project and look forward to a new restaurant at the shopping center.

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<sup>4</sup> 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.



**Area Residents:**

Attempts were made to contact the Neighborhood Chairperson by email. No replies were received.

## **Conclusion**

The applicant's business model for service of beer and wine as part of a sushi restaurant has no features that would typically produce crime or policing issues.

**Concentration, Public Convenience, and Necessity**

There is no undue concentration of alcohol establishments under either the City or State of California standards. The crime rate for the applicant's location is above the State standard set by 23958.4(1) B&P. However, this can be rebutted as the located within a well established shopping center and historically, commercially zoned properties have an elevated number of police events as compared to residentially zoned properties or the citywide average.

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 Operating Conditions On-Sale Restaurant**

### **RBS Training**

1. The 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 10 P.M. (See provisions for extension of service hours in "Special Conditions") (PL/PD)

### **Food & Beverage Service**

3. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food sold on the premises during the same period. The permittee shall at all times maintain records 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.
24. Prior to the issuance of the Certificate of Occupancy, the permittee shall submit and have approved by the Chief of Police or his/her designee a Security Site Plan which shall include the below features.
25. The Security Site Plan shall illustrate the location of each camera installation as well as the location of the support equipment. The support equipment shall be located in a secure room with limited access to supervisory employees and other employees who, by the nature of their responsibilities, have a need to access the equipment.
26. The Security Site Plan shall include a chart that identifies each camera by an alpha-numeric designation, the make and model of the instrument, the type of camera housing (dome, bullet, discrete), the camera's capture purpose (general area, choke point, point of sale, etc.) and its mounting height above the floor/grade.
27. Identify the nature of all alarm systems including the make, model and type of sensors.

### **Operational Standards**

28. Deliveries of alcoholic beverages are prohibited as a function of this alcohol Special Use Permit.
29. 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)
30. The permittee shall participate in programs, when requested and reasonable, by the Oxnard Police Department to inform and educate patrons on the dangers of driving under the influence of alcohol or drugs. (PD)

31. 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)
32. 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**

33. Permittee shall install and maintain a dual technology electronic intrusion detection system capable of differentiating between human and non-human motion. (burglary alarm). (PD)
34. Permittee shall bolt down or otherwise secure all cash registers to service counters to prevent the entire device from being stolen during a burglary or robbery. (PD)
35. Permittee shall equip each point of sale with a silent robbery alarm that complies with Oxnard City Ordinance No. 2601 or develop and implement critical incident protocols that provide an efficient method for alerting police and others to a potential threat without unnecessarily putting the employees at risk. (PD)
36. 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)
37. Permittee shall establish responsible cash handling procedures to reduce the likelihood of robberies and theft. (PD)
38. 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**

39. 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.

40. When security personnel are present or required per Oxnard City Code, the permittee shall maintain accurate records of all security personnel on the premises at any given time and make those available to the police upon demand. These records shall, at a minimum, provide the name, date of birth, copies of security guard credentials or license and any other permits or certifications related to security work. This would include copies of permits for weapons or other tools the guard may be authorized to carry. Security personnel shall remain in compliance with updated training related to their work as set forth by any existing or future state and/or local regulations. (PD)
41. A Dance Permit is required for any dancing within the business per OCC 11-171.

### **Signage**

42. 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)
43. 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)
44. 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)
45. 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**

46. 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)
47. 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**

48. 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)
49. 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)
50. Prior to the issuance of this permit, the permittee shall submit and have approved a security plan which details the camera system, alarms, guard post orders and other security related matters and policies.
51. "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.
52. 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](mailto:specialprojects@oxnardpd.org).
53. Any change in the customer seating that would create a bar or other alcohol centric customer area will prompt the need for a modification to this Alcohol Special Use Permit.

### **Special Police Conditions**

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

business' name and state "Request for Extension of Hours. A Police Department staff member should respond to this request within 5-business days.



CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO. 11.896

RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF OXNARD ADOPTING STANDARDS FOR  
DETERMINING APPLICATIONS FOR SPECIAL USE  
PERMITS TO SELL ALCOHOLIC BEVERAGES

WHEREAS, any person wishing to sell alcoholic beverages in the State of California must obtain a license to do so from the Department of Alcoholic Beverage Control; and

WHEREAS, Business and Professions Code Section 23790 provides that the Department of Alcoholic Beverage Control shall not issue a retail license "for any premises which are located in any territory where the exercise of the rights and privileges conferred by the license is contrary to a valid zoning ordinance of any county or city"; and

WHEREAS, the City of Oxnard has enacted zoning ordinances restricting the sale of alcoholic beverages to certain zones and requiring that a person wishing to sell alcoholic beverages in such zones first obtain a special use permit; and

WHEREAS, section 34-147 of the Oxnard City Code provides in part:

"Before a special use permit may be granted, the applicant must show and the planning commission must find that the proposed use is in conformance with the general plan and other adopted standards and that the following conditions are met:

"(a) The nature, condition and development of adjacent uses, buildings and structures shall be considered, and no proposed special use permit shall be granted where the commission finds such use will adversely affect or be materially detrimental to such adjacent uses, buildings or structures or to the public health, safety or general welfare."

WHEREAS, based on the experience of the Police Department that there is a relationship between crime and the consumption of alcohol and that establishments selling alcohol are incompatible with certain adjacent uses, the City Council wishes to adopt standards for determining when granting applications for special use permits to sell alcoholic beverages would adversely affect or be materially detrimental to adjacent uses, buildings or structures or to the public health, safety and general welfare; and

WHEREAS, this resolution applies only to the determination required by subsection (a) of section 34-147 of the City Code, and does not dispense with the requirement that in order to grant a special use permit to sell alcoholic beverages the application must satisfy the remainder of section 34-147; and

WHEREAS, in accordance with the California Environmental Quality Act, the Planning and Environmental Services Manager provided public notice of the intent of the City to adopt a negative declaration for the adoption of this resolution ("the project"), and the City Council has considered the proposed negative declaration, together with any comments received during the public review process, finds on the basis of the initial study and any comments received that there is no substantial evidence that the project will have a significant effect on the environment, further finds that the mitigated negative declaration reflects the independent judgment of the City, and approves the negative declaration.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. City Council Resolution No. 8597 is repealed.

2. The Planning and Environmental Services Division of the Development Services Department shall refer to the Police Department applications for special use permits to sell alcoholic beverages at retail. The Police Department shall prepare and submit to the secretary of the Planning Commission, at least ten calendar days before the date set for hearing on the special use permit, a written report on the following matters:

(a) The name and address and a description of the type of all establishments selling alcoholic beverages within 1,000 feet of the location for which the special use permit is applied. As used in this resolution, "the type" refers to the nature of the business (e.g., grocery store, liquor store, bar or restaurant), not to the type of State Alcoholic Beverage Control license issued to or sought for the business.

(b) The annual number of incidents involving police responses within 1,000 feet of the location for which the special use permit is applied and how this number compares to the City average of police responses.

(c) The likelihood that granting the application will create or significantly aggravate police problems at or near the subject location.

(d) A list of conditions recommended for inclusion in the special use permit to minimize police problems if the application is granted. One such condition shall be that the applicant provide Responsible Beverage Sales and Service (RBSS) training to all operators and employees of the establishment within 30 days of their employment. The applicant may apply to the Police Department for a waiver of RBSS training for temporary or short-term employees.

3. The Planning Commission shall consider the report, as well as any other relevant evidence, in determining whether, under subsection (a) of section 34-147 of the City Code, granting an application for a special use permit to sell alcoholic beverages at retail would adversely affect or be materially detrimental to adjacent uses, buildings or structures or to the

Resolution No. 11,896

Page 3

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.

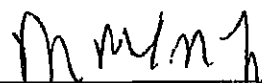
4. All of the procedures and other matters contained in section 34-146 et seq. of the City Code apply to applications for special use permits to sell alcoholic beverages at retail.

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

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

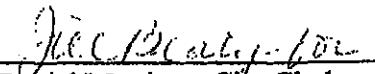
NOES: None.

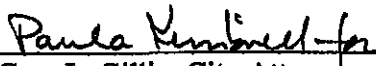
ABSENT: None.

  
\_\_\_\_\_  
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. 26-510-05 (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, “PEARL ISLAND SUSHI & GRILL,” LOCATED AT 2335 N. OXNARD BOULEVARD (APN: 139-0-270-045) WITHIN AN EXISTING 1,779 SQUARE-FOOT TENANT SPACE. FILED BY DESIGNATED AGENT LEANDER BOADO, 1322 DOMINGO PLACE, OXNARD, CA 93030 ON BEHALF OF PROPERTY OWNER KALPESHKUMAR DINESHBAHI; PO BOX 61324 IRVINE, CA 92602.

WHEREAS, on May 1, 2026, Leander Boado, (the “**Applicant**” and/or “**Permittee**”) on behalf of property owner Kalpeshkumar Dineshbahi, 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, “Pearl Island Sushi & Grill” located at 2335 N. Oxnard Boulevard (APN: 139-0-270-045) within an existing 1,779 square-foot tenant space (the “**Project**”); and

WHEREAS, on August 20, 2026, the Planning Commission of the City of Oxnard (“**Planning Commission**”) conducted a duly noticed public hearing to consider an application for Planning and Zoning Permit No. 26-510-05 (Special Use Permit - Alcohol) in accordance with Section 16-530 through 16-553 of the Oxnard City Code and City Council Resolution No. 11,896; and

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Section 15301 (Existing Facilities) Categorical Exemption. Further, the project does not trigger any of the Exceptions to the Exemptions (Section 15300.2) to defeat the Exemption:

- (a) **Existing Facilities. Class 1 is qualified by consideration of whether the project involves negligible or no expansion of use, consisting of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features. Therefore, this class is considered to apply to all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.**



The project site has a 2030 General Plan land use designation of Commercial General (CG) and within the General Commercial Planned Development (C-2-PD) Zoning District. The Project is located within an existing commercial center and is surrounded by a mixture of commercial and residential uses. The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. The project consists of a new Alcoholic Beverage Control license at an existing structure. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

- (b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.**

The proposed Alcohol Special Use Permit request 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 CityCode for consistency and CEQA for any potential impacts. Therefore the project will have no significant cumulative impact.

- (c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.**

The proposed Special Use Permit request to allow for the sale of alcohol will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The project will not alter the commercial character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is surrounded on all sides by manufacturing and industrial development. Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

- (d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements, which are required as mitigation by an adopted negative declaration or certified EIR.**

The project is not located in or adjacent to a State designated scenic highway.

- (e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site, which is included on any list compiled pursuant to Section 65962.5 of the Government Code.**

The proposed project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code.

- (f) Historical Resources. A categorical exemption shall not be used for a project, which may cause a substantial adverse change in the significance of a historical resource.**

The project site does not contain an existing or potential landmark, point of interest, or historic resource, and it is not located within an existing, proposed, or potential Historic District. 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.**

The subject site has a 2030 General Plan designation of Commercial General (CG). The request to allow the sale of beer and wine (ABC License Type 41) at a proposed restaurant (Pearl Island Sushi & Grill) within an existing 1,779 square-foot tenant space. The restaurant is a commercial use consistent with the General Plan and zoning designation. The ability to sell alcohol for on-site consumption is subject to approval of an Alcohol Special Use Permit by the Planning Commission pursuant to Oxnard City Code. Therefore, the proposed sale of alcohol is in conformance with the 2030 General Plan and the elements thereof and other adopted standards. Therefore, this Project meets this finding.

- 2) The proposed use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.**

The Project will allow the sale of beer and wine for on-site consumption in a proposed restaurant inside an existing tenant space within an existing shopping center. Per Police Department review, there are two retail alcohol outlets within 350 feet of the property, and three retail alcohol outlets within 1000 feet of the subject property.

The Oxnard Police Department has determined that there is no undue concentration of alcohol establishments under the standards established by the City of Oxnard. The crime rate for the applicant's location is above the State standard set by 23958.4(1) B&P. However, this can be rebutted as the applicant site is located within a well established shopping center; historically, commercially zoned properties have an elevated number of police events as compared to residentially zoned properties or the citywide average.

Currently there are no on-sale licenses within the applicant's census tract. According to the ABC, 5 on-sale licenses are permitted within this census tract.

Based on the crime statistics, the assessment from the Beat Coordinator, and the input from the community, the proposed sale of alcohol will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures, or to public health, safety, or general welfare. 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. 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.**

The proposed Type 41 license to sell alcohol for on-site consumption will occur entirely within an existing tenant space within an existing commercial shopping center that is adequate for the proposed restaurant and ancillary alcohol sales. As such, this Project meets this finding.

**4) The site for the proposed use will be served by highways adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate.**

The project site is currently served by existing infrastructure including North Oxnard Boulevard and West Vineyard Avenue. 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 will not generate significant impacts that would require additional facilities. Therefore, the site for the proposed alcohol sales will be provided with adequate sewerage, water, fire protection, and storm drainage facilities. As such, this Project meets this finding.

**6) The proposed use is not likely to create or significantly aggravate police problems within 1000 feet of the location for which the special use permit is applied.**

The Project will not create or significantly aggravate police problems within 1000 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 1000 feet of the location for which the special use permit is applied. For purposes of making this determination, there is a presumption that an undue concentration will result or be added to if the establishment for which the special use permit is applied will be located less than 350 feet from another establishment of the same type, and there is a presumption that an undue concentration will not result or be added to if the establishment for which the special use permit is applied will be located 350 feet or more from another establishment of the same type. However, either presumption may be rebutted by a preponderance of the evidence, based on the facts of the particular case.**

As described in the Staff Report, and Oxnard Police Department Alcohol SUP Report, there are two existing restaurants with alcohol licenses within 350 feet of the applicant site, and three alcohol sites greater than 350 feet and less than 1000 feet from the applicant site. 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. 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.

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 Article 19, Section 15301 (Existing Facilities) of the State CEQA Guidelines pertaining to projects involving “negligible or no expansion of use beyond that existing at the time of the lead agency’s determination” may be found to be exempt from the requirements of CEQA. 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, “Pearl Island Sushi & Grill,” located at 2335 N. Oxnard Boulevard in an existing 1,779 square-foot tenant space in a multi-tenant commercial building and will not increase the square footage of the existing 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 will have a significant effect on the environment. The Planning and Environmental Services Division is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to Section 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

SECTION 3. Based on the findings set forth herein, the Planning Commission hereby approves Planning and Zoning Permit 26-510-05 (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           | TR | Traffic Division                  |
| PD                        | Police Department       | DS | Building and Engineering Division |
| ER                        | Environmental Resources | FD | Fire Department                   |
| HD                        | Housing Department      | CE | Code Compliance Division          |
| CA                        | City Attorney           | PL | Planning Division                 |

### GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another (PL).
2. This permit is granted for the plans dated August 20, 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, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA)
4. Applicant agrees, as a condition of adoption of this resolution, at Applicant’s own expense, to indemnify, defend (with counsel selected by the City in its discretion) and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. (CA)

5. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA)
6. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL)
7. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the Project property. (PL/B)
8. Applicant shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD)
9. Applicant shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD)
10. If the Applicant, owner, or tenant fails to comply with any of the conditions of this permit, the Applicant, owner, or tenant shall be subject to a civil fine pursuant to the City Code. (CA)

#### **PLANNING DIVISION SPECIAL CONDITIONS**

11. This permit shall automatically be void 12 months from the date of issuance, unless the Applicant has received a License Type 41 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 STANDARD CONDITIONS**

##### **RBS Training**

13. The permittee and all sellers or servers shall complete an approved course in Responsible Beverage Sales (RBS) (available through the ABC website at: [www.abc.ca.gov/education/rbs/](http://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. (PL/PD)

##### **Hours**

14. Sales of alcohol may only occur between the hours of 7:00 A.M. and 11:00 P.M. (See provisions for extension of service hours in "Special Conditions") (PL/PD)

**Food & Beverage Service**

15. The quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food sold on the premises during the same period. The permittee shall at all times maintain records 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)
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 shall 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 are 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.
36. Prior to the issuance of the Certificate of Occupancy, the permittee shall submit and have approved by the Chief of Police or his/her designee a Security Site Plan which shall include the below features.
37. The Security Site Plan shall illustrate the location of each camera installation as well as the location of the support equipment. The support equipment shall be located in a secure room with limited access to supervisorial employees and other employees who, by the nature of their responsibilities, have a need to access the equipment.
38. The Security Site Plan shall include a chart that identifies each camera by an alpha-numeric designation, the make and model of the instrument, the type of camera housing (dome, bullet, discrete), the camera's capture purpose (general area, choke point, point of sale, etc.) and its mounting height above the floor/grade.



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

**Operational Standards**

40. Deliveries of alcoholic beverages are prohibited as a function of this alcohol Special Use Permit.
41. 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)
42. The permittee shall participate in programs, when requested and reasonable, by the Oxnard Police Department to inform and educate patrons on the dangers of driving under the influence of alcohol or drugs. (PD)
43. 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)
44. 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**

45. Permittee shall install and maintain a dual technology electronic intrusion detection system capable of differentiating between human and non-human motion. (burglary alarm). (PD)
46. Permittee shall bolt down or otherwise secure all cash registers to service counters to prevent the entire device from being stolen during a burglary or robbery. (PD)
47. Permittee shall equip each point of sale with a silent robbery alarm that complies with Oxnard City Ordinance No. 2601 or develop and implement critical incident protocols that provide an efficient method for alerting police and others to a potential threat without unnecessarily putting the employees at risk. (PD)
48. 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)
49. Permittee shall establish responsible cash handling procedures to reduce the likelihood of robberies and theft. (PD)

50. 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**

51. 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.
52. When security personnel are present or required per Oxnard City Code, the permittee shall maintain accurate records of all security personnel on the premises at any given time and make those available to the police upon demand. These records shall, at a minimum, provide the name, date of birth, copies of security guard credentials or license and any other permits or certifications related to security work. This would include copies of permits for weapons or other tools the guard may be authorized to carry. Security personnel shall remain in compliance with updated training related to their work as set forth by any existing or future state and/or local regulations. (PD)

### **Signage**

53. 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)
54. 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)
55. 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)
56. 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**

57. 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)

58. 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**

59. 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)
60. 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)
61. Prior to the issuance of this permit, the permittee shall submit and have approved a security plan which details the camera system, alarms, guard post orders and other security related matters and policies.
62. “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.
63. 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](mailto:specialprojects@oxnardpd.org).
64. Any change in the customer seating that would create a bar or other alcohol centric customer area will prompt the need for a modification to this Alcohol Special Use Permit.

**POLICE DEPARTMENT SPECIAL CONDITIONS**

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

PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 20th day of August 2026, by the following vote:

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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 20th day of August 2026, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

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Joe Pearson II, Secretary

# City of Oxnard Planning Commission

## August 20, 2026

Pearl Island Sushi & Grill  
2335 N. Oxnard Boulevard  
PZ 26-510-05  
(Special Use Permit - Alcohol)

Applicant: Leander Boado - Designated Agent  
Case Planner: John-Miguel Dalbey



A request for a new Alcohol Beverage Control (ABC) License Type 4I (On Sale Beer & Wine – Eating Place) to authorize the sale of beer and wine at a proposed restaurant (Pearl Island Sushi & Grill) located at 2335 North Oxnard Boulevard (APN: 139-0-270-045) within an existing 1,779 square-foot tenant space in the General Commercial, Planned Development Zone (C-2-PD).

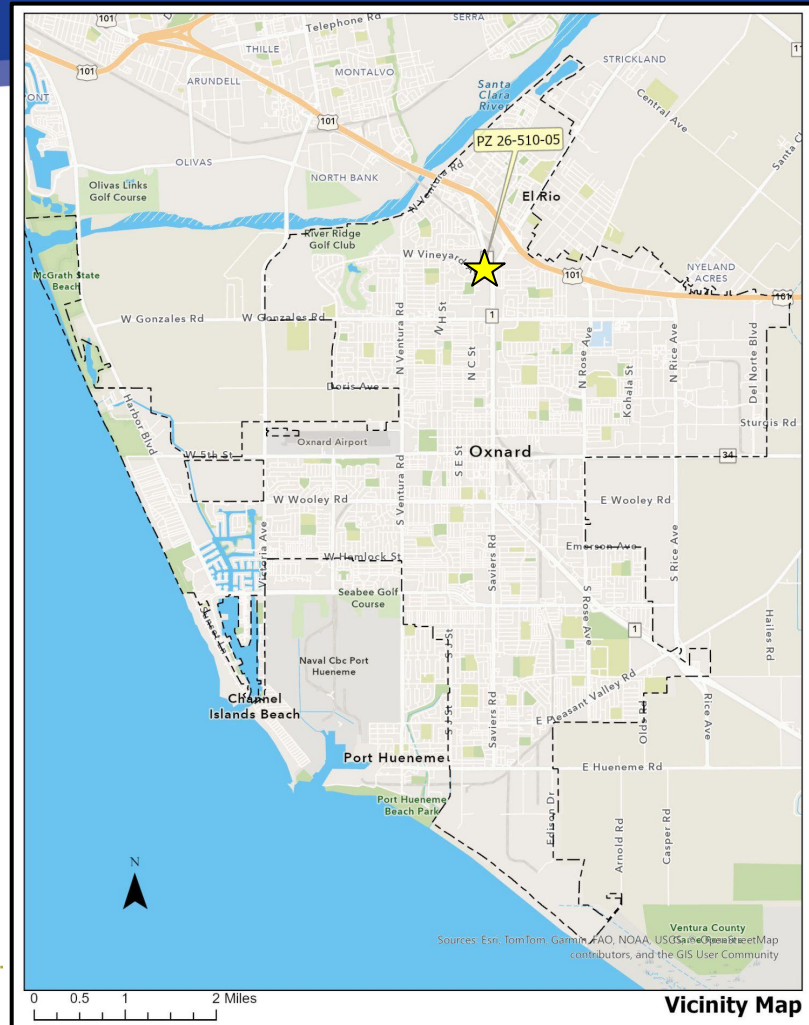
The conditioned hours of sale are from 7am to 11:00pm, seven days a week.

# Vicinity Map

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## Pearl Island Sushi & Grill:

- The general location of the project site is towards the Northern edge of the City of Oxnard.



# Project Location - Aerial

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## Pearl Island Sushi & Grill:

- Within Vineyard Plaza Shopping Center
- Located northwest of West Vineyard Avenue and North Oxnard Boulevard intersection.



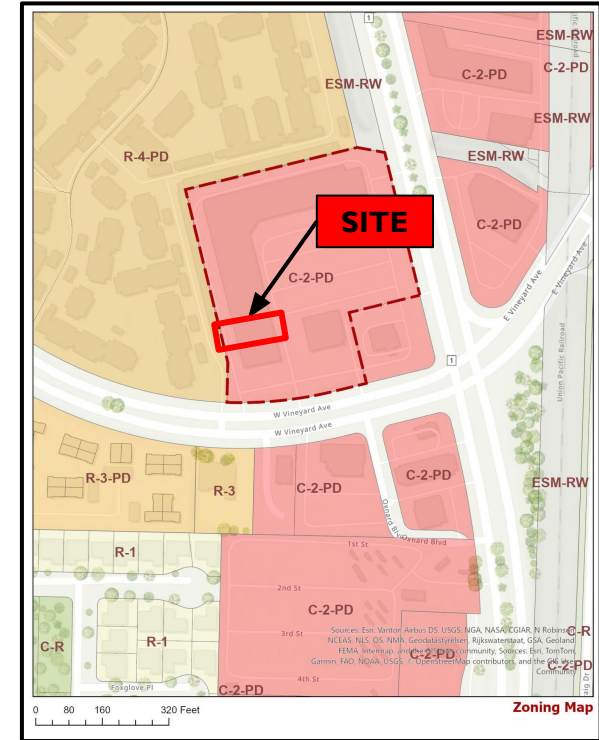
# General Plan and Zoning

49

## 2030 General Plan: Commercial General (CG)



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



| LOCATION     | GENERAL PLAN                  | ZONING                                               | EXISTING LAND USE                                                 |
|--------------|-------------------------------|------------------------------------------------------|-------------------------------------------------------------------|
| Project Site | Commercial General (CG)       | General Commercial - Planned Development (C-2-PD)    | Multi-tenant commercial buildings; Vineyard Plaza Shopping Center |
| North        | Residential Medium High (RMH) | High Rise Residential - Planned Development (R-4-PD) | Various residential uses; Timbers Apartment Complex               |
| South        | Commercial General (CG)       | General Commercial - Planned Development (C-2-PD)    | Various commercial uses                                           |
| East         | Commercial General (CG)       | General Commercial - Planned Development (C-2-PD)    | Various commercial uses                                           |
| West         | Residential Medium High (RMH) | General Commercial - Planned Development (C-2-PD)    | Various residential uses; Timbers Apartment Complex               |



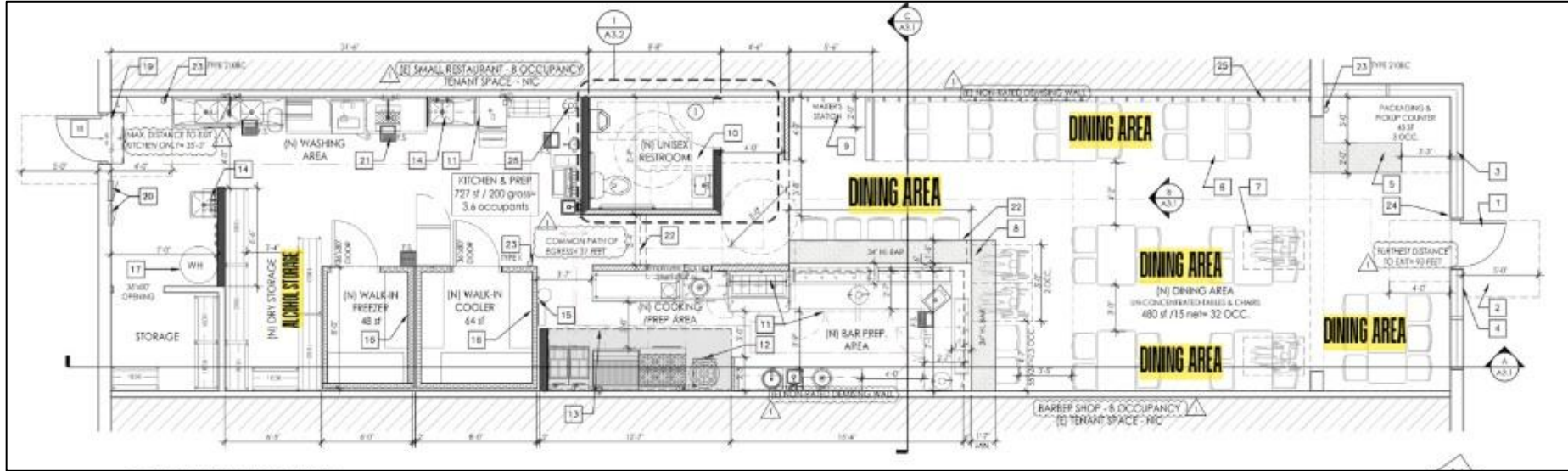


View from parking lot,  
looking west



View from West Vineyard Avenue,  
looking northwest



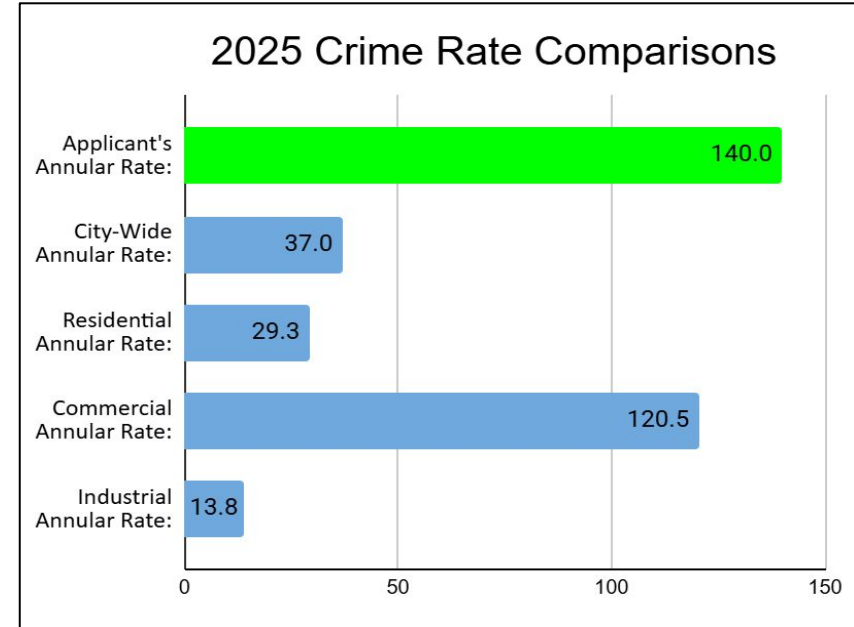


- No outdoor dining/alcohol service
- No delivery/off-site consumption
- No distilled spirits sold



## Crime:

- The crime rate within 1000 feet of the site is above the average annular citywide rate.
- However, the site is located within an established shopping center; commercial properties have an elevated number of police events compared to residential properties or the citywide average.
- Site is not considered to be a policing problem. No safety concerns noted by Beat Coordinator or neighboring businesses.



## Findings:

- Crime rate around the site is above the annular average.
- Under provisions of City Council Res. 11,896, there is no undue concentration of alcohol establishments, as there are only two existing restaurants with alcohol licenses within 350 feet of the Project Site
- There is no undue concentration per State standards (census tract).
- Had an undue concentration been found, a Finding of public convenience or necessity would be required.

## **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.

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. 26-510-05 (Special Use Permit - Alcohol), subject to certain findings and conditions.



## PLANNING COMMISSION STAFF REPORT

**TO:** Planning Commission

**FROM:** Rogelio Solis, Associate Planner

**DATE:** August 20, 2026

**SUBJECT:** **Project Name: Bumble Bee's Pre-school & Childcare;** Planning and Zoning Permit No. 25-520-01 (Special Use Permit); Property Located at 527 W. Hueneme Road (APN: 222-0-082-625).

- 1) **Recommendation:** That the Planning Commission:
  - a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and
  - b) Adopt Resolution 2026-XX approving Planning and Zoning Permit No. 25-520-01 (Special Use Permit), subject to certain findings and conditions.
- 2) **Project Description and Applicant:** A request to permit the operation of a childcare and pre-school within an existing 8,640 square foot commercial tenant space on a 0.59-acre site located at 527 W. Hueneme Road (APN: 222-0-082-625) within the General Commercial (C-2) zone. The proposed development includes both interior tenant improvements, as well as exterior improvements to the existing parking area and rear yard area including resurfacing, restriping and a new trash enclosure. Filed by designated agent Cesilia Valle, 1169 Cliff Avenue, Fillmore, CA 93015 on behalf of the property owner Shahram Mousavi, 2740 E. Olympic Boulevard, Los Angeles, CA 90023.
- 3) **Existing & Surrounding Land Uses:** The Project parcel is already developed with a commercial building that is currently vacant, and is part of a neighborhood commercial retail shopping center. The shopping center consists of five parcels, three of which are to the west of the Project site, and the remaining adjacent parcel being located on the east. The following table summarizes the land uses and zoning designation of the project site and adjacent properties.

| LOCATION            | GENERAL PLAN                  | ZONING                      | EXISTING LAND USE                   |
|---------------------|-------------------------------|-----------------------------|-------------------------------------|
| <b>Project Site</b> | Commercial General (CG)       | General Commercial (C-2)    | Vacant                              |
| <b>North</b>        | Residential Medium High (RMH) | High Rise Residential (R-4) | Multi-Family Residential Apartments |

*PZ No. 25-520-01, Bumble Bee's Pre-school & Childcare*  
*Planning Commission Date: August 20, 2026*  
*Page 2*

|              |                         |                                                    |                       |
|--------------|-------------------------|----------------------------------------------------|-----------------------|
| <b>South</b> | Industrial Light (ILT)  | Light Manufacturing - Planned Development (M-1-PD) | Vacant Industrial Lot |
| <b>East</b>  | Commercial General (CG) | General Commercial (C-2)                           | Commercial Business   |
| <b>West</b>  | Commercial General (CG) | General Commercial (C-2)                           | Commercial Business   |

- 4) **Background Information:** The 8,640 square foot commercial building is located within a 0.59-acre site located between Hueneme and Perkins Road. The project site is currently developed with an 8,640 square foot commercial building on the subject lot, built prior to the entitlement process. Though there is no entitlement on file, records indicate that the site was developed on July 17, 1974 under Building Permit No. 1078, to allow for the construction of a 2-unit commercial building. Since then, there have been two Special Use Permits associated with this site. The first being Special Use Permit No. 784, which was approved by the City of Oxnard Planning Commission on June 8, 1978, which allowed the facility to be used for outreach services, college services, and church services. On December 7, 2000 the City of Oxnard Planning Commission approved Special Use Permit PZ No. 00-500-100 which authorized the site to be used as an adult health care facility. Most recently on June 16, 2023, the Planning Manager approved Minor Modification PZ No. 23-140-14, to allow for the interior subdivision of the existing tenant space which would create five new separate uses. None of the previously approved entitlements are currently active.
- 5) **Environmental Determination:** In accordance with Section 15301, Class 1 (Existing Facilities) of the State of California Environmental Quality Act (CEQA) Guidelines, projects involving “negligible or no expansion of use” may be found to be exempt from the requirements of CEQA. This proposal includes a request to permit the operation of a childcare and pre-school in addition to both exterior and interior tenant improvements, particularly as it relates to the maintenance, operation, and repair of the existing project site, which is consistent with the restoration of deteriorated facilities and other allowances by the Class 1 exemption. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the exemption. Therefore, staff has determined that there is no substantial evidence that the project will have a significant effect on the environment and recommends that the Planning Commission accept the Notice of Exemption (see Attachment C).
- 6) **Analysis:**
- a) **General Discussion:** The Applicant is seeking approval of a Special Use Permit to operate a 8,640 square-foot childcare and preschool. The Project proposes to operate five (5) days a week, Monday through Friday, between the hours of 7:00 a.m. to 6:00 p. m. The childcare and pre-school facility will have ten staff members onsite and is initially expected to serve approximately fifty students. Additional staff and children may result in an increase to the Project’s parking requirements.

- b) **General Plan Consistency:** The City's 2030 General Plan land use designation for the subject site is Commercial General (CG) which allows retail centers and free-standing commercial uses along arterials. The preschool and children's day care uses fall under the related land uses classification which permits certain uses with the approval of a Special Use Permit granted by the Planning Commission. Approval of this Special Use Permit has been determined to be consistent with the General Plan and the property's land use designation.

Consistency with the 2030 General Plan is defined by the relationship between 2030 General Plan policies and the proposed project. The three consistency classification levels are:

- I. Direct Applicability to a Proposed Project or Program (full text of the policy and an explanation).
- II. Related or Indirect Applicability to the Proposed Project or Program (policy title and an explanation for each or groups of related or indirectly related policies).
- III. No or Distant Applicability to the Proposed Project or Program (all policies not listed as Level I and II are assumed to be consistent).

| POLICY  | LEVEL | POLICY OR TITLE                                                                                                                                                                                                                                                                                                                                                                                          | EXPLANATION                                                                                                                                                                                                                                                                                                                                           |
|---------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CD-3.1  | I     | <b>Neighborhood Preservation</b><br>Protect existing residential neighborhoods from the encroachment of incompatible activities and land uses as determined through environmental review and/or determination by the Planning Commission.                                                                                                                                                                | The proposed childcare and pre-school is compatible with the allowed commercial land uses subject to approval of the Planning Commission.                                                                                                                                                                                                             |
| CD-4.2  | I     | <b>Commercial Revitalization and Redevelopment</b><br>Encourage upgrading, beautification, revitalization, and appropriate reuse of existing commercial areas and shopping centers and, especially within redevelopment project areas, continue to develop and implement programs that link commercial areas with their adjoining neighborhoods and increase overall jobs, sales and property valuation. | The Project is located within a commercial shopping center and is proposing exterior improvements such as the restriping of certain parking stalls within the shared parking lot, in addition to resurfacing the rear yard area and updating the existing trash enclosure to ensure compliance with the City's most recent trash enclosure standards. |
| ICS-9.2 | I     | <b>Development Has Adequate Parking</b><br>Review development proposals to encourage shared parking use and ensure adverse parking impacts are minimized or avoided.                                                                                                                                                                                                                                     | The project site is part of a commercial shopping center, consisting of five parcels, that has shared parking and along the front of the lot. The Project will provide more parking stalls than what is required per the Oxnard City Code.                                                                                                            |

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 Planning Commission Date: August 20, 2026  
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|                               |     |                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                            |
|-------------------------------|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CD-14.1<br>CD-14.2<br>CD-14.3 | II  | <b>Design Review Process</b><br><b>Development Advisory Committee (DAC)</b><br><b>Function</b><br><b>Quality of Design</b>                                                                                                                              | The Development Advisory Committee (DAC) review process led to changes in the project and/or conditions of approval that meet these Level II policies.                                                                     |
| SH-1.3                        | II  | <b>Building Code Standards</b><br>Require that all new buildings and alterations to existing buildings be built according to the seismic requirements adopted within the most current City of Oxnard Building Code, or its adopted equivalent.          | Due to the change of occupancy, the project site is subject to tenant improvements which will ensure that the existing building will comply with the most current City of Oxnard Building Code, or its adopted equivalent. |
| SH-6.2                        | II  | <b>Limiting Construction Activities</b><br>Continue to limit construction activities to the hours of 7 am to 7 pm, Monday through Saturday. No construction shall occur after hours, on Sundays, or national holidays without permission from the City. | Project construction periods are limited by the City Code to not exceed certain hours of construction and to remain compliant with applicable decibel thresholds.                                                          |
| All others                    | III | All policies not listed above                                                                                                                                                                                                                           | No or distant applicability to the proposed Project.                                                                                                                                                                       |

- c) **Conformance with Zoning Development Standards:** The proposed use is located within the General Commercial (C-2) zone district. In accordance with the City Code, the proposed use may be permitted with an approved Special Use Permit. Applicable development standards of the General Commercial zone have been compared with the proposed Project, as follows:

| DEVELOPMENT STANDARD | GENERAL COMMERCIAL                                | EXISTING   | PROPOSED  | COMPLIES? |
|----------------------|---------------------------------------------------|------------|-----------|-----------|
| Maximum Height       | 35 feet                                           | 17-1 feet  | No Change | Yes       |
| Front Yard Setback   | 10 feet                                           | 113-1 feet | No Change | Yes       |
| Side Yard Setback    | 5 feet; no setback if abuts another C-2 zoned lot | 0 feet     | No Change | Yes       |
| Rear Yard Setback    | 10 feet if abuts a public alley                   | 46-5 feet  | No Change | Yes       |

- d) **Site Design:** The 0.59-acre project site consists of an 8,640 square foot commercial building that was constructed with no side yard setbacks. As a result, the commercial building shares its walls with the adjacent buildings to the east and west of the project site. The site provides parking along the front of the building and has its own private rear yard area that will function as a playground. Additionally, the rear yard area currently contains an existing trash enclosure that will be updated and conditioned to comply with the City's latest trash enclosure requirements, including City Ordinance No. 3007 which requires three waste streams for refuse, recycling, and organic waste.
- e) **Circulation and Parking:** Vehicular access to the main entrance of the tenant space will be provided via Hueneme Road which leads into a shared parking lot meant to serve the existing shopping center. There is additional access to the rear yard of the lot that can be reached via an alleyway located north of the shopping center. The alley connects to Perkins Road and Courtland Street.

As mentioned, the Project site is part of a larger neighborhood commercial shopping center, consisting of five parcels with a shared parking lot along the front. The shared parking lot provides one hundred seventy-one parking stalls, with thirty-five of said stalls being designated specifically for the proposed Project. The Project intends to restripe the parking stalls located directly in front of the subject building which will result in the loss of one parking stall, thus reducing the shared parking to one hundred seventy stalls. Furthermore, the project site previously contained ten private parking stalls in the rear yard area, however these stalls will be removed in order to make way for a children's playground area and to provide sufficient space for the trash enclosure improvements.

The Project in accordance with OCC Section 16-622(F), requires one space per staff member, plus one space per five children. Considering the childcare and pre-school facility will have ten staff members onsite and is expected to serve approximately fifty students, the Project is required to provide twenty off-street parking spaces. Even with the removal of the single shared parking space and private stalls, the Project still provides fourteen additional parking stalls than what is required by the Oxnard City Code directly in front of the Project site as can be seen in the project plans (see Attachment B). Moreover, OCC Section 16-622(F) requires one space per two hundred fifty square feet of gross floor area for neighborhood shopping centers in addition to the required one space per thirty-five square feet of gross floor area for banquet facilities. The OCC parking requirement for the proposed childcare pre-school and existing commercial uses are shown on the table below as follows:

| Existing/<br>Proposed Use | Square<br>Feet | Required Parking  |    | Provided<br>Parking |
|---------------------------|----------------|-------------------|----|---------------------|
| Bumble Bee's              | 8,640          | 1 space per staff | 20 | 209 (includes 4     |

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                 |        |                                           |            |                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-------------------------------------------|------------|----------------------------------------------------------------------|
| Pre-school & Daycare                                                                                                                                                                                                                                                                                                                                                                                                                            |        | member, plus 1 space per 5 children       |            | motorcycles spaces counted per in accordance with OCC Section 16-624 |
| Rancho Banquet Facility                                                                                                                                                                                                                                                                                                                                                                                                                         | 5,076  | 1 space per 35 square feet of floor area  | 145        |                                                                      |
| Other Retail/Commercial Uses                                                                                                                                                                                                                                                                                                                                                                                                                    | 28,269 | 1 space per 250 square feet of floor area | 148        |                                                                      |
| Total:                                                                                                                                                                                                                                                                                                                                                                                                                                          | 41,985 |                                           | <b>313</b> |                                                                      |
| In accordance with OCC Off-Street Parking requirements, the Project will provide a deficit of 104 parking spaces. The previously approved Banquet Facility requested an administrative relief from parking provisions in accordance with OCC Section 16-651 which facilitated its approval. Barring the Banquet facility, the existing commercial uses and proposed Pre-school & Daycare complies with the OCC Off-Street Parking requirements. |        |                                           |            |                                                                      |

Furthermore, the Project has been conditionally approved to maintain reciprocal access and shared parking within the shopping center as stated in the existing recorded document currently in place for the existing shopping center. See Declaration of Establishment of Conditions, Restrictions, and Reservations (Attachment D).

- f) **Landscaping and Open Space:** The Project is not currently proposing additional landscaping at this time, and will simply maintain their existing landscaping, planting, and irrigation systems along the front of the lot. As a result of the proposed use, the existing private parking stalls in the rear yard area will be removed to allow for a new open playground area. As part of the proposed improvements, the rear yard area will undergo some resurfacing to ensure that it is safe for child use.
- 7) **Development Advisory Committee:** The Project was routed to members of the Development Advisory Committee (DAC) for review. The Development Advisory Committee (DAC) review process led to changes in the Project and/or conditions of approval which were then incorporated into the attached resolution (see Attachment E).
- 8) **Community Workshop and Public Input:** On May 8, 2026, the applicant mailed 457 notices of the Community Workshop meeting to all property owners within the Southwinds Neighborhood. A notice of this meeting was posted on the project site with a brief description and contact information. The Community Workshop was conducted on May 18, 2026. Both City staff and the Applicant Team were in attendance, however members of the public did not attend the scheduled meeting. Staff did not receive any comments or input from members of the public for this project.
- 9) **Appeal Procedure:** In accordance with Section 16-545 of the City Code, the Planning Commission's action may be appealed to the City Council within 18 days after the decision



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date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period.

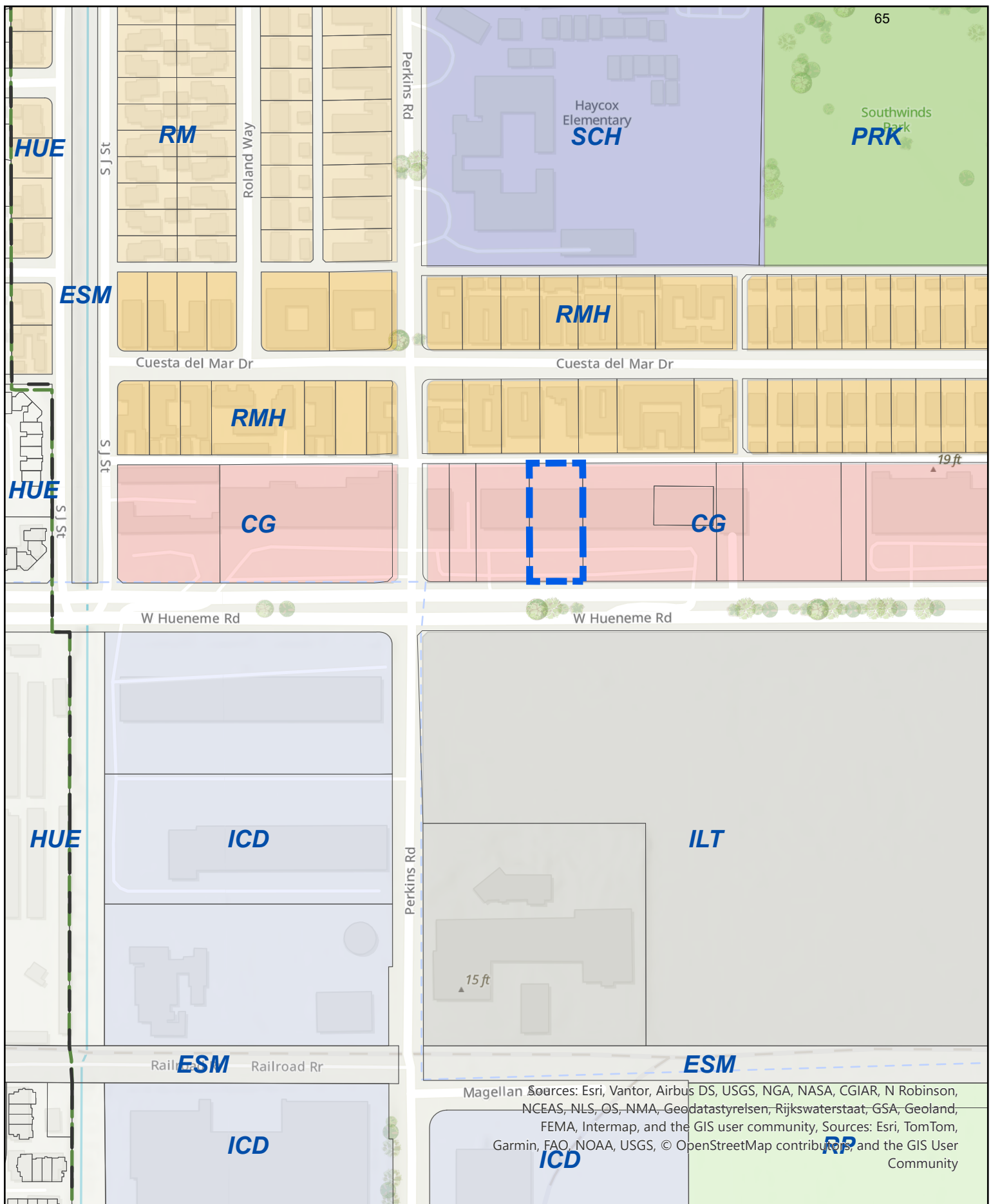
**Attachments:**

- A. Maps (Vicinity, General Plan, Zoning)
- B. Reduced Project Plans
- C. Notice of Exemption
- D. Declaration of Establishment of Conditions, Restrictions, and Reservations
- E. Resolution
- F. Presentation



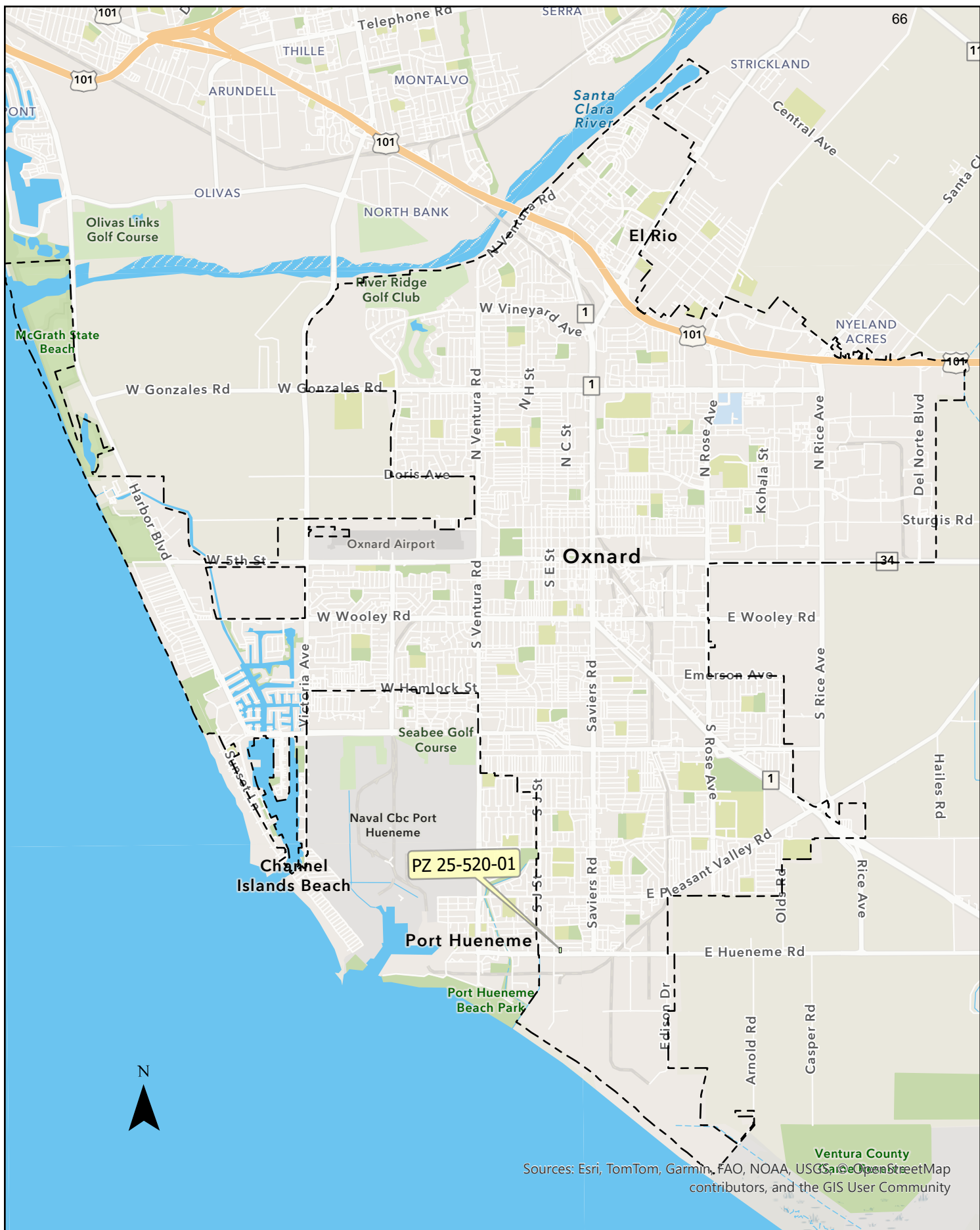
0 30 60 120 Feet

**Aerial Map**



Magellan 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





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

**Vicinity Map**



0 80 160 320 Feet

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

**Zoning Map**



BEST MANAGEMENT PRACTICE

- Provide a construction waste management plan reducing waste at least 65%. [SRJ34, I CRC].
- Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses or wind.
- Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills may not be washed into the drainage system.
- Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions must be made to retain concrete wastes on site until they can be disposed of as a solid waste.
- Trash and construction related wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- Sediments and other material may not be traced from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
- Any slopes with disturbed soils or demanded of vegetation must be stabilized so as to inhibit erosion by wind and water.

PARKING DATA

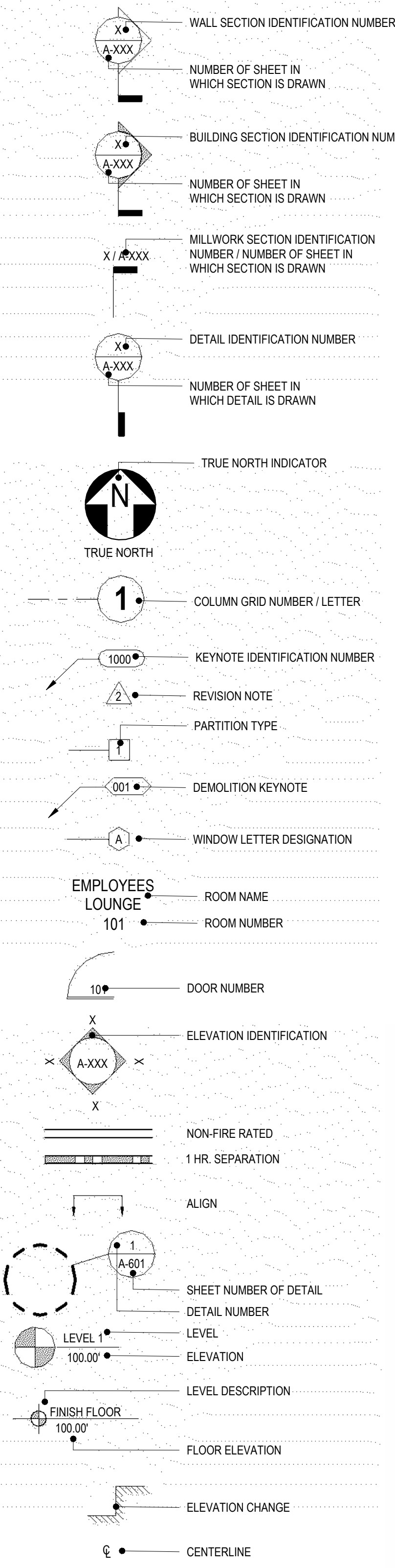
| Building Parking Size & Parking Requirements     |                |       |                             |                 |                                    |                              |
|--------------------------------------------------|----------------|-------|-----------------------------|-----------------|------------------------------------|------------------------------|
| Land Area 141,968.78 sf (+/-) = 3.26 Acres (+/-) |                |       |                             |                 |                                    |                              |
| Location                                         | Use            | Area  | Zoning<br>Parking<br>Factor | Req'd<br>Stalls | Private Stalls<br>to be<br>Removed | Provided<br>Shared<br>Stalls |
| 445 W. Hueneme Rd.                               | (Retail)       | 8,640 | 1/250                       | 35              | 0                                  | 21                           |
| 451 W. Hueneme Rd.                               | (Laundromat)   | 6,720 | 1/250                       | 27              | 0                                  | 21                           |
| 517 W. Hueneme Rd.                               | (Banquet Hall) | 5,076 | 1/35                        | 145             | 0                                  | 23                           |
| 527-531 W. Hueneme Rd.                           | (Day-care)     | 8,640 | *                           | 20              | 10                                 | 34                           |
| 541 W. Hueneme Rd.                               | (Retail)       | 4,325 | 1/250                       | 17              | 0                                  | 12                           |
| 549 W. Hueneme Rd.                               | (Office)       | 4,325 | 1/250                       | 17              | 0                                  | 12                           |
| (Vacant Lot)                                     |                | 1/1   |                             | 0               | 0                                  | 33                           |
| 561 W. Hueneme Rd.                               | (Bakery)       | 4,251 | 1/250                       | 17              | 0                                  | 14                           |
|                                                  |                |       |                             | 278             | 10                                 | 170                          |

Note: The nearby addresses should remain the same considering they are not included in the scope of this project.  
\* One Space Per Staff Member (10 Staff Members stall \*1 = 10 Stalls)  
\* One space per 5 children - (50 children / 5 = 10 stalls required)

ABBREVIATIONS

|           |                           |           |                                       |           |                          |
|-----------|---------------------------|-----------|---------------------------------------|-----------|--------------------------|
| A.F.F.    | ABOVE FINISHED FLOOR      | GL        | GLASS                                 | R         | REFER or REFERENCE       |
| A.D.      | ACCESS DOOR               | G.B.      | GRAB BAR                              | REFL      | REFLECTED                |
| A.P.      | ACCESS PANEL              | GR        | GRADIR                                | REG       | REGISTER                 |
| ACOUST.   | ACOUSTICAL                | GND       | GROUND                                | RENE      | REINFORCED               |
| ADJ.      | ADJUSTABLE                | GYP       | GYP-SUM                               | REOD      | REQUIRED                 |
| ALT.      | ALTERNATE                 | GYP BD    | GYP-SUM BOARD                         | REV       | REVISION or REVISION     |
| ALUM      | ALUMINUM                  | H         | HOP                                   | R.O.W.    | RIGHT OF WAY             |
| APPROX.   | APPROXIMATE               | H.T.W.D.  | HANDCAP                               | R.H.      | RIGHT HAND(ED)           |
| ANOD.     | ANODIZED                  | HT        | HEIGHT                                | RISER     | RISER                    |
| ARCH.     | ARCHITECTURAL             | H.C.      | HIGH POINT                            | R.D.      | ROUGH OPENING            |
| ASPH.     | ASPHALT                   | H.M.      | HOLLOW CORE                           | R.L.      | ROUGH OPENING            |
| ASSY.     | ASSEMBLY                  | H.M.      | HOLLOW METAL                          | R.O.      | ROUGH OPENING            |
| ATT.      | ATTENUATION               | HOR       | HORIZONTAL                            | S         | SANITARY NAPKIN DISP.    |
| @         | AT                        | H.B.      | HOSE BIBBS                            | S.N.D.R.  | SANITARY NAPKIN DISPOSAL |
| B         | BEAM                      | HR        | HOUR                                  | S.O.      | SOLID CORE               |
| B.M.      | BETWEEN                   | I         | INCH                                  | S.S.      | STAINLESS STEEL          |
| BIT.      | BITUMINOUS                | INCL      | INCLUDE                               | SCHD      | SCHEDULE                 |
| BLK       | BLACK                     | INCL      | INCLUDE                               | SECT      | SECTION                  |
| B.O.      | BUILDING                  | INSUL     | INSULATE                              | SERV      | SERVICE                  |
| BRKT      | BRACKET                   | INT.      | INTERIOR                              | SHT       | SHEET                    |
| B.L.Q.    | BUILDING                  | I.D.      | INSIDE DIAMETER                       | SHT & ROD | SHEET & ROD              |
| B.U.R.    | BUILT UP ROOF             | J         | JOINT                                 | SM.       | SIMILAR                  |
| C         | CABINET                   | K         | K.O.                                  | S.O.      | SOAP DISPENSER           |
| CPT       | CARPET                    | KNOCK OUT |                                       | S.O.C.    | SOLID CORE               |
| C.I.      | CAST IRON                 | L         | LAMINATE                              | S.        | SOUTH                    |
| CLG       | CEILING                   | LAV       | LAVATORY                              | SO        | SQUARE                   |
| CDM       | CEDIMENT                  | L.H.      | LEFT HAND(ED)                         | S.S.      | STAINLESS STEEL          |
| CTR       | CENTER                    | L.T.      | LIGHT                                 | STD       | STANDARD                 |
| C.L.      | CENTERLINE                | L.T.W.T.  | LIGHTWEIGHT                           | STL       | STEEL                    |
| CER       | CERAMIC                   | L.F.      | LINEAR FEET                           | STRUCT    | STRUCTURAL               |
| C.T.      | CORNER GUARD              | L.P.      | LOW POINT                             | SA        | SUPPLY AIR               |
| CHAN.     | CHANNEL                   | L.B.      | POUND                                 | SUSP      | SUSPENDED                |
| C.O.      | CLEAN OUT                 | L.O.W.    | LIMITS OF WORK                        | T         | TELEPHONE                |
| COL       | COLUMN                    | M         | MACH                                  | T.V.      | TELEVISION               |
| CONC.     | CONCRETE                  | M.H.      | MAN HOLE                              | TEMP      | TEMPERATURE              |
| C.M.U.    | CONC. MAS UNIT            | MAN       | MANUAL                                | T.C.      | TERRA COTTA              |
| CONN.     | CONNECTION                | MAN       | MANUAL                                | THK       | THICK                    |
| CONST.    | CONSTRUCTION              | MFR.      | MANUFACTURER                          | THRESH    | THRESHOLD                |
| C.J.      | CONTROL JOINT             | MAS       | MASONRY                               | T.I.D.    | TOILET TISSUE DISPENSER  |
| CONT.     | CONTINUOUS                | M.O.      | MASONRY OPENING                       | T.P.D.    | TOILET PAPER DISPENSER   |
| CRK       | COUNTERSINK               | MOD       | MODIFIED                              | T.O.B.    | TOP OF BEAM              |
| CU        | CUBIC                     | MNTG      | MOUNTING                              | T.O.C.    | TOP OF CURB              |
| D         | DEGREE(S)                 | MECH.     | MECHANICAL                            | T.O.P.    | TOP OF PAVING            |
| DEG. or ° | DEGREE(S)                 | M.E.P.    | MECHANICAL/ELECTICAL/PLUMBING         | T.O.SL.   | TOP OF SLAB              |
| DEPT.     | DEPARTMENT                | MTL       | METAL                                 | T.O.S.T.  | TOP OF STEEL             |
| DET.      | DETAIL                    | MM.       | MILLIMETER                            | T.O.W.    | TOP OF WALL              |
| DIA.      | DIAGONAL                  | MIN       | MINIMUM                               | T & G     | TONGUE & GROOVE          |
| DIA. or Ø | DIAGONAL                  | MISC.     | MISCELLANEOUS                         | T.B.      | TOWEL BAR                |
| DM.       | DIMENSION                 | M.O.G.    | MOLDING                               | T.H.      | TOWEL HOOK               |
| DISP.     | DISPENSER                 | MTD       | MOUNTED                               | TREAD     | TREAD                    |
| DR.       | DOOR                      | MULL      | MULLION                               | TRTD      | TREATED                  |
| DBL.      | DOUBLE                    | N         | NAT.                                  | TYP       | TYPICAL                  |
| DN.       | DOWN                      | NOM.      | NOMINAL                               | UNFIN.    | UNFINISHED               |
| DS        | DOWNSPOUT                 | N.O.N.    | NOT IN CONTRACT                       | U         | UNLESS OTHERWISE NOTED   |
| DWR       | DRAWER                    | N         | NATURAL                               | UR.       | URINAL                   |
| DWG.      | DRAWING                   | NAT.      | NATURAL                               | V.B.      | VAPOR BARRIER            |
| D.F.      | DRINKING FOUNTAIN         | NOM.      | NOMINAL                               | VAR.      | VARIABLES                |
| E         | EACH                      | N         | NATURAL                               | V.T.R.    | VENT THROUGH ROOF        |
| EA        | EAST                      | N.A.      | NOT APPLICABLE                        | VERT.     | VERTICAL                 |
| ELECT.    | ELECTRIC                  | N.I.C.    | NOT IN CONTRACT                       | V.C.      | VINYL COMPOSITION TLE    |
| ELEV.     | ELEVATION                 | N.T.S.    | NOT TO SCALE                          | V.W.C.    | VINYL WALL COVERING      |
| ENCL.     | ENCLOSURE                 | O         | ON CENTER                             | W         | WALL TO WALL             |
| EQ.       | EQUAL                     | OPNG.     | OPENING                               | W.H.      | WALL HUNG                |
| EQUIP.    | EQUIPMENT                 | OPP.      | OPPOSITE                              | W.C.      | WATER CLOSET             |
| EXH.      | EXHAUST                   | OPP. H.   | OPPOSITE HAND                         | W.R.      | WATER RESISTANT          |
| EXST.     | EXISTING                  | OA        | OVERALL                               | W.P.      | WATER PROOFING           |
| EXP.      | EXPANSION                 | O.D.      | OUTSIDE DIAMETER                      | WT        | WEIGHT                   |
| E.J.      | EXPANSION JOINT           | O.H.      | OVERHEAD                              | W.        | WEST                     |
| EXT.      | EXTERIOR                  | O.F.C.I.  | OWNER FURNISHED, CONTRACTOR INSTALLED | W. CH     | WHEEL CHAIR              |
| F         | FACE OF CONCRETE          | O.F.O.I.  | OWNER FURNISHED AND INSTALLED         | W.D.      | WOOD                     |
| F.O.F.    | FACE OF FRAMING           | P         | PAINT                                 | W.G.      | WIRE GLASS               |
| F.C.U.    | FAN COIL UNIT             | PNT.      | PAINT                                 | W.W.      | WOVEN WIRE FABRIC        |
| FIN.      | FINISH                    | PR.       | PAPER                                 | WD.       | WOOD                     |
| F.E.      | FIRE EXTINGUISHER         | P.T.D.    | PAPER TOWEL DISPENSER                 | W.P.      | WORK POINT               |
| F.E.B.    | FIRE EXTINGUISHER BRACKET | P.T.D.R.  | PAPER TOWEL DISPENSER & RECEPTACLE    | W.I.      | WROUGHT IRON             |
| F.C.C.    | FIRE EXTINGUISHER CABINET | P.BD      | RECEPTACLE                            | Y         | YARD                     |
| F.H.C.    | FIRE HOSE CABINET         | P.D.      | PARTITION                             |           |                          |
| F.L.C.    | FLOORING                  | P.D.      | PARTITION                             |           |                          |
| FL.       | FLOOR                     | P.LAS     | PLASTER                               |           |                          |
| F.L.D.    | FLOOR DRAIN               | P.LAM.    | PLASTIC LAMINATE                      |           |                          |
| FL.MTD.   | FLOOR MOUNTED             | PL        | PLATE                                 |           |                          |
| FLOUR.    | FLOURESCENT               | PLYWD     | PLYWOOD                               |           |                          |
| FT.       | FOOT OR FEET              | PT.       | POINT                                 |           |                          |
| FTG.      | FOOTING                   | POL       | POLISHED                              |           |                          |
| FND.      | FOUNDATION                | P.S.F.    | P.B. PER SQ. FOOT                     |           |                          |
| FR.       | FRAME                     | P.S.I.    | P.B. PER SQ. INCH                     |           |                          |
| FURR.     | FURRING                   | P.V.C.    | POLYVINYL CHLORIDE                    |           |                          |
| FUT.      | FUTURE                    | PROP.     | PROPERTY                              |           |                          |
| G         | GALVANIZED                | Q         | QUANTITY                              |           |                          |
| G.I.      | GALVANIZED IRON           | Q.T.      | QUANTITY                              |           |                          |
| GA.       | GALV.                     | RAD.      | RADIUS                                |           |                          |
| GEN.      | GENERAL                   |           |                                       |           |                          |
| G.C.      | GENERAL CONTRACTOR        |           |                                       |           |                          |

SYMBOL LEGEND



CONSULTANTS

**DESIGNER:**  
Jorge Escamilla,  
Stitch Studio  
4082 Pomona Street  
Ventura, CA 93003  
Tel. (805)620-7488 | www.stitchstudio3d.com

**ENERGY CALCULATION:**  
Timothy Carstairs, CEA, HERS, GPR  
Carstairs Energy Title & Compliance & HERS rating  
PO Box 4736 | San Luis Obispo, CA 93403  
| 805.904.5048 | www.carstairsenergy.com

**STRUCTURAL ENGINEERING:**  
Mynor A. Zalada, PE  
15455 Victory Blvd., Suite# 405 Van Nuys, CA 91411  
Tel. (818) 787-7324



SITE STATISTICS

**PROJECT DATA:**  
OWNER: Cesilia Villa  
JOB ADDRESS:  
527-531 W Hueneme Rd  
Oxnard, CA 93003  
APN: 222-0-082-625  
YEAR BUILT: 1975

**SITE DATA:**  
ZONING: C2 - General Commercial  
LOT AREA: 25,799 Sq. Ft. (0.59 Acres)  
COASTAL ZONE: NO  
Lot Coverage: 33.4%

**BUILDING DATA:**  
OCCUPANCY CLASSIFICATION:  
Existing Business Group B

**SEC. 16-107. COMMERCIAL LAND USES BY ZONE**  
**DESCRIPTION OF EXISTING USE:**  
Commercial school, including business college (SEC. 16-107) P: Permitted Use Educational occupancies for students above the 12th grade (CBC2025).  
**DESCRIPTION OF PROPOSED USE:**  
Children's day care facility serving more than 15 children (SEC. 16-107) SUP: Special Use Permit (Pre-school ages will be 2.5 - 5 years old).  
**TYPE OF CONSTRUCTION:** TYPE V-B  
**NUMBER OF STORIES:** One  
**HEIGHT OF BUILDING:**  
REQUIRED - SEC 16-108 = 35' MAX.  
EXISTING BUILDING HEIGHT = APPROX. 17'-1"  
**FIRE HAZARD SEVERITY ZONE:** None  
**FIRE SPRINKLES:** YES

**FRONT SETBACK:** 10' MIN.  
**SIDE-YARD SETBACK:** NO SETBACK IT ABUTS ANOTHER C-2 LOT.  
**REAR -YARD SETBACK:** 10' SETBACK IT ABUTS A PUBLIC ALLEY.

PROJECT SCOPE:

- Scope 01 - Change existing Adult Educational Use to Pre-School.
- Scope 02 - Land Use: Children's day care facility serving more than 15 children
  - SUP: Special Use Permit
  - Reconfigure rear yard area, add perimeter fencing to accommodate playground and loading designated areas.
  - Remove existing parking spaces previously designated as private parking stalls (10 stalls total).
  - Reconfigure interior spaces at entry area and rear passage area.
- BUSINESS HOURS OF OPERATIONS 7AM - 6PM, MON. THRU FRIDAY.
  - Add 2 new trash bin enclosures, 15' wide x 7'-6" deep, 10' high wood structure roof over existing and new trash enclosure areas.

PARKING TABULATION:

- Existing Parking Spaces:
- 45 dedicated stalls for unit (Private + Shared Parking Spaces)
  - 35 shared stalls (note: 1 shared space will be removed as a result of re-striping)
  - 10 private stalls at rear yard (note: the existing private spaces will be removed to accommodate the children's playground).
- City Of Oxnard Zoning Code:  
SEC. 16-622. SCHEDULE OF VEHICLE OFF-STREET PARKING REQUIREMENTS.  
minimum vehicle off-street parking requirements
- Uses: Day-care preschool and nursery schools
  - Minimum Off-Street Parking Requirements: One space per staff member, plus one space per five children or one space per ten children if adequate drop-off facilities are provided.
- The parking provided is 34 stalls (two of which are accessible stalls).
    - 10 staff members required
    - 10 Stalls provided
    - 50/5 = 10 stalls required
    - 20 Required

**BUILDING TABULATED AREA:**  
Existing Commercial unit: ~ 8,640 SF  
Existing Porches: 7'-8" Long x 18' Wide = 138 SF ea. x 5 = 690 SF

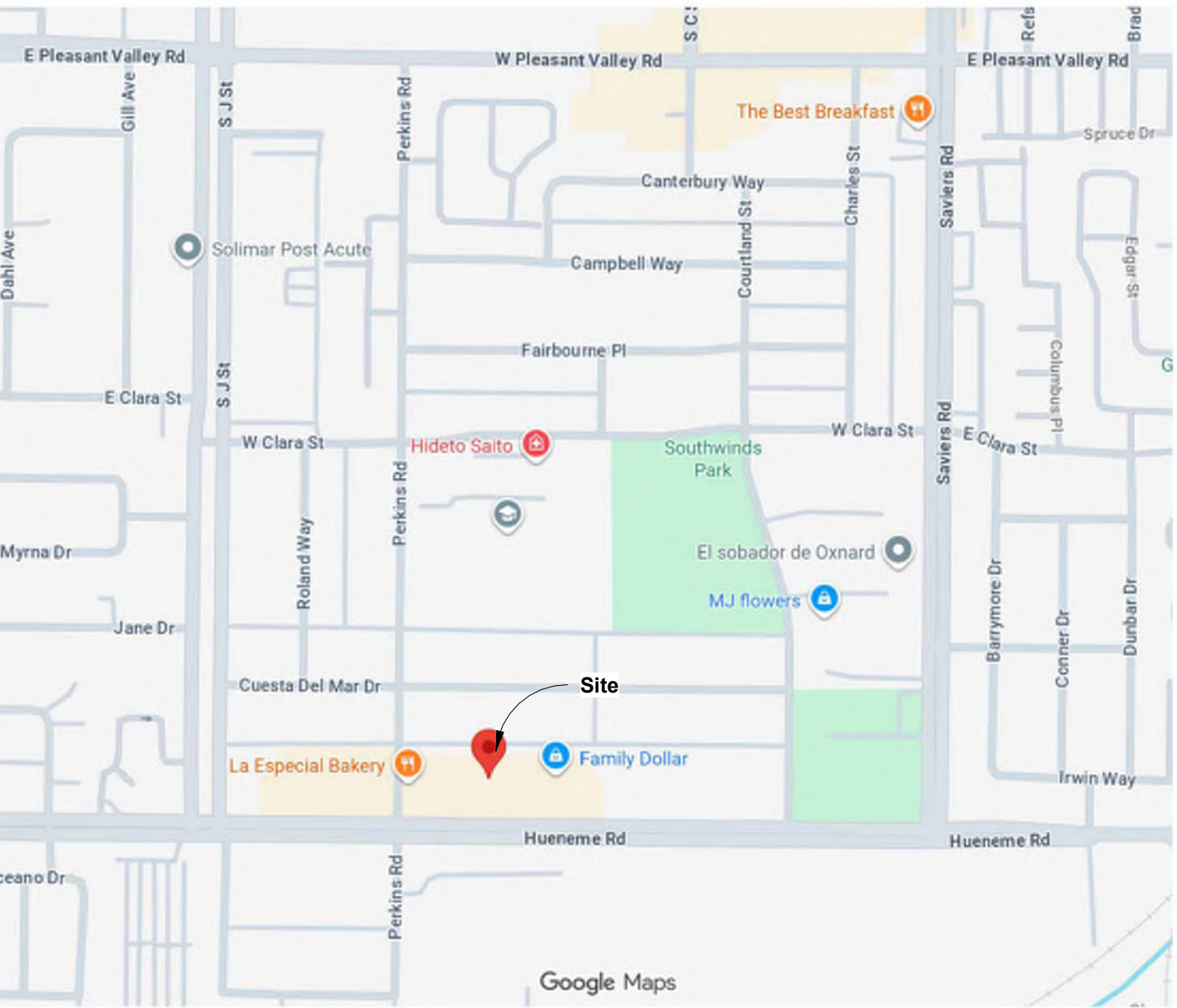
CODE COMPLIANCE

**GOVERNING AGENCY:**  
City of Oxnard  
Community Development Department  
214 South C Street  
Oxnard, CA 93003

**APPLICABLE CODES:**  
ALL WORK AND MATERIAL SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE 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.

- 2022 CALIFORNIA BUILDING STANDARDS CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA ENERGY CODE
- CITY OF OXNARD MUNICIPAL CODE AND ADOPTING ORDINANCES
- BEST MANAGEMENT PRACTICES LISTED ON THIS PROJECT.

| Sheet List        |                                |
|-------------------|--------------------------------|
| Sheet Number      | Sheet Name                     |
| G1.00             | COVER SHEET                    |
| G1.01             | GENERAL CONDITIONS             |
| G1.02             | Site Photos                    |
| General: 3        |                                |
| A2.02             | FLOOR PLAN (PROPOSED)          |
| A500              | 3D VIEWS / INTERIOR ELEVATIONS |
| A1.01             | SITE PLAN                      |
| A301              | EXTERIOR ELEVATIONS (EXISTING) |
| A207              | ROOF PLAN                      |
| A401              | BUILDING SECTIONS              |
| A402              | SCHEDULES AND DETAILS          |
| A2.05             | REFLECTED CEILING PLAN         |
| A2.03             | EGRESS PLAN                    |
| A1.02             | Enlarged Site Plan             |
| A1.03             | Site Plan Areas & Site Details |
| A2.01             | FLOOR PLAN (DEMOLITION)        |
| Architectural: 12 |                                |
| EN1.01            | TITLE 24 1 OF 2                |
| EN1.02            | TITLE 24 2 OF 2                |
| Energy: 2         |                                |



VICINITY MAP

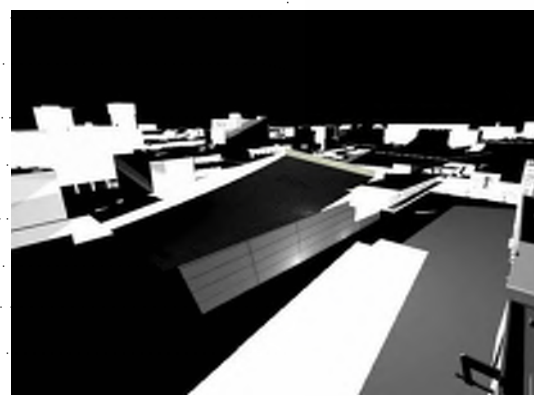
| Area Schedule (Gross Building) |                                                   |          |
|--------------------------------|---------------------------------------------------|----------|
| Number                         | Name                                              | Area     |
| 01                             | (E) SINGLE STORY STRUCTURE (AREA OF IMPROVEMENTS) | 8,640 SF |
| Grand total: 1                 |                                                   | 8,640 SF |

2 Parcel Map  
12" = 1'-0"

| No. | Description                     | Date     |
|-----|---------------------------------|----------|
| 2   | Revision 2 - Planning Responses | 03/20/26 |
| 3   | Revision 3 - Planning Responses | 05/04/26 |
| 4   | Revision 4 - Planning Responses | 05/18/26 |
| 5   | Revision 5 - Planning Responses | 07/06/26 |
| 6   | Revision 6-Planning Responses   | 08/03/26 |
| 7   | Revision 7-Planning Responses   | 08/07/26 |

| Project number | Project Number |
|----------------|----------------|
| Date           | Issue Date     |
| Drawn by       | Author         |
| Checked by     | Checker        |

| Consultant |
|------------|
| Address    |
| Phone      |
| Fax        |
| e-mail     |



**STITCH  
STUDIO**

Contact: Jorge Escamilla  
4082 Pomona Street  
Ventura, California 93003  
Direct: 818.523.7201  
Email: info@stitchstudio3d.com

Bumble Bee's Pre-School

Change In Use Project  
527-531 W Hueneme Rd  
Oxnard, CA  
COVER SHEET

G1.00

Scale 12" = 1'-0"



Division 1

## A. GENERAL CONDITIONS:

1. AIA Document A201, "General Conditions of the Contract for Construction" shall govern work performed under this Contract.
2. The contractor shall be responsible for providing all materials and workmanship in accordance with all applicable State and City building codes and requirements.
3. As approved by building owner, the contractor and all subcontractors shall purchase and maintain certificates of insurance with respect to workmen's compensation, public liability and property damage for the limits as required by law. The contractor shall be responsible for initiating, maintaining, and supervising all safety precautions in connection with the work.
4. The contractor is required to secure and pay for all building permits, plan check or any other fees required to complete this project and all fees shall be included in the contractor's pricing proposal. All pricing submittals shall be completely itemized for each sub-trade.
5. The contractor and all sub-contractors shall thoroughly examine the premises and shall base their bids on the existing conditions. The contractor shall notify owner's representative immediately of any discrepancies between field conditions and construction documents prior to construction, or the contractor shall be held responsible.
6. Upon submittal of the final construction costs, the general contractor shall also submit a specific construction schedule indicating the required construction time for all subcontractors' and general contractors' work. This schedule shall confirm approximate on-site delivery dates for all construction materials by the construction documents and shall immediately notify owner's representative, in writing, of all construction delays that may arise due to the availability of the specified products which will affect scheduled occupancy.
7. Substitutions, revisions, or changes must have prior written approval by the owner's representative. There shall be no substitution of materials where a manufacturer is specified. Where the term "or approved equal" is used, the owner's representative shall determine equality based upon complete information submitted by the contractor.
8. No work defective in construction or quality or deficient in any requirements of the drawings will be acceptable. The owner's or owner's representative failure to discover or point out defects or deficiencies during construction shall bear no consequence to the owner or owner's representative. Defective work revealed during the construction period or during the guarantee period shall be replaced by work conforming with the intent of the contract. No payment, either partial or final shall be construed as on acceptance of defective work or improper materials.
9. The general contractor shall not proceed with any additional compensation beyond the contract amount without written authorization from the owner or the owner's representative. Failure to obtain authorization shall invalidate any claim for extra compensation.
10. The general contractor shall be responsible for the distribution of drawings to all trades under his jurisdiction.
11. The contractor shall provide strict control of job cleaning and prevent dust and debris from emanating from construction areas. Keep corridors and adjacent occupied areas clean and clear. Do not disrupt operations of adjacent occupied areas.
12. "Typical" means identical for all similar conditions unless otherwise noted.
13. Contractor is responsible for coordinating all design & engineering work to assure that all lighting, mechanical, electrical, plumbing & sprinkler work has the proper clearances for installation and maintenance. Resolve all conflicts before proceeding.

## B. SUBMITTALS

1. Contractor shall submit samples and shop drawings to the owner's representative for review prior to fabrication. The owner's representative will review and approve submittals in an orderly sequence to prevent delay. Inform owner's representative in writing at the time of submission of any proposed deviation in submittals from the requirements of the Contract Documents. By approving and submitting shop drawings and samples, the Contractor represents that he has determined and verified field measurements, field construction criteria, materials, catalogue numbers and similar data, and that each submittal has been checked and coordinated with the requirements of the Contract.
2. Samples
  - a. Provide three samples of each item as required. Contractor shall ship samples prepaid.
  - b. Rejected samples shall be resubmitted as soon as possible and shall be identified as "Resubmitted Samples".
  - c. Provide samples of actual piece of the appropriate material for the following:
    1. Points (8" x 10")
    2. Vinyl Composite Tile (1' x 1')
    3. Plastic laminates (8" x 10")
    4. Wood Finishes (8" x 10")
    5. Rubber Base (3')
    6. Carpet (1' x 1')

3. Shop Drawings --Submit shop drawings, equipment/product cut sheets, and samples to owner's representative for approval.
  - a. Submit one reproducible and two prints of each shop drawing. Drawings shall include title block, reference to architectural drawing and required information.
  - b. Corrections and notations will be made on the reproducible. When required, revision shall be incorporated and resubmitted.
  - c. The owner's representative review of shop drawings shall be for design concept only. The Contractor is responsible for the accuracy of shop drawings, proper fittings, coordination of work, construction techniques, materials and work required by the Contract Documents.
  - d. The owner's representative review of shop drawings shall not be construed as approving departures from contract requirements.
  - e. Provide shop drawings for the following:
    1. Finish carpentry/millwork.
    2. HVAC system.
    3. Electrical system.
    4. Life Safety system.
    5. Sprinkler system.
    6. Carpet seaming diagrams.

4. Contractor shall submit a detailed hardware schedule for the owner's representative approval prior to submitting order. Finish hardware samples shall be submitted at the request of owner.
- Division 2 - Site Access
- A. SITE WORK:
  1. Receive approval from Building Owner regarding access to space, debris removal routes, and other necessary construction functions prior to commencing construction.
  2. Coring and other work which might affect other tenants shall be scheduled through the office of the Building Owner.
  3. Submit shop drawings, equipment/product cut sheets, and samples to owner's representative for approval.

## Division 3 - Concrete

## A. CUTTING &amp; PATCHING

1. All concrete cutting and patching to conform to the provisions of ACI Standard 318 for concrete construction.
2. Submit shop drawings, equipment/product cut sheets, and or samples to owner's representative for approval.

## Division 4: MASONRY

This Section not used.

## Division 5: MISCELLANEOUS METALS

This Section not used.

## DIVISION 6: WOOD AND PLASTIC

## A. ROUGH CARPENTRY

1. Wood for rough carpentry shall be graded by an agency certified by the National Forest Products Association (NFPA) and shall be of the type recommended for the application involved.
  - a. Fire treat all wood for rough carpentry.

## B. FINISH CARPENTRY

1. Finish carpentry and millwork shall conform to the following standard: Woodwork Institute of California: Custom Grade.
2. Wood Casework:
  - a. Plastic laminate shall be NEMA LD-3 general purpose type. Thickness as follows:
    - i) Counter tops: 0.05"
    - ii) Vertical surfaces: 0.038"
    - iii) Back-up sheets: 0.020"
  - b. Paint finish millwork shall be paint grade solid wood or edge banded plywood or particle board. See Millwork Details.
  - c. Doors, shelves, drawer fronts 3/4" plywood with 1/4" hardwood cabinet sides, base: edgeboard on all exposed edges. See Details.
  - d. Cabinet back: 1/4" plywood
  - e. Countertop (at Coffee Area): 3/4" particle board with plastic laminate on all exposed surfaces.
  - f. Materials for transparent finish: Cabinets to receive transparent finish ore to be fabricated from premium grade American maple or cherry wood with matching edge band, U.O.N. Transparent finish to be scheduled on plans.
  - g. Materials for opaque finish: Cabinets to receive paint ore to be fabricated from point grade materials. See Finish Schedule.

## 3. Casework Hardware

- a. Concealed Hinges: Match existing.
- b. Pulls: Match existing.
- c. Standards: KV #255 w/KV #256 rests, finish: zinc.
- d. Grommets: 1-3/4". Manufacturer: Doug Mockett & Co. Finish: brushed chrome.

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    - ii) Vertical surfaces: 0.038"
    - iii) Back-up sheets: 0.020"
  - b. Paint finish millwork shall be paint grade solid wood or edge banded plywood or particle board. See Millwork Details.
  - c. Doors, shelves, drawer fronts 3/4" plywood with 1/4" hardwood cabinet sides, base: edgeboard on all exposed edges. See Details.
  - d. Cabinet back: 1/4" plywood
  - e. Countertop (at Coffee Area): 3/4" particle board with plastic laminate on all exposed surfaces.
  - f. Materials for transparent finish: Cabinets to receive transparent finish ore to be fabricated from premium grade American maple or cherry wood with matching edge band, U.O.N. Transparent finish to be scheduled on plans.
  - g. Materials for opaque finish: Cabinets to receive paint ore to be fabricated from point grade materials. See Finish Schedule.

## 3. Casework Hardware

- a. Concealed Hinges: Match existing.
- b. Pulls: Match existing.
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  - c. Doors, shelves, drawer fronts 3/4" plywood with 1/4" hardwood cabinet sides, base: edgeboard on all exposed edges. See Details.
  - d. Cabinet back: 1/4" plywood
  - e. Countertop (at Coffee Area): 3/4" particle board with plastic laminate on all exposed surfaces.
  - f. Materials for transparent finish: Cabinets to receive transparent finish ore to be fabricated from premium grade American maple or cherry wood with matching edge band, U.O.N. Transparent finish to be scheduled on plans.
  - g. Materials for opaque finish: Cabinets to receive paint ore to be fabricated from point grade materials. See Finish Schedule.

## 3. Casework Hardware

- a. Concealed Hinges: Match existing.
- b. Pulls: Match existing.
- c. Standards: KV #255 w/KV #256 rests, finish: zinc.
- d. Grommets: 1-3/4". Manufacturer: Doug Mockett & Co. Finish: brushed chrome.

as

- e. Take field measurements as required. Discrepancies between drawings and field dimensions shall be reported to the architect.

- f. Millwork shall be installed under supervision of factory trained mechanics.
- g. After installation, check and adjust woodwork and cabinetwork hardware.

4. Submit shop drawings, equipment/product cut sheets, and or samples to owner/owner's representative for approval.

## DIVISION 7: THERMAL AND MOISTURE PROTECTION

## A. ACOUSTICAL INSULATION

1. Low density acoustic batt insulation to be 3/4 lb./cu.ft., 3-1/2" unfaced fiberglass acoustical insulation Owens-Corning noise barrier, SG thermafiber or approved equal. Minimum thickness: 3-1/2", (or approved equal).
2. Submit shop drawings, equipment/product cut sheets, and or samples to Owner for approval.

## DIVISION 8: DOORS AND WINDOWS

## A. DOORS AND FRAMES

See Door Schedule and Construction Details.

1. Aluminum Frames: factory finish aluminum, see door schedule for additional finish information, 20 min. rated where required or shown on plans. See drawings for layout of doors. Submit frame color sample to architect for approval.

2. Hollow Metal Frames: One piece knock down, primed to receive finish. Color: See Finish Schedule for additional finish information. Fire rated where required or shown on plans.

3. Tenant Doors: Solid core wood door, premium wood veneer with matching rails. See door schedule for additional finish information. Fire rated where required by code or indicated on the plan.

4. Doors and frames shall be straight, square and undamaged.
5. Installation is to be in accordance with the manufacturer's latest printed instructions. Gaps between frame sections greater than 1/64" to be redone.

6. Submit shop drawings, equipment/product cut sheets, and or samples to owner for approval.

## B. GLAZING

1. Glass and glazing shall be installed per published specifications standards, test or recommended methods of industry or governmental organizations which apply to work in this project.
  - a. Flat glass: Standard Specification C 1036-85 of the ASTM.
  - b. Safety Standard for Architectural Glazing Materials (16 CFR 1201) issued by the Consumer Product Safety Commission.
  - c. ANSI Z97-1-1975 of the American National Standards Institute, Inc.

2. Where glass and glazing is designated on the construction plan, details and elevations, the materials shall be as follows:
  - a. Glass: Factory cut fully tempered plate glass or laminated glass (as required).
  - b. Glazing Tape: Performed, pre-shimmed polyisobutylene-butyl, J Tremco 440 or approved equal.
  - c. Setting Blocks: Shore A Neoprene, 4" min. length.
  - d. Spacers: Shore A Neoprene.
  - e. Vinyl Glazing Strips: match existing.
  - f. Submit sample. Silicone: General Electric Silicone Sealant, color to match existing.

3. Submit shop drawings, equipment/product cut sheets, and or samples to owner for approval.

## DIVISION 9:

## FINISHES

A. METAL FRAMING SYSTEMS: To be installed per code and construction details.

B. GYPSUM WALLBOARD SYSTEMS: To be installed per code and construction details. Use U.S. Gypsum, Gold Bond or Georgia Pacific. Fire rated assemblies shall be listed and labeled by U.L.

## C. FLOORING:

1. Carpet: Install per manufacturer's recommendations over pad. See Finish Notes and Schedule.
2. Pad: Install per manufacturer's recommendations. See Finish Notes and Schedule.
3. Vinyl Flooring: Install per manufacturer's recommendations. See Finish Schedule and Schedule.
4. Base: Install per manufacturer's recommendations. See Finish Schedule and Schedule.
5. Submit shop drawings, equipment/product cut sheets, and or samples to architect for approval

## D. PAINT:

1. Minimum two-coat application spread as recommended by the point manufacturer to obtain true, even color. For deep tone colors provide additional coats as needed.
  - a. Primer: As recommended by manufacturer for the substrate and finish required.
  - b. Paint: As indicated. Two coats eggshell finish at all wall surfaces. Semi-gloss work at all millwork, typical. See Finish Schedule for color and manufacturer.

2. Submit shop drawings, equipment/product cut sheets, and or samples to owner for approval.

## F. ACOUSTICAL CEILING:

1. Grid: Match existing. Color: Match existing ..
2. Tile: Match existing.
3. Installation: Install per code and manufacturer's recommendations. See Construction Details.
4. Finished ceiling to be level within the tolerances of 1/8" in 12'-0".
5. Submit shop drawings, equipment/product cut sheets, and or samples to architect for approval.

## DIVISION 10:

## SPECIALTIES

This section not used.

## DIVISION 11:

## EQUIPMENT

## A. EQUIPMENT SPECIFICATIONS AND OPERATING INSTRUCTIONS BINDER:

1. Contractor to provide equipment specifications and operating instructions binder for all equipment installed. Contractor to provide binder to tenant and building owner prior to final punchlist and application for final payment.

## DIVISION 12:

## FURNISHINGS

A. BLINDS: to match existing window treatments on tenant's existing space on floor above.

## DIVISION 13:

## SPECIAL CONSTRUCTION

This Section not used.

## DIVISION 14:

## CONVEYING SYSTEMS

This Section not used.

## DIVISION 15:

## PLUMBING/FIRE PROTECTION

## A. PLUMBING: Engineering to be "Design/Build."

1. Installation: Install plumbing in accordance with applicable codes, standards and ordinances.
2. Provide cold and hot water lines. Verify location and type.
3. Submit shop drawings, equipment/product cut sheets, and or samples to architect for approval

## B. FIRE PROTECTION: Engineering to be "Design/Build."

1. Design Sprinkler System to meet state and local codes.
2. Complete Sprinkler system design to be approved by Architect prior to purchase or fabrication of equipment.
3. Submit shop drawings, equipment/product cut sheets, and or samples to architect for approval

## C. AIR DISTRIBUTION: Engineering to be "Design/Build."

1. Design air distribution to meet state and local codes.
2. HVAC system to conform to Title 24 regulations.
3. Complete HVAC system design (including ducts, vents, thermostats, etc.) to be approved by Architect prior to purchase or fabrication of equipment.
4. Mechanical contractor to provide Title 24 documentation.
5. Submit shop drawings, equipment/product cut sheets, and or samples to architect for approval

## DIVISION 16:

## ELECTRICAL A. ELECTRICAL:

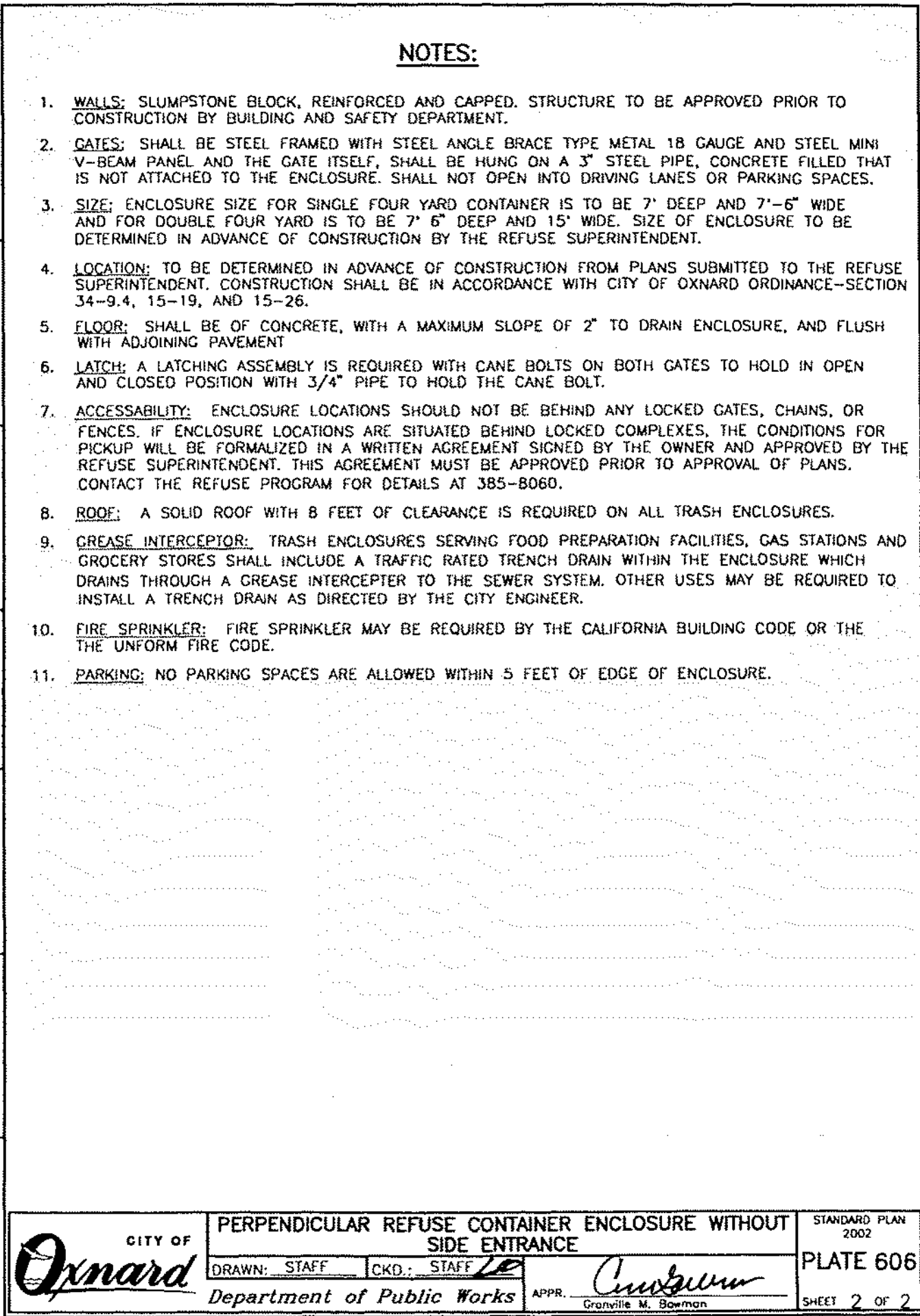
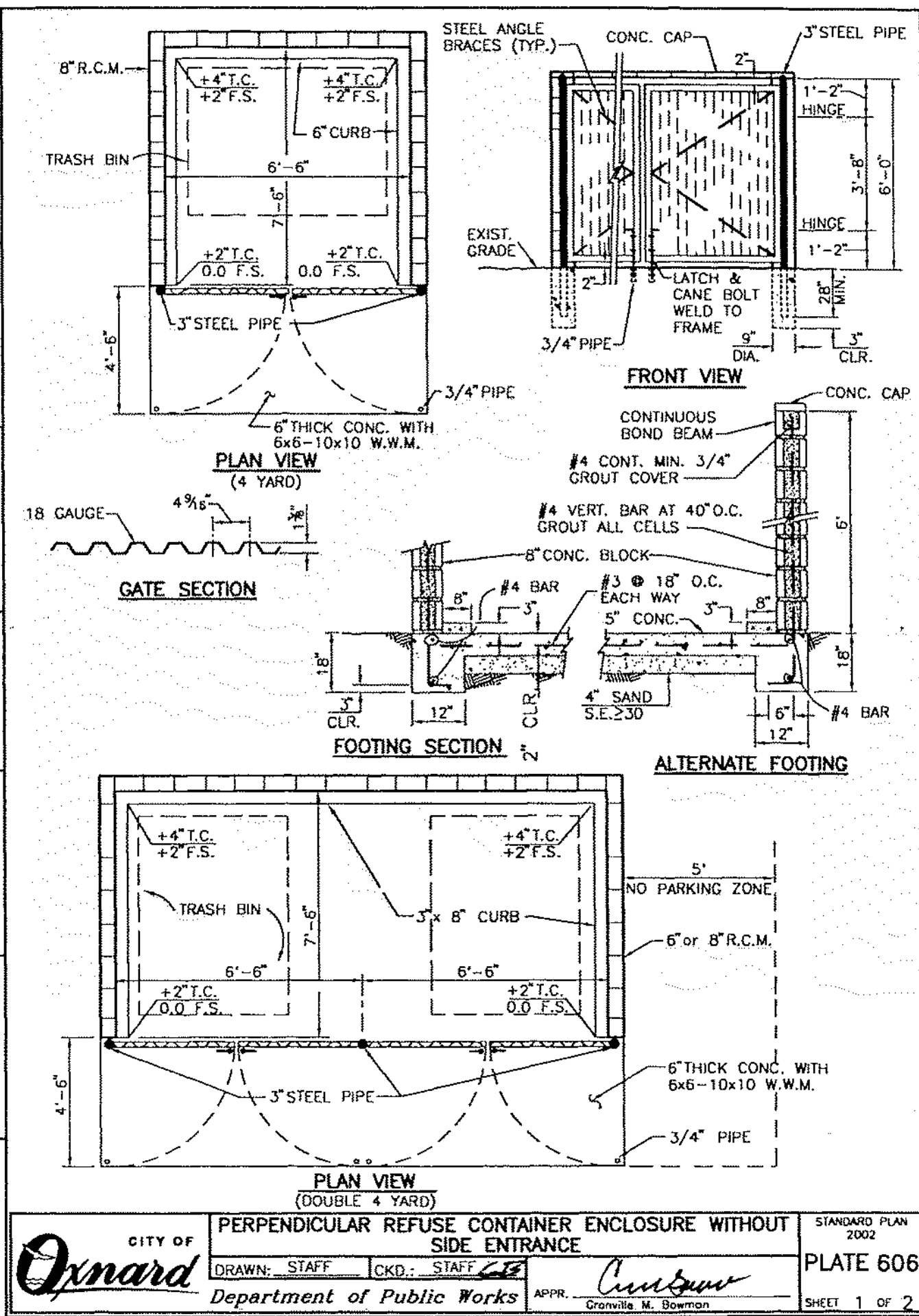
Engineering to be "Design/Build."

1. Electrical design to meet state and local codes.
2. Electrical design to conform to Title 24 regulations.
3. Complete electrical system design to be approved by owner.
4. Submit shop drawings, equipment/product cut sheets, and or samples to architect for approval.

## B. LIFE SAFETY:

Engineering to be "Design/Build."

1. Life safety design to meet state and local codes.
2. Complete life safety design to be approved by architect prior to purchase or fabrication of equipment.
3. Submit shop drawings, equipment/product cut sheets, and or samples to Owner for approval.



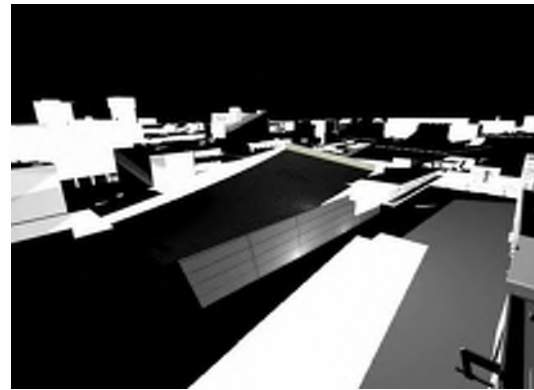
City of Oxnard Standard Sheet Plate 606  
12" = 1'-0"

| No. | Description                   | Date     |
|-----|-------------------------------|----------|
| 7   | Revision 7-Planning Responses | 08/07/26 |
| 8   | Revision 8-Planning Responses | 08/11/26 |
|     |                               |          |
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Project number  
Date  
Drawn by  
Checked by

Project Number  
Issue Date  
Author  
Checker

Consultant  
Address  
Phone  
Fax  
e-mail



**STITCH  
STUDIO**

Contact: Jorge Escamilla  
4082 Pomona Street  
Ventura, California 93003  
Direct: 818.523.7201  
Email: info@stitchstudio3d.com

**Bumble Bee's Pre-School**

Change In Use Project  
527-531 W Hueneme Rd  
Oxnard, CA

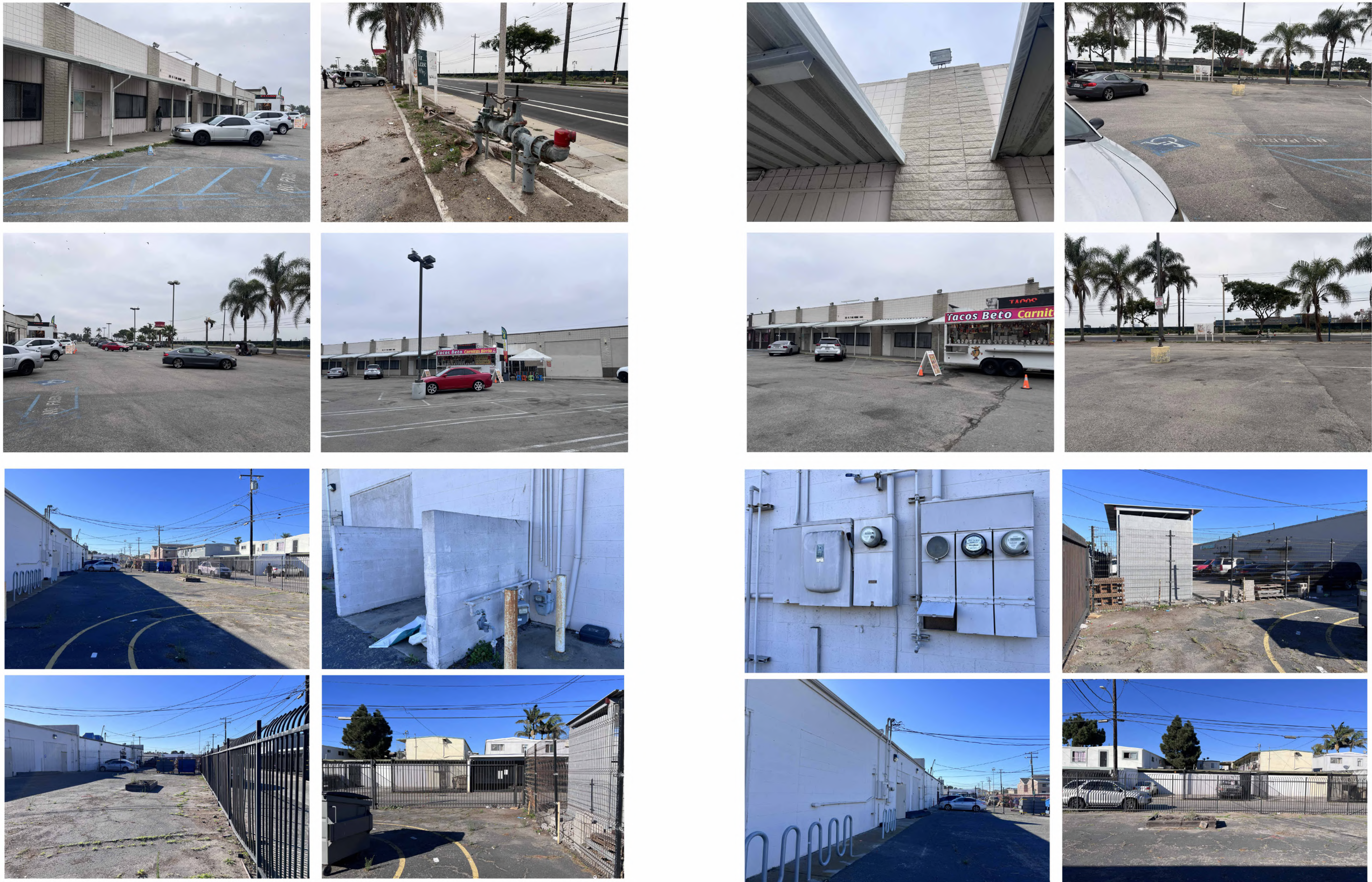
GENERAL CONDITIONS

**G1.01**

Scale

12" = 1'-0"





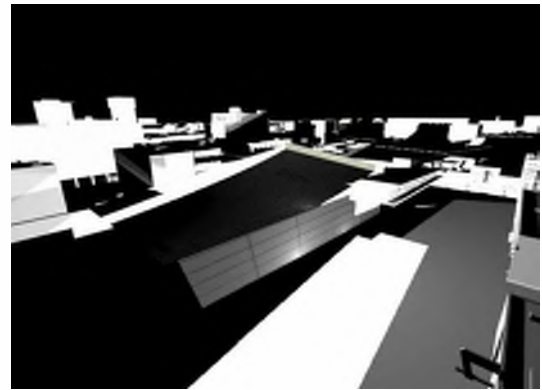
① Photos  
12" = 1'-0"

| No. | Description | Date |
|-----|-------------|------|
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|     |             |      |

Project number  
Date  
Drawn by  
Checked by

Project Number  
Issue Date  
Author  
Checker

Consultant  
Address  
Address  
Phone  
Fax  
e-mail



**STITCH  
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**Bumble Bee's Pre-School**  
Change In Use Project  
527-531 W Hueneme Rd  
Oxnard, CA  
Site Photos

**G1.02**

Scale 12" = 1'-0"



PARKING DATA

Building Parking Size & Parking Requirments

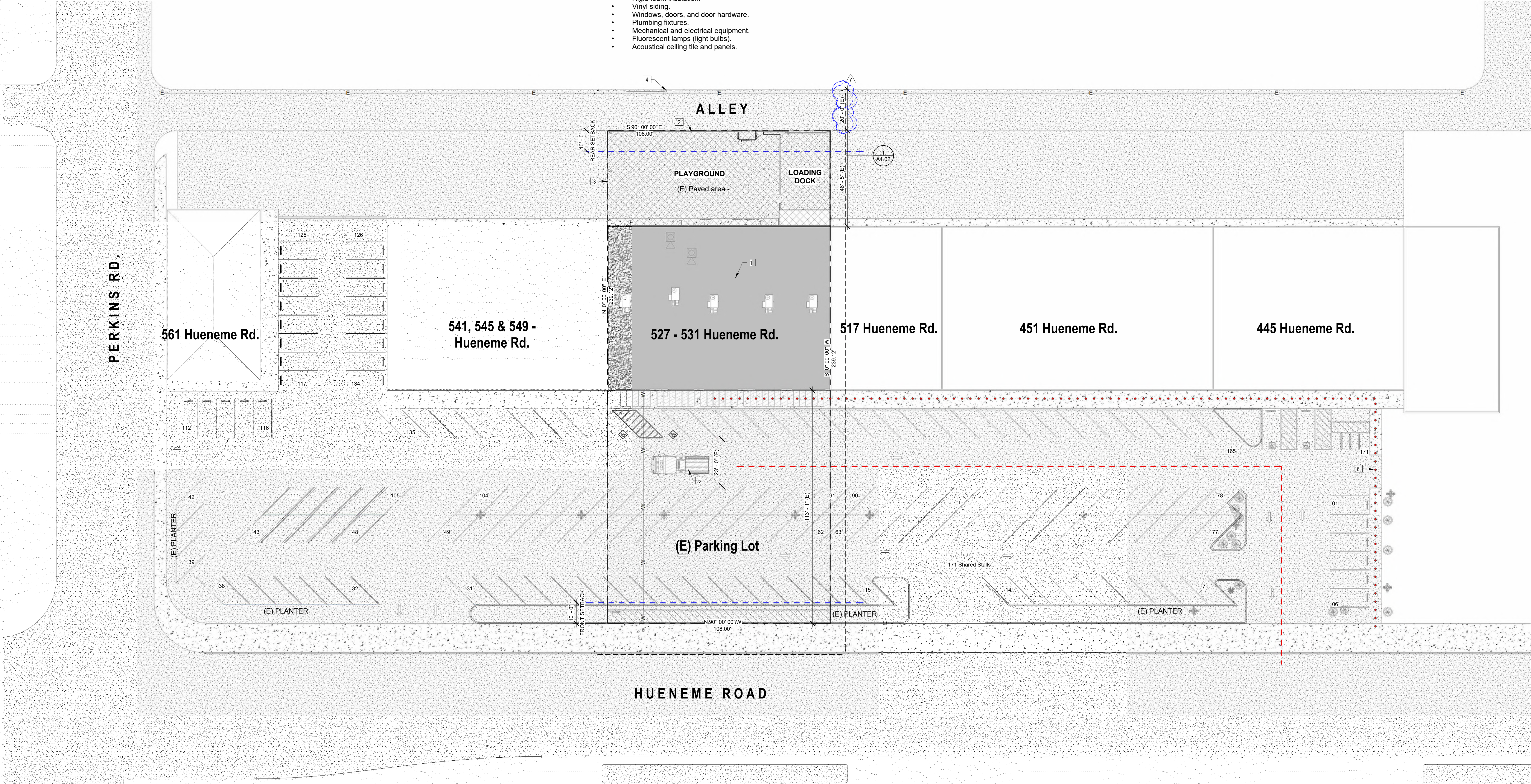
| Location               | Use            | Area  | Zoning<br>Parking<br>Factor | Req'd<br>Stalls | Private Stalls<br>to be<br>Removed | Provided<br>Shared<br>Stalls |
|------------------------|----------------|-------|-----------------------------|-----------------|------------------------------------|------------------------------|
| 445 W. Hueneme Rd.     | (Retail)       | 8,640 | 1/250                       | 35              | 0                                  | 21                           |
| 451 W. Hueneme Rd.     | (Laundromat)   | 6,720 | 1/250                       | 27              | 0                                  | 21                           |
| 517 W. Hueneme Rd.     | (Banquet Hall) | 5,076 | 1/35                        | 145             | 0                                  | 25                           |
| 527-531 W. Hueneme Rd. | (Day-care)     | 8,640 | *                           | 20              | 10                                 | 34                           |
| 541 W. Hueneme Rd.     | (Retail)       | 4,325 | 1/250                       | 17              | 0                                  | 12                           |
| 549 W. Hueneme Rd.     | (Office)       | 4,325 | 1/250                       | 17              | 0                                  | 12                           |
| (Vacant Lot)           |                |       | 1/1                         | 0               | 0                                  | 33                           |
| 561 W. Hueneme Rd.     | (Bakery)       | 4,251 | 1/250                       | 17              | 0                                  | 14                           |
|                        |                |       |                             | 278             | 10                                 | 170                          |

Note: The nearby addresses should remain the same considering they are not included in the scope of this project.  
\* One Space Per Staff Member (10 Staff Members stall \*1 + 10 Stalls)  
\* One space per 5 children - (50 children / 5 = 10 stalls required)

- WASTE MANAGEMENT REQUIREMENTS
- Owner requires that this project generate the least amount of trash and waste possible.
  - Employ processes that ensure the generation of as little waste as possible due to error, poor planning, breakage, mishandling, contamination, or other factors.
  - Minimize trash/waste disposal in landfills; reuse, salvage, or recycle as much waste as economically feasible.
  - Owner may decide to pay for additional recycling, salvage, and/or reuse based on Landfill Alternatives Proposal specified below.
  - Required Recycling, Salvage, and Reuse: The following may not be disposed of in landfills or by incineration:
    - Aluminum and plastic beverage containers.
    - Corrugated cardboard.
    - Wood pallets.
    - Clean dimensional wood: May be used as blocking or furring.
    - Land clearing debris, including brush, branches, logs, and stumps; see Section 31 1000 -Site Clearing for use options.
    - Concrete: May be crushed and used as riprap, aggregate, sub-base material, or fill.
    - Bricks: May be used on project if whole, or crushed and used as landscape cover, sub-base material, or fill.
    - Concrete masonry units: May be used on project if whole, or crushed and used assub-base material or fill.
    - Precast concrete panels: May be used for erosion control or landscape features.
    - Asphalt paving: May be recycled into paving for project.
    - Metals, including packaging banding, metal studs, sheet metal, structural steel, piping, reinforcing bars, door frames, and other items made of steel, iron, galvanized steel, stainless steel, aluminum, copper, zinc, lead, brass, and bronze.
    - Glass.
    - Gypsum drywall and plaster.
    - Plastic buckets.
    - Carpet, carpet cushion, carpet tile, and carpet remnants, both new and removed: DuPont(<http://flooring.dupont.com>) and Interface ([www.interfaceinc.com](http://www.interfaceinc.com)) conduct reclamation programs.
    - Asphalt roofing shingles.
    - Paint. 18. Plastic sheeting.
    - Rigid foam insulation.
    - Vinyl siding.
    - Windows, doors, and door hardware.
    - Plumbing fixtures.
    - Mechanical and electrical equipment.
    - Fluorescent lamps (light bulbs).
    - Acoustical ceiling tile and panels.

- E Electrical Panel
- W Water Meter
- G Gas Meter
- S Backflow Preventer
- P Power Pole
- (E) Neighboring Residence
- Dense Landscape - Succulents

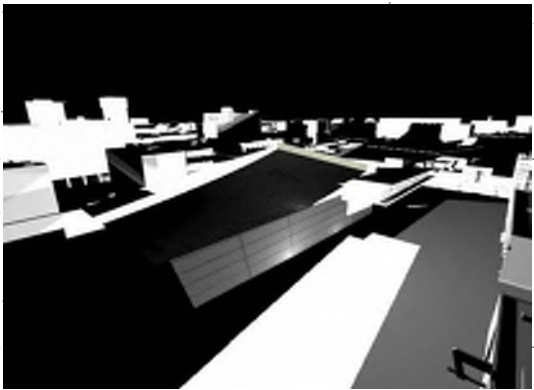
- 00 Keynote Legend
- | Key Value | Keynote Text                                                                                                                                                          |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1         | Existing single-story masonry building.                                                                                                                               |
| 2         | Protect in place existing 7'-2" high, perimeter ornamental steel fence panels and columns, powder-coated black.                                                       |
| 3         | Protect in place existing 8'-0" high perimeter fencing, pre-fabricated steel wire fence panel with 2 x 2 supporting tubes, powder-coated black.                       |
| 4         | Protect in place the existing power pole, its corresponding overhead lines, and pole-mounted equipment, including transformers and other Edison equipment components. |
| 5         | Emergency vehicle access road.                                                                                                                                        |
| 6         | Pedestrian public site access, path of travel; this path of travel has been previously permitted by the owner of the development.                                     |



1 Site Plan  
1" = 20'-0"

| No. | Description                     | Date     |
|-----|---------------------------------|----------|
| 1   | Revision 1 - Planning           | 02/09/26 |
| 2   | Revision 2 - Planning Responses | 03/20/26 |
| 3   | Revision 3 - Planning Responses | 05/04/26 |
| 4   | Revision 4 - Planning Responses | 05/18/26 |
| 5   | Revision 5 - Planning Responses | 07/06/26 |
| 6   | Revision 6-Planning Responses   | 08/03/26 |
| 7   | Revision 7-Planning Responses   | 08/07/26 |

|                |                |            |
|----------------|----------------|------------|
| Project number | Project Number | Consultant |
| Date           | Issue Date     | Address    |
| Drawn by       | Author         | Phone      |
| Checked by     | Checker        | Fax        |
|                |                | e-mail     |



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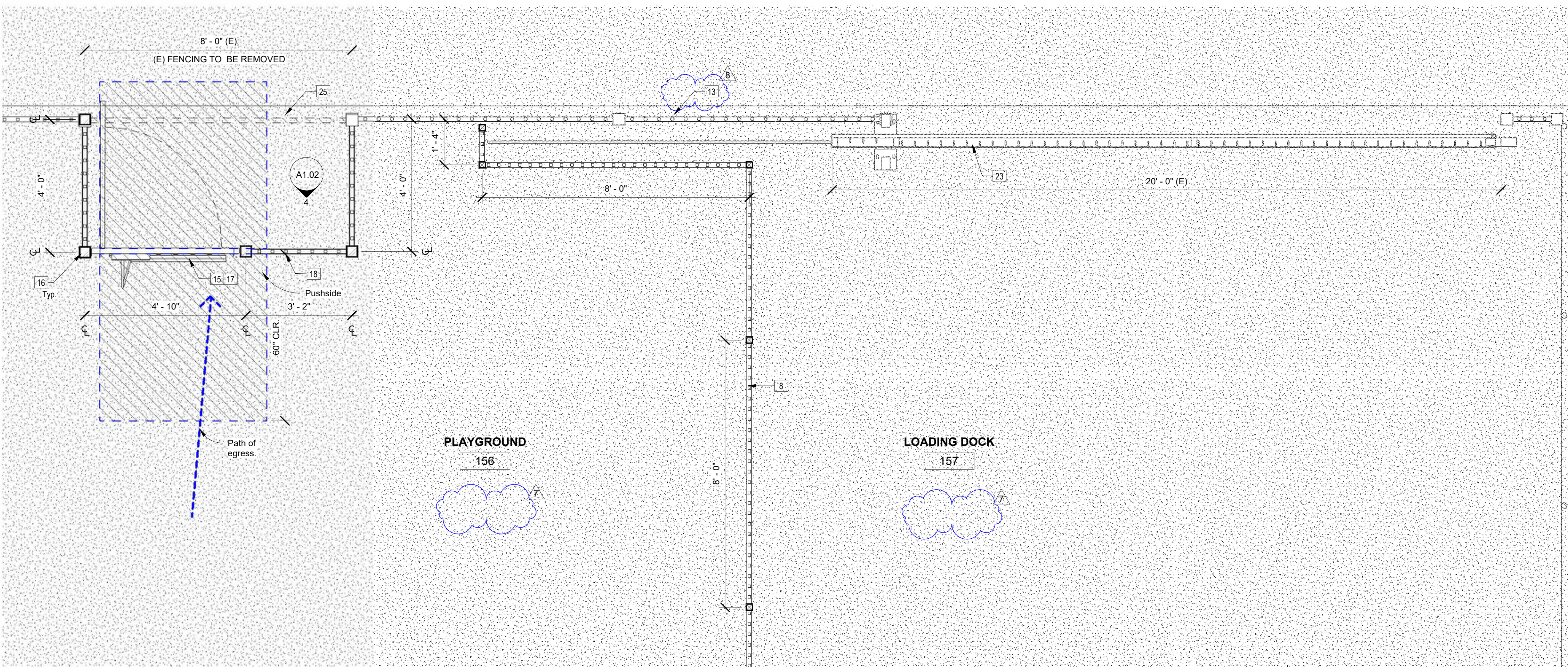
Bumble Bee's Pre-School

Change In Use Project  
527-531 W Hueneme Rd  
Oxnard, CA  
SITE PLAN

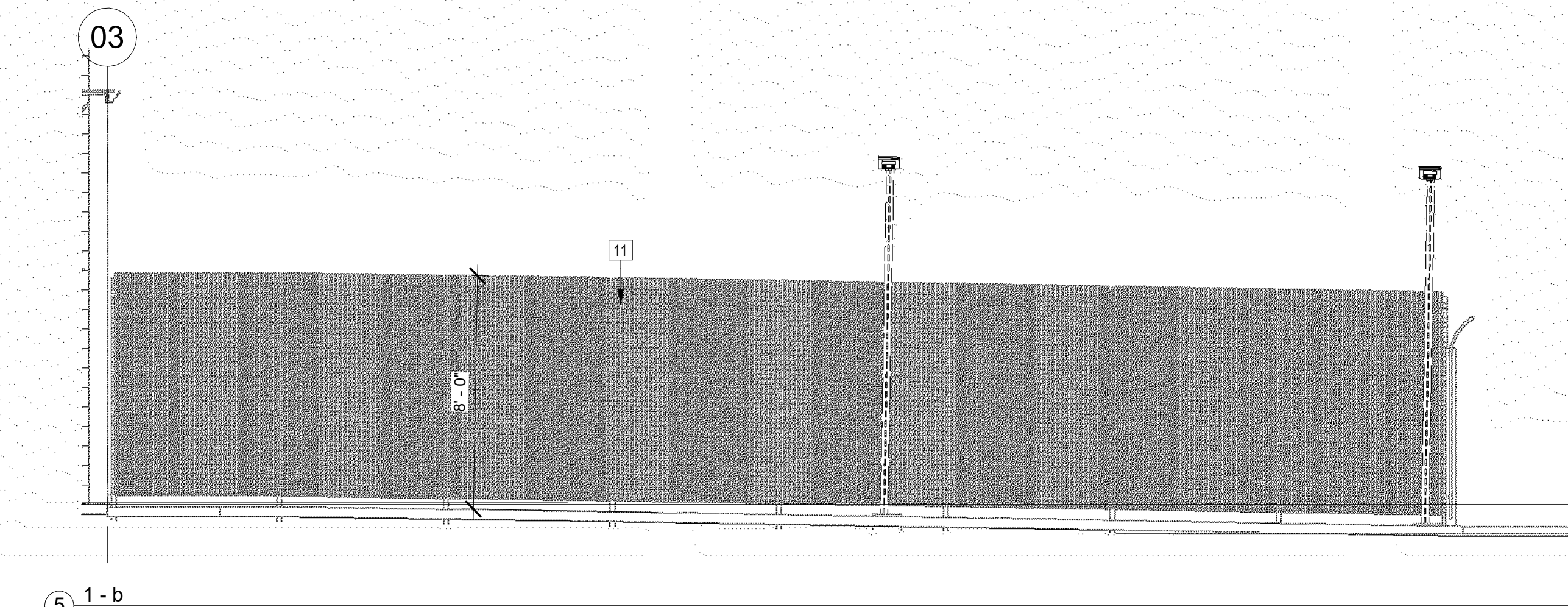
A1.01

Scale As indicated

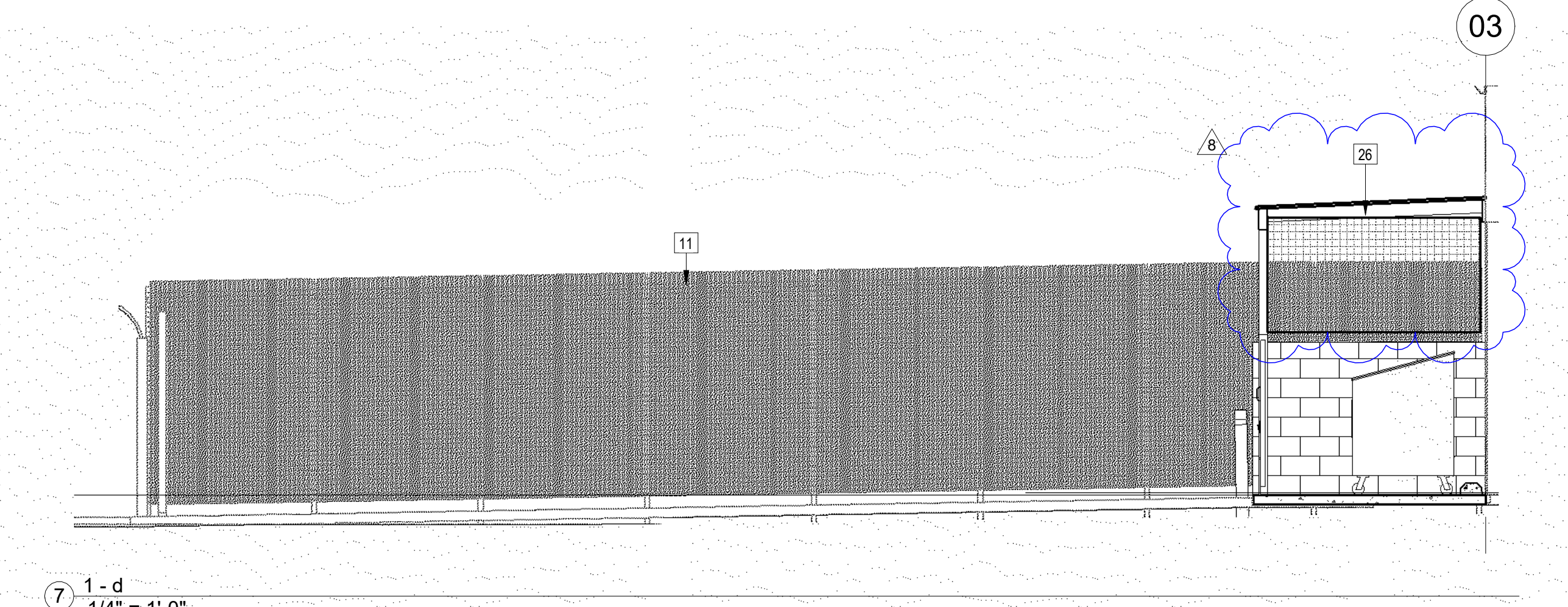




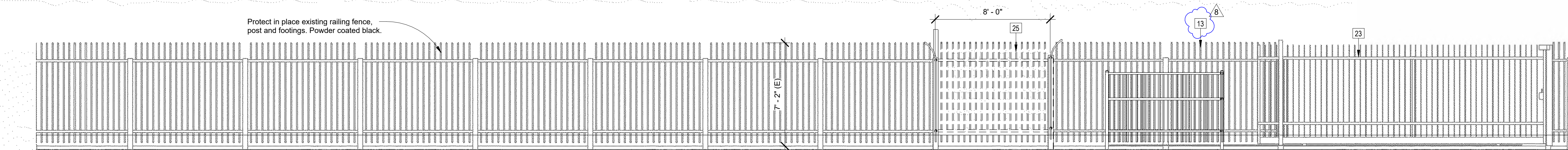
2 PLAYGROUND ACCESS GATES  
1/2" = 1'-0"



5 1 - b  
1/4" = 1'-0"

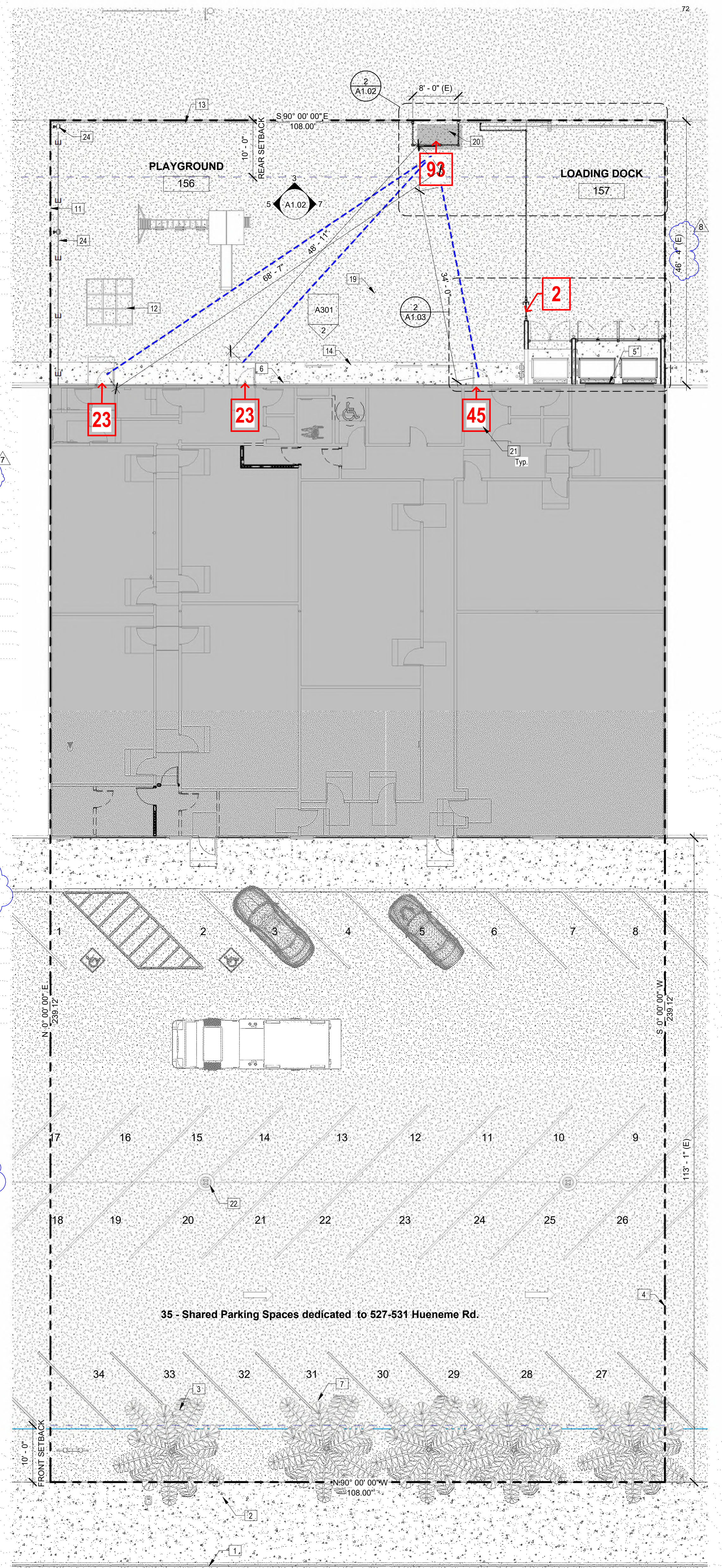


7 1 - d  
1/4" = 1'-0"



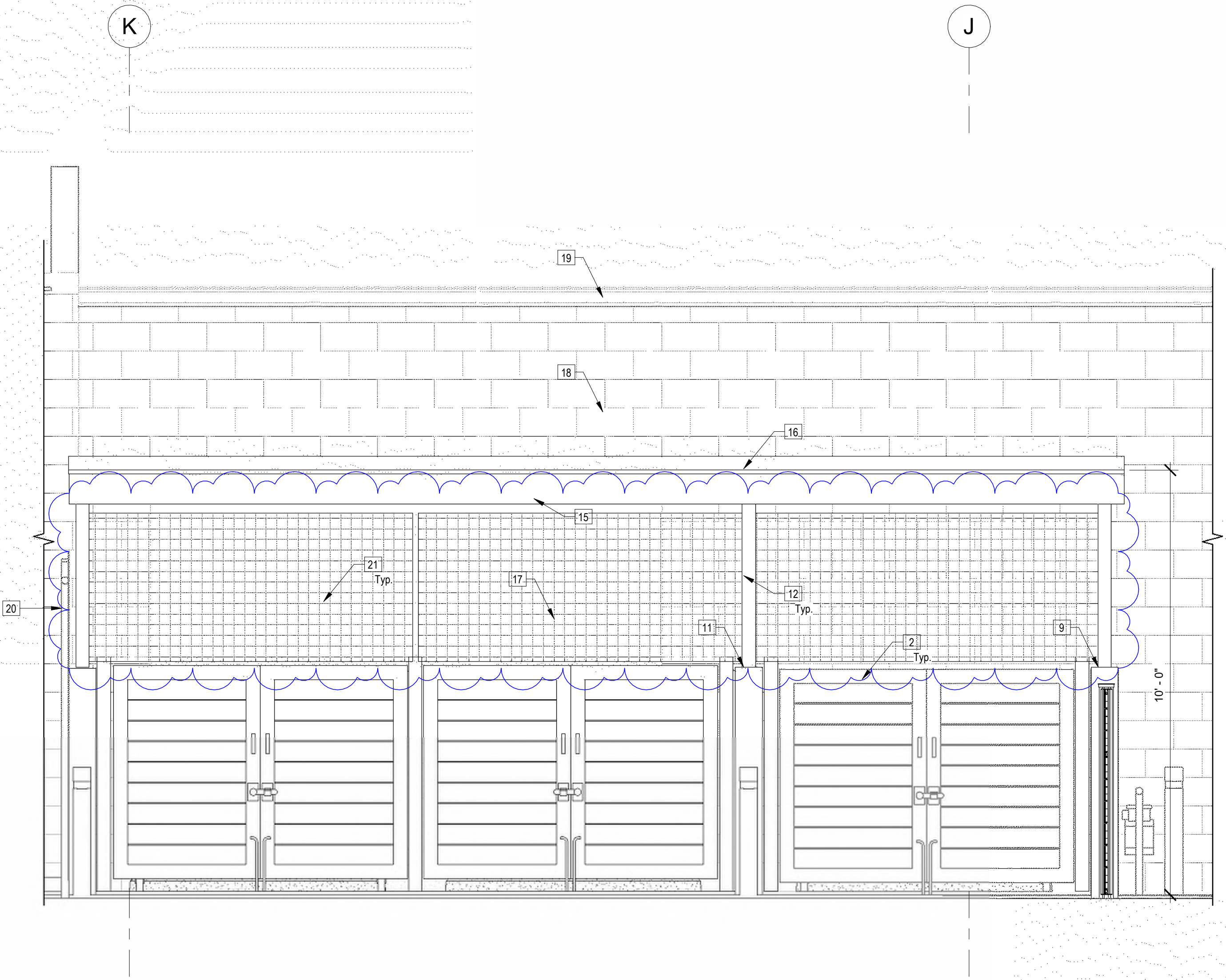
3 Back Fence - Elevation  
1/4" = 1'-0"

- 00 Keynote Legend
- Key Value Keynote Text
- Protect the existing curb and gutter in place.
  - Protect the existing public sidewalk.
  - Protect in place existing landscaping, planting, and irrigation systems.
  - Property lines, typical.
  - Protect in place the existing exterior masonry wall assembly, its corresponding rebar, and footings. All cutting and the disturbance of existing wall assembly shall comply with the requirements noted in the structural drawings.
  - Existing electrical main feed switchgear panel w/ overhead power line feed (verify existing conditions).
  - Protect in place existing mature trees and shrubs.
  - Prefabricated steel fencing, 5' high, 1" x 1" square tube pickets 4" o.c. w/ 2" x 2" square tubes @ 8'-0" o.c., Black paint. Similar in grade to Rust-Oleum high-performance, ROC-Thane Fine Finish Urethane 9400, this two-component polyester urethane offers an ultra-high-gloss finish.
  - Prefabricated gates, 5'-0" high, similar grade to Cityscapes International Inc. Powder-Coated or Painted Metal Panels, fabricated from rigid aluminum panels in multiple thicknesses. Panel Design-Metal Series, 7.2 Rib Horizontal, Components Required: Framing Anchorage, Fabricate anchors and related components, including material and finish, as required or as specifically noted, black paint. Similar in grade to Rust-Oleum high-performance, ROC-Thane Fine Finish Urethane 9400, this two-component polyester urethane offers an ultra-high-gloss finish.
  - Protect in place the existing 8" wide masonry trash enclosure wall, concrete fill, patch, prep, prime, and paint the existing wall assembly.
  - Protect in place existing prefabricated steel fencing. Similar grade to Beta-fence products: Prism 3-D Fence System, 8'-0" high w/ vertical 1.2" larks, mesh size 6" x 2", black paint. Similar in grade to Rust-Oleum high-performance, ROC-Thane Fine Finish Urethane 9400, this two-component polyester urethane offers an ultra-high-gloss finish.
  - Playground equipment, shown for reference only, owner-selected equipment (N.I.C.).
  - Protect in place existing 7'-2" high, perimeter ornamental steel fence panels and columns, powder-coated black.
  - Protect in place existing ground-mounted bike racks, typ. 42" wide x 7'-2" tall, Stainless steel gate, similar grade to Alvarado 304 Satin Powder Coated. Installed as per the manufacturer's installation instructions.
  - 4" x 4" x 1/4", HSS steel tube, 7'-2" high, anchored into a concrete footing. Tube steel to be coated w/ epoxy, primed, and painted black to match the adjacent wall fencing color.
  - Pedestrian access gate, similar grade to Greenwood Fence, commercial modular fence system; provide surface-mounted panic hardware, latching/locking hardware at the strike side, and closer per manufacturer, installed per manufacturer's installation instructions.
  - Perimeter fencing, Metal Fence Panel, similar grade to Beta-Fence Manufacturer (Upgrade Defender), 7'-2" high to match adjacent existing fence height, 8' panels, G90 Galvanized Steel, polyester powder coat finish, 3/4" pickets 16ga., 1-1/2" 15-ga., rails top & bottom, Post 3" squares x 12ga., installed per manufacturer installation instructions.
  - Protect in place the existing asphalt paving and substructure; Sealcoat over the existing asphalt paving to a similar grade to Henry's 532 Driveway Asphalt Resurfacing, installed per the manufacturer's installation instructions.
  - Proposed gate landing area; the fence indentation is needed for egress and emergency access from the alley; a secondary means of egress will be needed.
  - Numbers illustrate the occupant count for the purpose of exiting. Additional egress information is on sheet A2.2.
  - Protect in place the existing parking lot lighting fixture, concrete pedestal, and corresponding power distribution infrastructure; refer to detail 2 on sheet A1.02.
  - Protect in place the existing 7'-2" high mechanical steel track, wheels, and motor. Sand, prep, prime, and coat the existing gate with black paint. Similar in grade to Rust-Oleum high-performance, ROC-Thane Fine Finish Urethane 9400, this two-component polyester urethane offers an ultra-high-gloss finish.
  - Remove and discard existing floor lighting fixture, its supporting Unistrut post, foundation, electrical distribution wiring and surface-mounted conduit. Disconnect all associated circuits feeding the (2) lighting fixtures in their entirety (cap at the exterior wall-mounted duplex).
  - Remove and discard the existing steel fencing section to accommodate the new playground yard entry vestibule.
  - Wire woven mesh; similar grade to HAVER Architectural Mesh LARGO-PLENIUS 2022, installed per manufacturer installation instructions. Powder coated black to match adjacent fencing material.

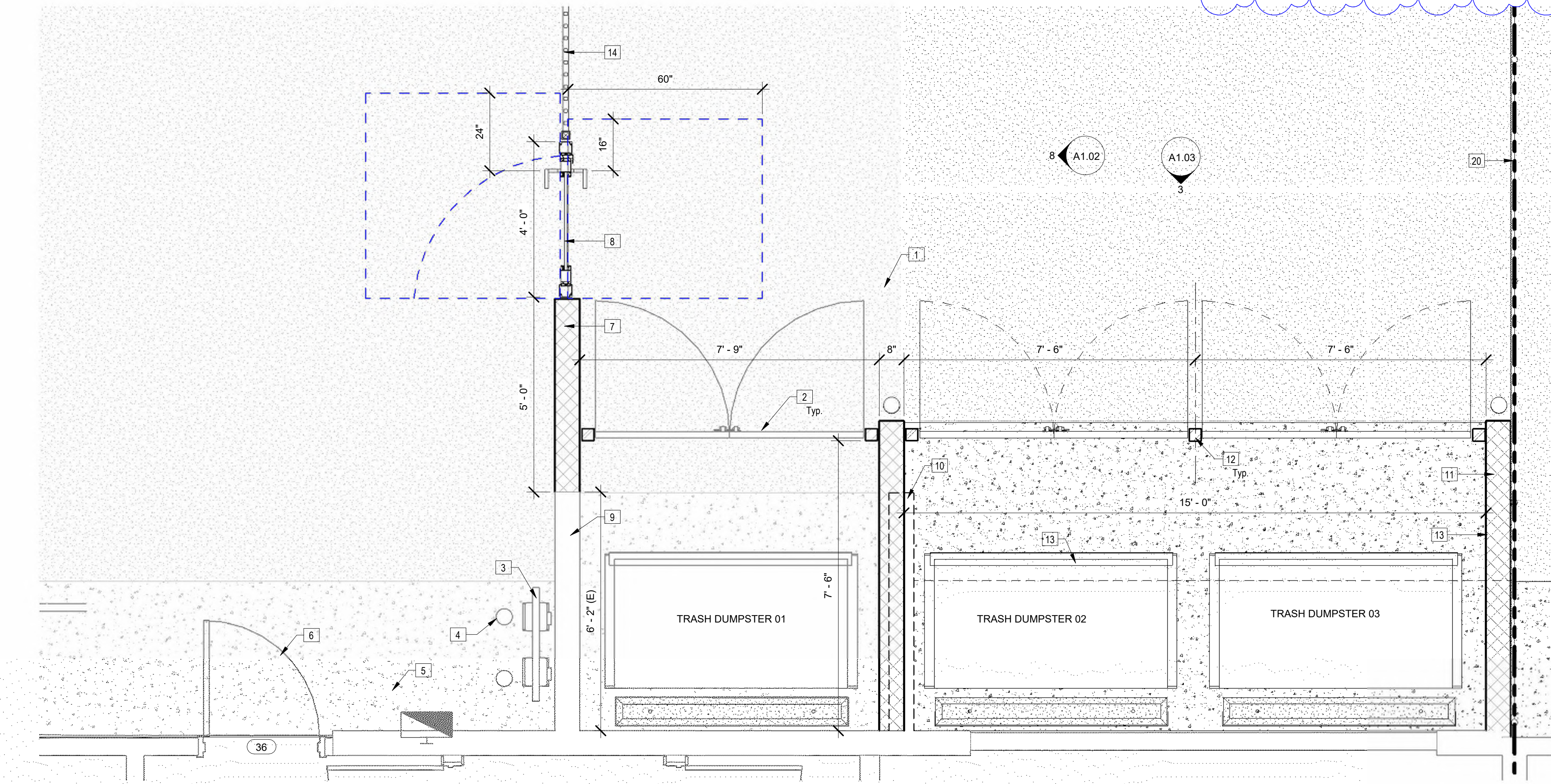


1 Site Plan - Enlarged Site Plan  
3/32" = 1'-0"





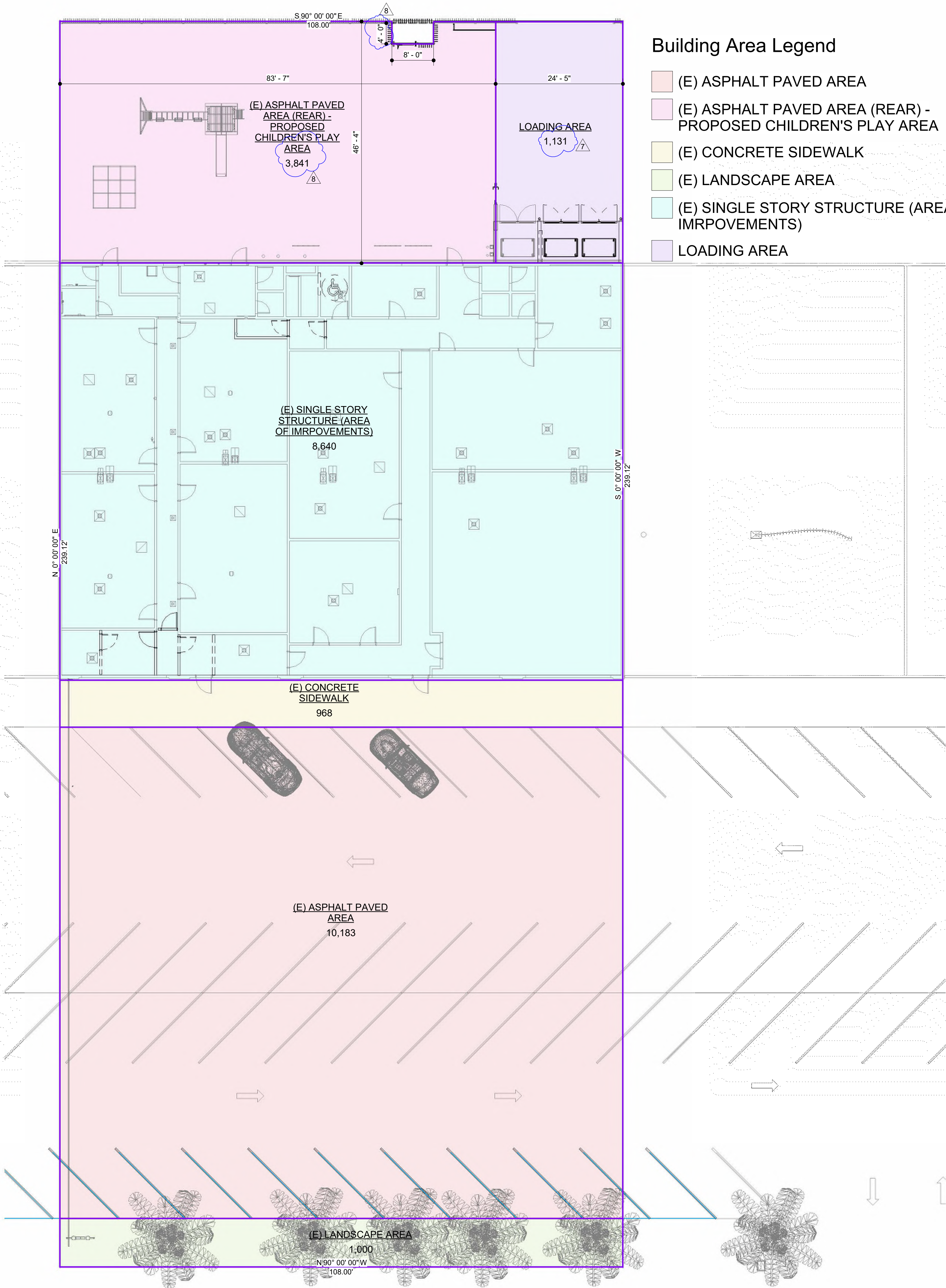
3 TRASH ENCLOSURE ELEVATIONS1  
1/2" = 1'-0"



2 TRASH ENCLOSURE ENLARGED PLAN  
1/2" = 1'-0"

- 00 Keynote Legend
- | Key Value | Keynote Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1         | Protect in place the existing asphalt paving and substructure; Sealcoat over the existing asphalt paving to a similar grade to Henry's 532 Driveway Asphalt Resurfacing, installed per the manufacturer's installation instructions.                                                                                                                                                                                                                                                                                                                                    |
| 2         | Prefabricated gates, 5'-0" high, similar grade to Cityscapes International Inc. Powder-Coated or Painted Metal Panels, fabricated from rigid aluminum panels in multiple thicknesses. Panel Design-Metal Series. 7.2 Rib Horizontal. Components Required: Framing Anchorage, Fabricate anchors and related components, including material and finish, as required or as specifically noted, black paint. Similar in grade to Rust-Oleum high-performance, ROC-Thane Fine Finish Urethane 9400, this two-component polyester urethane offers an ultra-high-gloss finish. |
| 3         | Protect in place the existing gas meter, shut-off valve, and piping.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 4         | Protect in place existing steel bollards and their corresponding paving anchorage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 5         | Protect in place existing concrete paving.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 6         | Protect in place the existing exterior door assembly.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 7         | 8" wide, reinforced masonry unit wall assembly, 5'-4" - 6'-0" height, capped at top of wall.                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 8         | Pedestrian access gate, similar grade to Greenwood Fence, commercial modular fence system; provide surface-mounted panic hardware, latching/locking hardware at the strike side, and closer per manufacturer, installed per manufacturer's installation instructions.                                                                                                                                                                                                                                                                                                   |
| 9         | Protect in place the existing 8" wide masonry trash enclosure wall, concrete fill, patch, prep., prime, and paint the existing wall assembly.                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 10        | Remove the existing trash enclosure masonry wall to accommodate the proposed trash enclosure walls.                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 11        | Proposed trash enclosure walls, enclosure to follow City of Oxnard Department of Public Works Plate No. 606, Double and Single 4-yard standard plan.                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 12        | 4" x 4" x 1/4", HSS steel tube, 7'-2" high, anchored into a concrete footing. Tube steel to be coated w/ epoxy, primed, and painted black to match the adjacent wall fencing color.                                                                                                                                                                                                                                                                                                                                                                                     |
| 13        | 8" wide masonry block unit, use split face block at all exposed faces; add a cap at the top of the walls. Removal and re-compaction to meet minimum code requirements and compaction standards. Reroute, cap, and remove the existing irrigation system to accommodate the new accessible ramp configuration. Before commencing any excavation, locate all existing utilities (call DIG ALERT). Reroute existing utilities as needed in order to accommodate the new site improvements.                                                                                 |
| 14        | Prefabricated steel fencing, 5' high, 1" x 1" square tube pickets 4" o.c. w/ 2" x 2" square tubes @ 8'-0" o.c., Black paint. Similar in grade to Rust-Oleum high-performance, ROC-Thane Fine Finish Urethane 9400, this two-component polyester urethane offers an ultra-high-gloss finish. Similar grade to Beta-fence products, Landmark ornamental steel.                                                                                                                                                                                                            |
| 15        | 4x header as indicated in TABLE R602.7(2)-GIRDER SPANS AND HEADER SPANS FOR INTERIOR BEARING WALLS (Maximum spans for Douglas fir-larch, hem-fir, southern pine, and spruce-pine-fir and required number of jack studs).                                                                                                                                                                                                                                                                                                                                                |
| 16        | Modified bituminous sheet roofing system over waterproofing membrane, Class A roofing, roof system shall be of similar grade as GAFGLAS Energy-Cap Mineral Surfaced Cap Sheet, ES ICC report ESR-1274, installed as per manufacturer's installation instructions.                                                                                                                                                                                                                                                                                                       |
| 17        | Protect in place the existing wood stud frame, exterior wall assembly, its corresponding waterproofing, and exterior plaster system.                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 18        | Protect in place the existing exterior masonry wall assembly, its corresponding rebar, and footings. All cutting and the disturbance of existing wall assembly shall comply with the requirements noted in the structural drawings.                                                                                                                                                                                                                                                                                                                                     |
| 19        | Building beyond.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 20        | Protect in place existing prefabricated steel fencing. Similar grade to Beta-fence products: Prism 3-D Fence System, 8'-0" high w/ vertical 1.2" barbs; mesh size 6" x 2", black paint. Similar in grade to Rust-Oleum high-performance, ROC-Thane Fine Finish Urethane 9400, this two-component polyester urethane offers an ultra-high-gloss finish.                                                                                                                                                                                                                  |
| 21        | Wire woven mesh, similar grade to HAVER Architectural Mesh LARGO-PLENIUS 2022, installed per manufacturer installation instructions. Powder coated black to match adjacent fencing material.                                                                                                                                                                                                                                                                                                                                                                            |

| Area Schedule (Gross Building) Lot Coverage |                                                               |           |
|---------------------------------------------|---------------------------------------------------------------|-----------|
| Number                                      | Name                                                          | Area      |
| 01                                          | (E) SINGLE STORY STRUCTURE (AREA OF IMPROVEMENTS)             | 8,640 SF  |
| 02                                          | (E) ASPHALT PAVED AREA (REAR) - PROPOSED CHILDREN'S PLAY AREA | 3,841 SF  |
| 04                                          | (E) CONCRETE SIDEWALK                                         | 968 SF    |
| 05                                          | (E) ASPHALT PAVED AREA                                        | 10,183 SF |
| 06                                          | (E) LANDSCAPE AREA                                            | 1,000 SF  |
| 03                                          | LOADING AREA                                                  | 1,131 SF  |
| Grand total: 6                              |                                                               | 25,764 SF |



Building Area Legend

- (E) ASPHALT PAVED AREA
- (E) ASPHALT PAVED AREA (REAR) - PROPOSED CHILDREN'S PLAY AREA
- (E) CONCRETE SIDEWALK
- (E) LANDSCAPE AREA
- (E) SINGLE STORY STRUCTURE (AREA OF IMPROVEMENTS)
- LOADING AREA

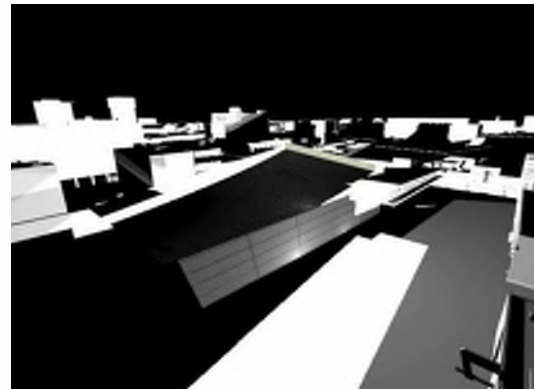
1 Area Site Plan  
3/32" = 1'-0"

| No. | Description                     | Date     |
|-----|---------------------------------|----------|
| 2   | Revision 2 - Planning Responses | 03/20/26 |
| 3   | Revision 3 - Planning Responses | 05/04/26 |
| 4   | Revision 4 - Planning Responses | 05/18/26 |
| 5   | Revision 5 - Planning Responses | 07/06/26 |
| 6   | Revision 6-Planning Responses   | 08/03/26 |
| 7   | Revision 7-Planning Responses   | 08/07/26 |
| 8   | Revision 8-Planning Responses   | 08/11/26 |

Project number  
Date  
Drawn by  
Checked by

Project Number  
Issue Date  
Author  
Checker

Consultant  
Address  
Phone  
Fax  
e-mail



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Bumble Bee's Pre-School

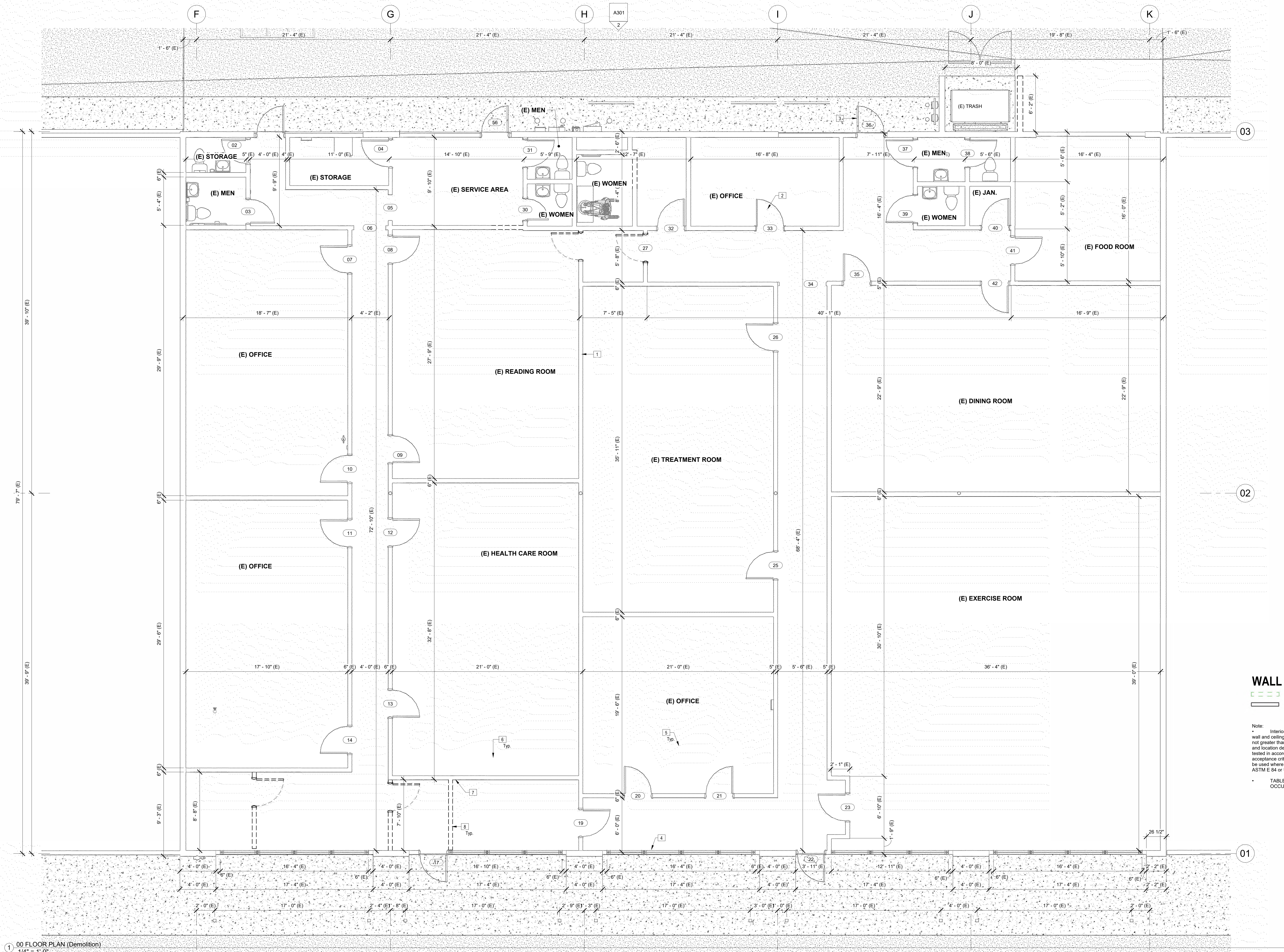
Change In Use Project  
527-531 W Hueneme Rd  
Oxnard, CA

Site Plan Areas & Site Details

A1.03

Scale As indicated





| 00 Keynote Legend |                                                                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Key Value         | Keynote Text                                                                                                                                                                                                          |
| 1                 | Protect in place the existing interior wood-stud wall assembly. Field verify top connections and support; additional support may be required. Refer to structural drawings for additional information.                |
| 2                 | Protect in place the existing interior door assembly (frame and leaf to be evaluated for code compliance and new veterinarian use).                                                                                   |
| 3                 | Protect in place the existing exterior door assembly.                                                                                                                                                                 |
| 4                 | Protect in place the existing window assembly and corresponding flashing, typ.                                                                                                                                        |
| 5                 | Protect in place existing flooring and substructure.                                                                                                                                                                  |
| 6                 | Protect in place existing interior finishes.                                                                                                                                                                          |
| 7                 | All cutting and patching in the existing building shall be done by the contractor to provide for exterior load-bearing walls and a new roof configuration.                                                            |
| 8                 | Remove and discard existing interior wall assembly in its entirety; demolition to include wood framing, electrical componentry, insulation, interior finishes, wall-hung equipment, cabling, casework, and cabinetry. |

| WALL LEGEND |                                              |
|-------------|----------------------------------------------|
|             | REMOVE AND DISCARD EXISTING WOOD STUD WALLS. |
|             | EXISTING 2 X 4 WOOD STUD WALL (INTERIOR)     |

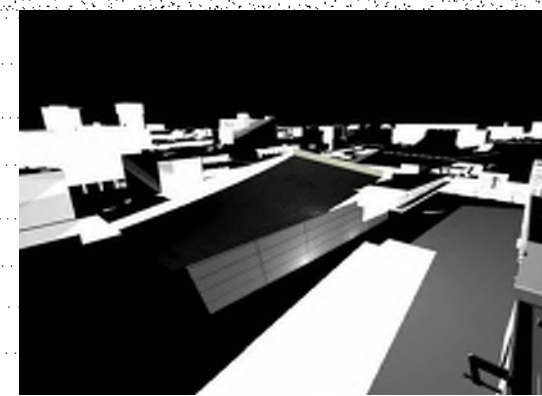
Note:

- Interior finish requirements based on group. Interior wall and ceiling finish shall have a flame spread index not greater than that specified in Table 803.9 for the group and location designated. Interior wall and ceiling finish materials tested in accordance with NFPA 286 and meeting the acceptance criteria of Section 803.1.2.1, shall be permitted to be used where a Class A classification in accordance with ASTM E 84 or UL 723 is required.
- TABLE 803.9-INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY (SPRINKLERED)

1 00 FLOOR PLAN (Demolition)  
1/4" = 1'-0"

| No. | Description                     | Date     |
|-----|---------------------------------|----------|
| 3   | Revision 3 - Planning Responses | 05/04/26 |
|     |                                 |          |
|     |                                 |          |
|     |                                 |          |
|     |                                 |          |

| Project number | Project Number | Consultant |
|----------------|----------------|------------|
| Date           | Issue Date     | Address    |
| Drawn by       | Author         | Phone      |
| Checked by     | Checker        | Fax        |
|                |                | e-mail     |



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## Bumble Bee's Pre-School

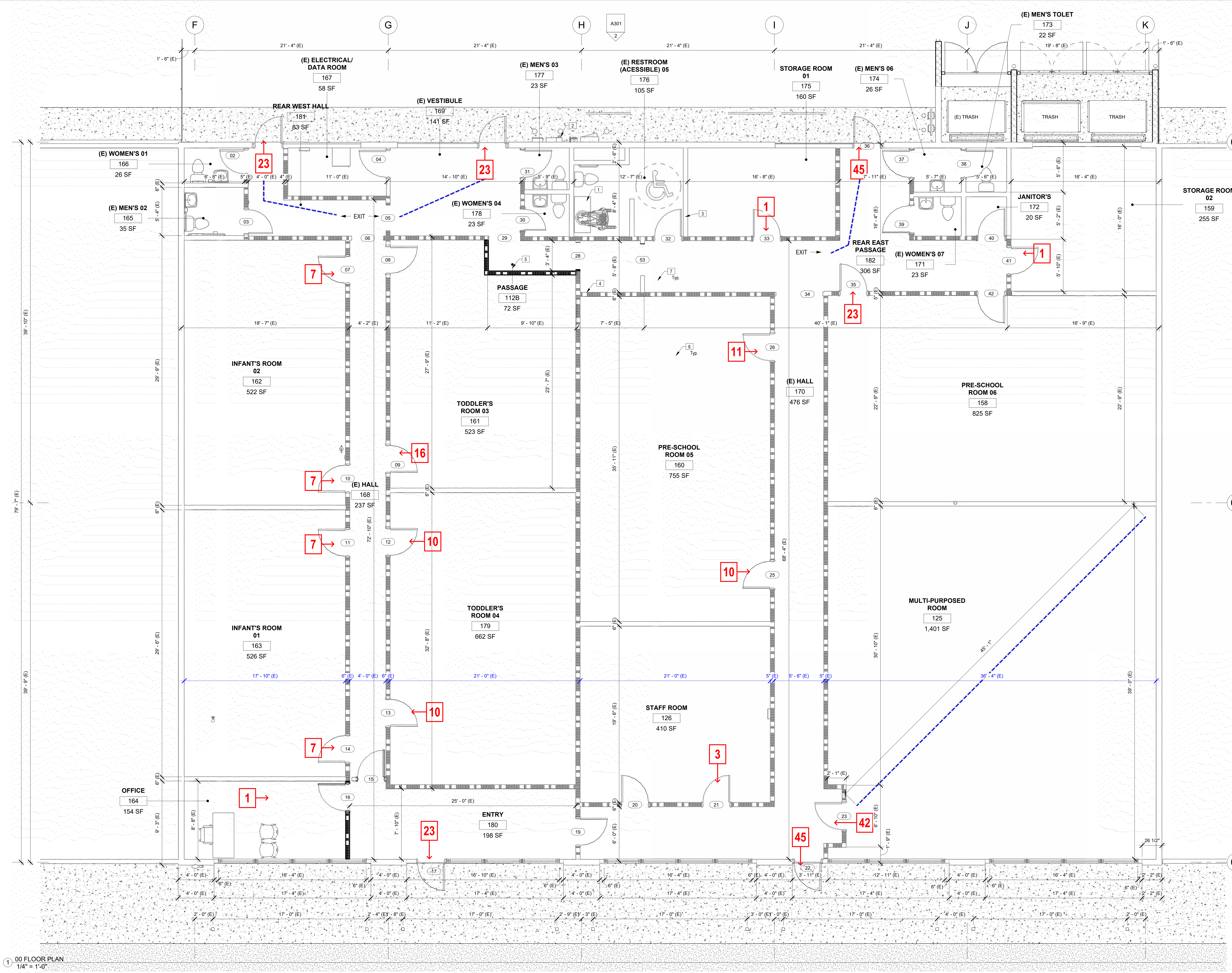
Change In Use Project  
527-531 W Hueneme Rd  
Oxnard, CA

FLOOR PLAN (DEMOLITION)

# A2.01

Scale 1/4" = 1'-0"





00 Keynote Legend

Key Value

Keynote Text

1

Protect in place the existing toilet room partitions, corresponding mounting brackets, and anchors.

2

Protect in place the existing electrical sub-panel (recessed). Before disturbing any electrical componentry, the contractor shall verify the existing conditions and coordinate the work with the electrical engineering team.

3

Protect in place the existing interior wood-stud wall assembly. Field verify top connections and support; additional support may be required. Refer to structural drawings for additional information.

4

Protect in place existing interior finishes.

5

All cutting and patching in the existing building shall be done by the contractor to provide for exterior load-bearing walls and a new roof configuration.

6

Contractor shall verify existing conditions at the site, examine adjoining work, and identify what will affect the completion of this work. The designer shall be notified in writing if the contractor has questions about existing conditions that will affect the work.

7

Protect in place existing flooring and substructure.

WALL LEGEND

REMOVE AND DISCARD EXISTING WOOD STUD WALLS.

EXISTING 2 X 4 WOOD STUD WALL (INTERIOR)

PROPOSED 2 X 4 WOOD STUD WALL (INTERIOR)

1 HOUR RATED WALL ASSEMBLY.

2 X 6 WOOD STUD WALL (INTERIOR)

2 X 4 WOOD STUD WALL (EXTERIOR)

2 X 4 WOOD STUD WALL (EXTERIOR - 2 SIDE FINISH)

MANSORY WALL (SEE STRUCTURAL)

CIP CONCRETE WALL (SEE STRUCTURAL)

Fire Notes:

Interior finish requirements based on group. Interior wall and ceiling finish shall have a flame spread index not greater than that specified in Table 803.9 for the group and location designated. Interior wall and ceiling finish materials tested in accordance with NFPA 286 and meeting the acceptance criteria of Section 803.1.2.1, shall be permitted to be used where a Class A classification in accordance with ASTM E 84 or UL 723 is required.

Green Code Notes:

Showers and shower-tubs shall be provided with individual control valves of the pressure balance, thermostatic, or combination pressure balance/thermostatic mixing valve type that provide scald and thermal shock protection.[§408.3 CPC].

Provide a permanently accessible 12-inch square bathtub trap access or note on plan that a non-slip-point trap will be used. [§402.11 CPC].

Water Closet = 1.28 Gallons per flush max.

Showerheads = 2.0 GPM max.

Lavatory Faucets = 1.2 GPM max.

Sink Faucets = 1.8 GPM max.

Green Code Notes:

a. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and annotations.

b. Public transportation and/or carpool options available in the area.

c. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity in that range.

d. Information about water-conserving landscape and irrigation design and controllers which conserve water.

e. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.

f. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.

g. At the time of rough installation or during storage on the construction site and until final startup of the heating and cooling equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods. CGBSC 4.504.1.

h. Openings in the building envelope separating conditioned space from non-conditioned space must be sealed as per California Energy Code. Annual space around pipes, electrical conduits, and other openings in the exterior shall be protected against the passage of rodents (CGBSC 4.406). For each dwelling unit with attached garage install a listed raceway to accommodate a dedicated 208/240 Volt branch circuit. The raceway shall not be less than trade size 1 (Nominal 1 inch inside diameter). The raceway shall originate at the main service or sub-panel and shall terminate into a listed cabinet, box or other enclosure in close proximity of the proposed location of an EV charger (CGBSC 4.406.4.1).

i. All 125-volt, 15-amp, and 20-amp receptacles shall be listed as tamper-resistant receptacles. [§ 406.1.2 CEC].

Countertop receptacles, in the kitchen, shall be GFCI protected and shall be located in a wall every 48 linear inches.

Arc-fault circuit interrupter protection for all outlets, not just receptacles, for the entire dwelling unit. [§210.12 CEC].

Generally, receptacles are to be located in a wall every 12 linear feet so that a fixture will not be more than 6 feet from any receptacle. [§210.52 CEC].

TRUE

01

00 FLOOR PLAN  
1/4" = 1'-0"

| No. | Description                     | Date     |
|-----|---------------------------------|----------|
| 3   | Revision 3 - Planning Responses | 05/04/26 |
|     |                                 |          |
|     |                                 |          |
|     |                                 |          |
|     |                                 |          |

| Project number | Project Number | Consultant |
|----------------|----------------|------------|
| Date           | Issue Date     | Address    |
| Drawn by       | Author         | Phone      |
| Checked by     | Checker        | Fax        |
|                |                | e-mail     |

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**Bumble Bee's Pre-School**

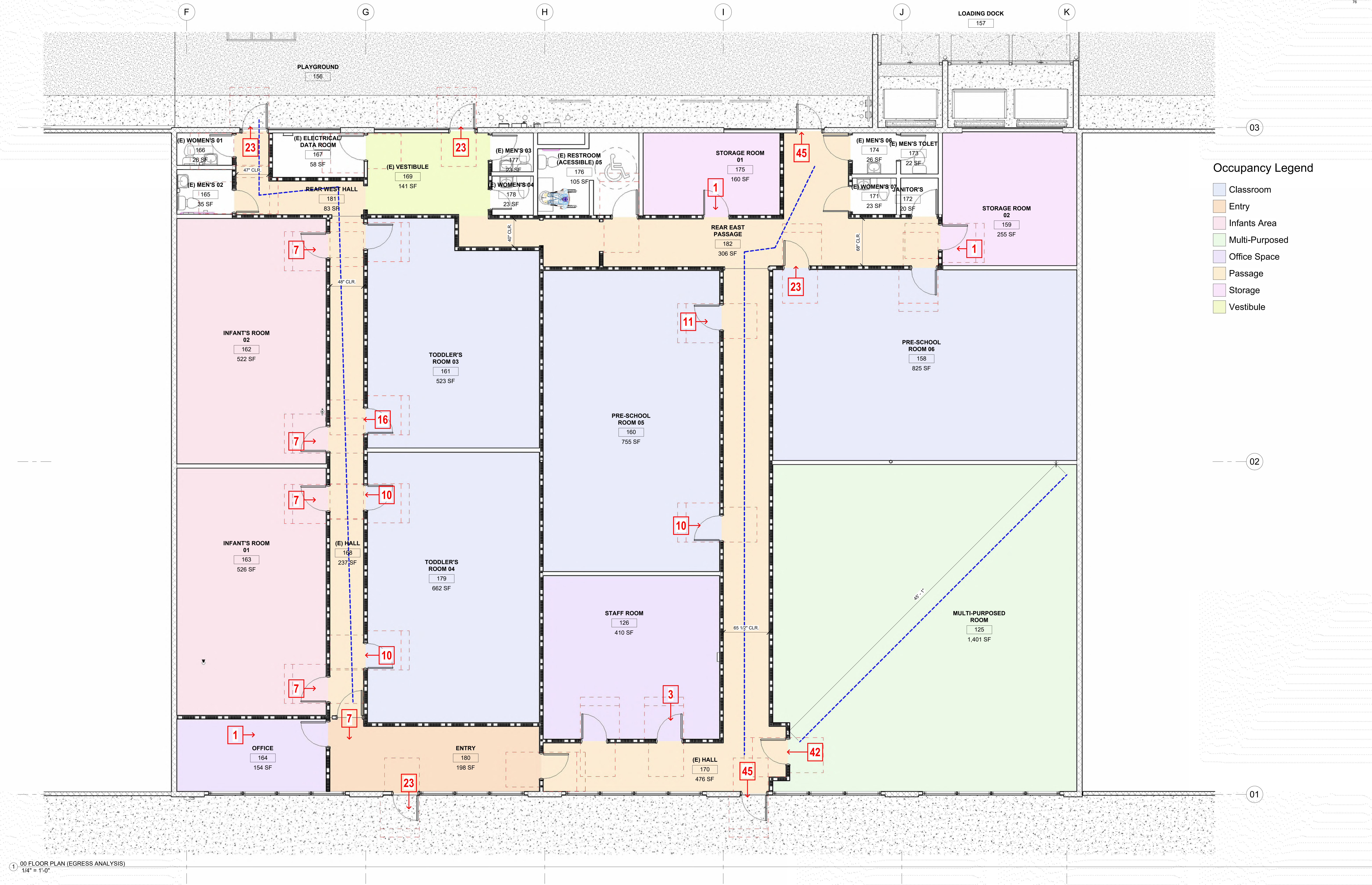
Change In Use Project  
527-531 W Hueneme Rd  
Oxnard, CA  
FLOOR PLAN (PROPOSED)

**A2.02**

Scale 1/4" = 1'-0"

8/11/2026 10:14:15 PM





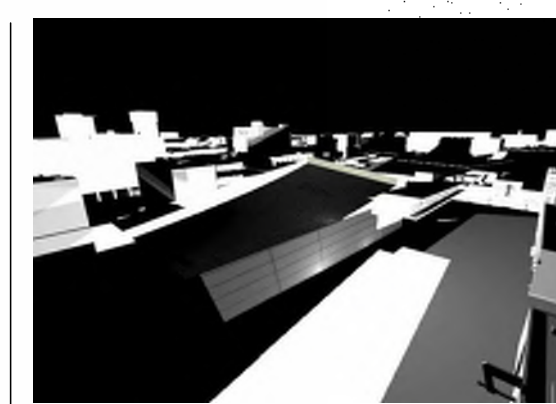
1 00 FLOOR PLAN (EGRESS ANALYSIS)  
1/4" = 1'-0"

| No. | Description                   | Date     |
|-----|-------------------------------|----------|
| 1   | Revision 1 - Planning         | 02/09/26 |
| 6   | Revision 6-Planning Responses | 08/03/26 |
|     |                               |          |
|     |                               |          |
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Project number  
Date  
Drawn by  
Checked by

Project Number  
Issue Date  
Author  
Checker

Consultant  
Address  
Address  
Phone  
Fax  
e-mail



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## Bumble Bee's Pre-School

Change In Use Project  
527-531 W Hueneme Rd  
Oxnard, CA  
EGRESS PLAN

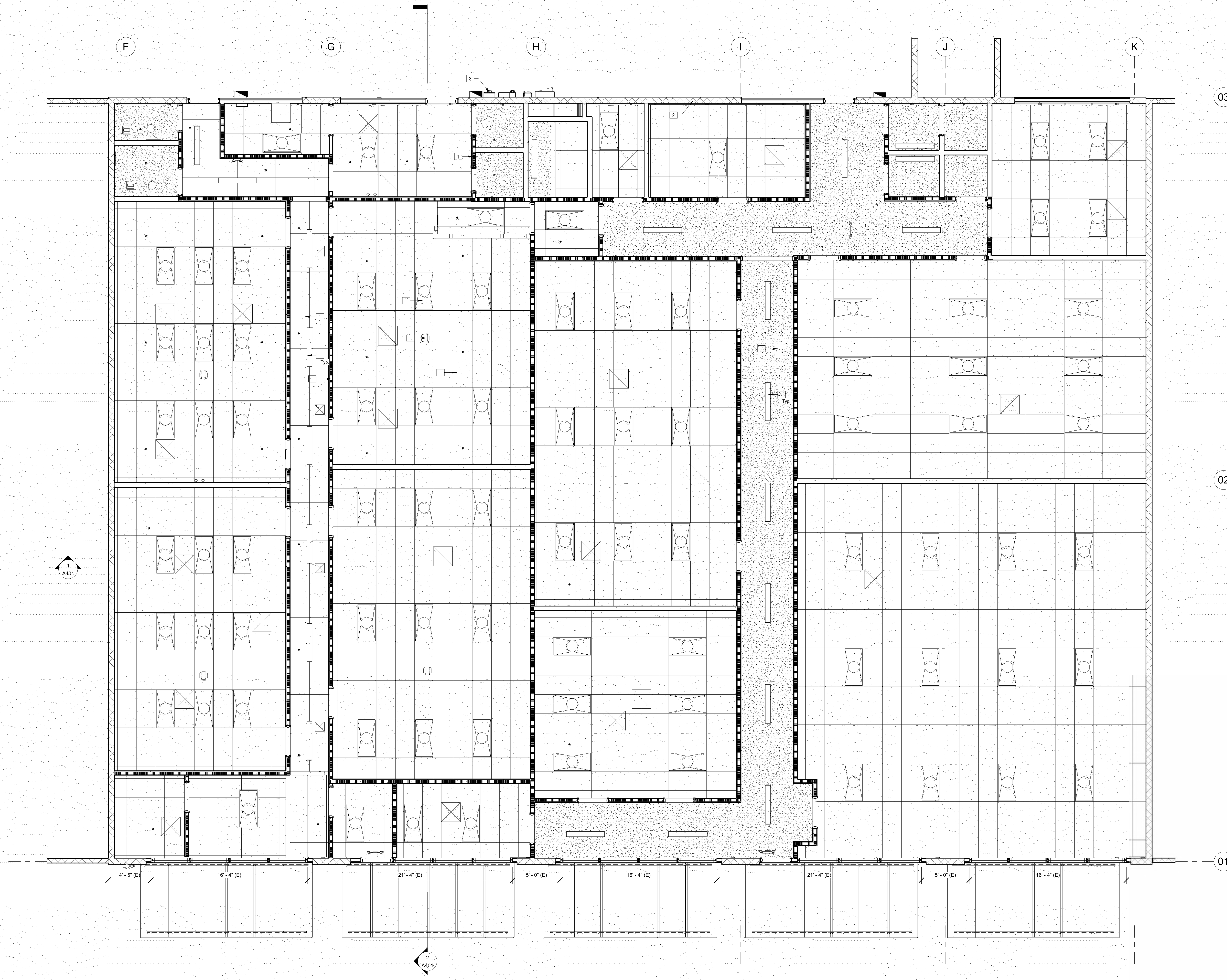
# A2.03

Scale 1/4" = 1'-0"

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| 00 Keynote Legend |                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Key Value         | Keynote Text                                                                                                                                                                         |
| <varies>          |                                                                                                                                                                                      |
| 1                 | Protect in place the existing attic access panel.                                                                                                                                    |
| 2                 | Protect in place the existing electrical subpanel, conceal all exposed conduit as needed, field verify existing conditions, and panel shall be flush-mounted with the existing wall. |
| 3                 | Protect in place the existing electrical main panel, switches, breakers, power distribution conduit & wiring along with the corresponding overhead lines(400amp).                    |



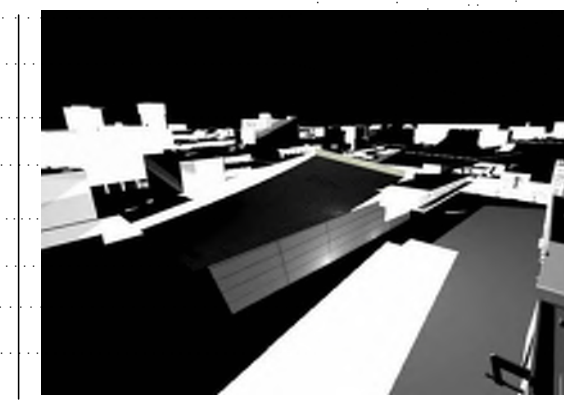
### REFLECTED CEILING SYMBOLS

- SD SMOKE DETECTOR HARDWIRED (CRC R314.23, R314 & R315)
- CM CARBON MONOXIDE ALARM - HARDWIRED (CRC R314.23, R314 & R315)
- EXHAUST FAN - Each bathroom that contains a bathtub, shower or similar source of moisture shall have an exhaust fan ducted to the outside with a minimum ventilation rate of 100 cfm. The ducting shall be sized according to ASHRAE Standard 62.2 Table 7.1. [§150(i) CEC]
- DOUBLE POLE SWITCH
- SINGLE POLE SWITCH
- DUPLEX RECEPTACLE
- GFCI GROUND FAULT RECEPTACLE
- T THERMOSTAT
- RECESSED LIGHTING FIXTURE
- SURFACE MOUNTED ROUND LIGHTING FIXTURE
- SCONCE LIGHTING FIXTURE
- WALL MOUNTED LIGHTING FIXTURE (SQUARE)
- CEILING MOUNTED FAN
- 1' X 4' FLOURESCENT LIGHTING FIXTURE
- AIR SUPPLY REGISTER
- UNDER-CABINET MOUNTED LINEAR LIGHTING
- PENDANT LIGHTING FIXTURE, OWNER SELECTED.

1 00 REFLECTED CEILING PLAN (Existing)  
1/4" = 1'-0"

| No. | Description | Date |
|-----|-------------|------|
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| Project number | Project Number | Consultant |
| Date           | Issue Date     | Address    |
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|                |                | e-mail     |

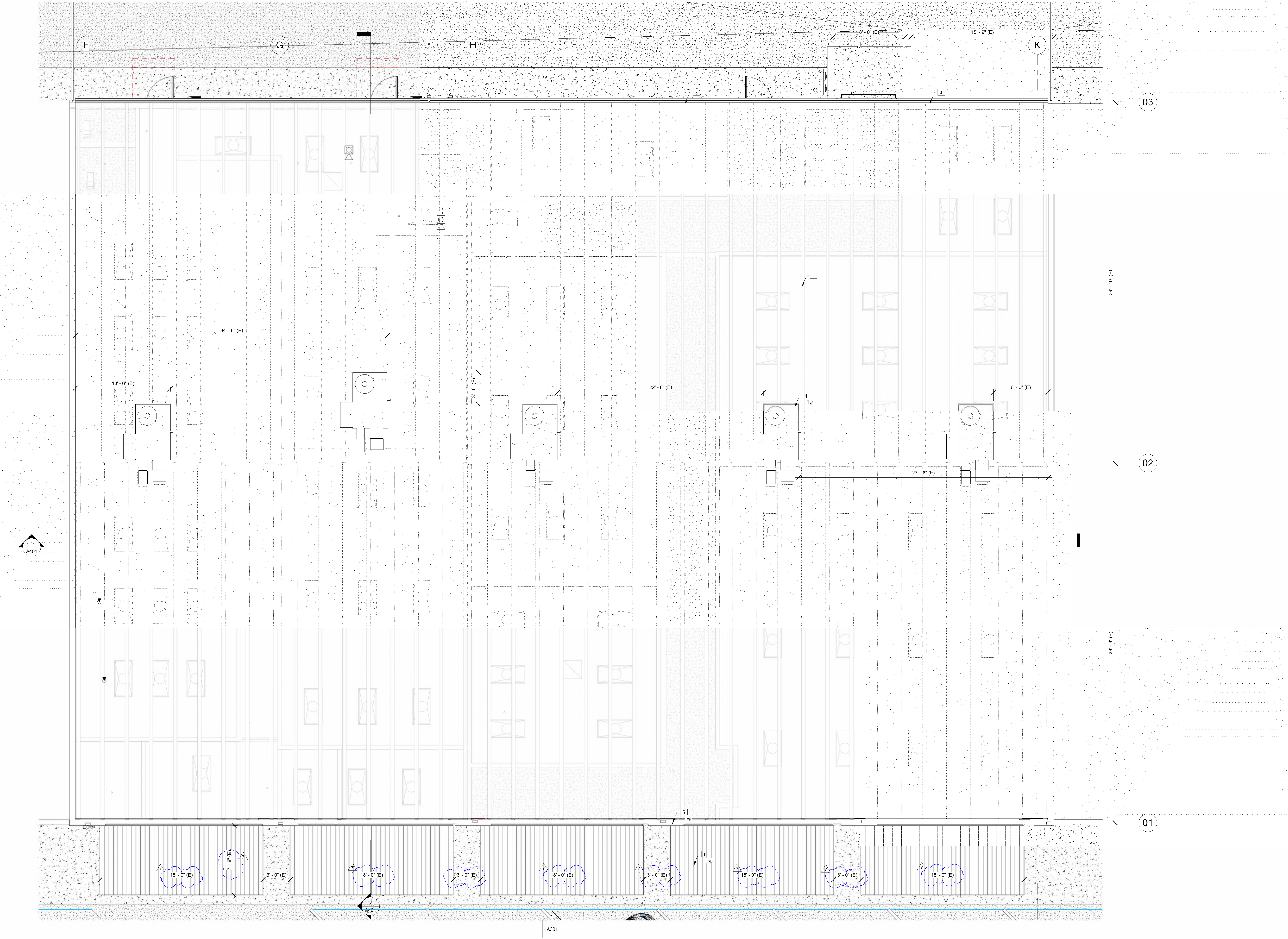


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**Bumble Bee's Pre-School**  
Change In Use Project  
527-531 W Hueneme Rd  
Oxnard, CA  
REFLECTED CEILING PLAN

**A2.05**  
Scale As indicated





| 00 Keynote Legend |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Key Value         | Keynote Text                                                                                                                                                  |
| 1                 | Protect in place the existing mechanical package units, their corresponding utilities, gas lines, power distribution, roof-mounted curbs, and the main trunk. |
| 2                 | Protect in place the existing built-up roofing system, its corresponding flashing, and the continuous counterflashing at all parapet walls.                   |
| 3                 | Protect in place existing continuous sheet-metal gutters and corresponding downspouts; connect to below-ground storm drainage piping.                         |
| 4                 | Facia board and exposed wood members shall be rough-sawn wood, primed, painted, and sealed in accordance with the manufacturer's installation instructions.   |
| 5                 | Protect in place the existing masonry parapet wall, its corresponding coping cap, and the counter-flashing roofing system.                                    |
| 6                 | Protect the existing prefabricated painted steel sunscreens.                                                                                                  |

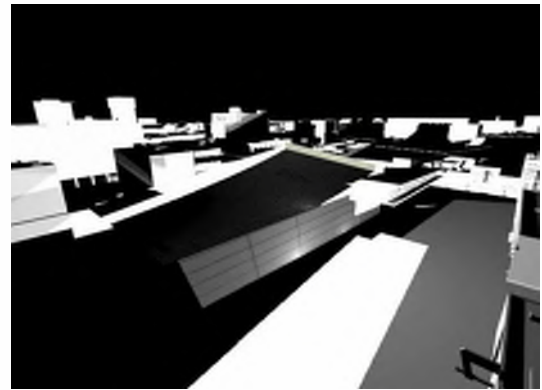
01 ROOF PLAN (EXISTING)  
1/4" = 1'-0"

| No. | Description                     | Date     |
|-----|---------------------------------|----------|
| 3   | Revision 3 - Planning Responses | 05/04/26 |
| 6   | Revision 6-Planning Responses   | 08/03/26 |
| 7   | Revision 7-Planning Responses   | 08/07/26 |
|     |                                 |          |
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Project number  
Date  
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Project Number  
Issue Date  
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## Bumble Bee's Pre-School

Change In Use Project  
527-531 W Hueneme Rd  
Oxnard, CA  
ROOF PLAN

# A207

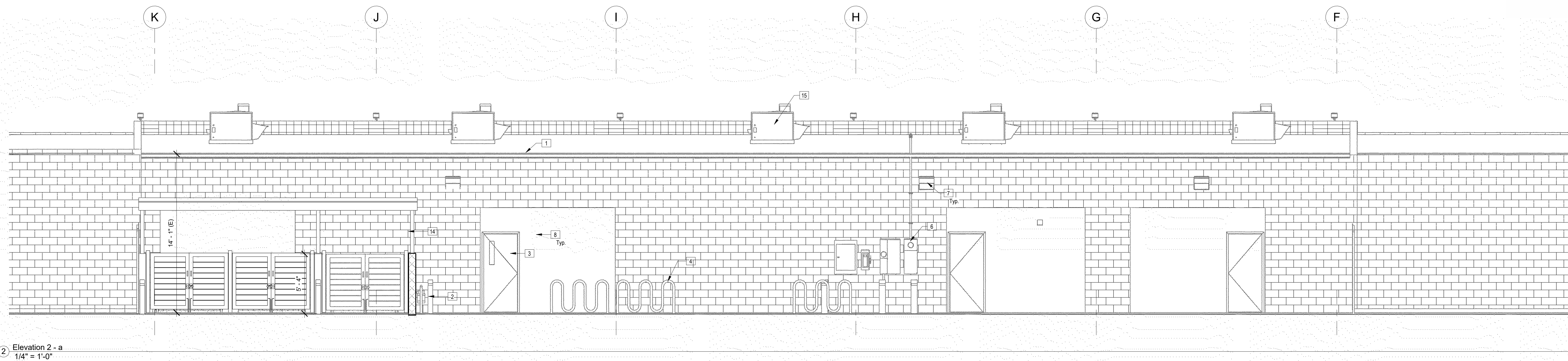
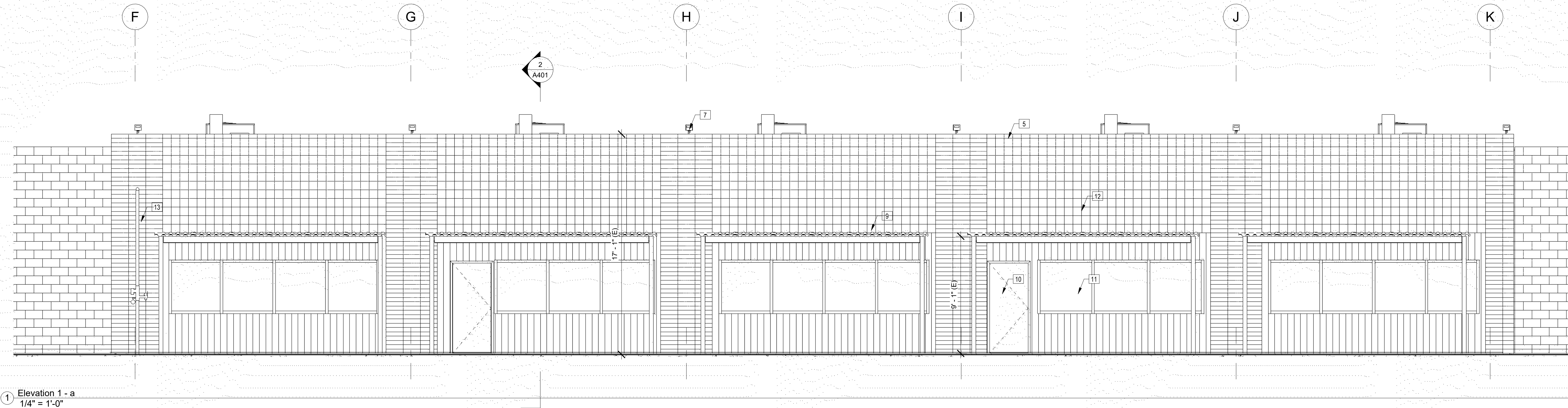


## 00 Keynote Legend

## Key Value

## Keynote Text

- 1 Protect in place existing fascia and exposed wood members. Sand, patch, prep, prime, and paint all existing exposed wood members.
- 2 Protect in place the existing gas meter and underground line. Call the gas company to locate the existing underground line.
- 3 Protect in place the existing exterior door assembly.
- 4 Protect in place existing galv. steel bike racks.
- 5 The existing parapet will screen all of the mechanical roof equipment from the public street view from the pedestrian-level sidewalk.
- 6 Protect in place the existing surface-mounted meter box, weather pole, main switch box, and their corresponding distribution wiring/cabling.
- 7 Protect in place existing surface-mounted lighting fixtures, their corresponding conduit, and power distribution. All surface-mounted lighting will remain.
- 8 Protect in place the existing wood stud frame, exterior wall assembly, its corresponding waterproofing, and exterior plaster system.
- 9 Protect the existing prefabricated painted steel sunscreens.
- 10 Door as per schedule.
- 11 Protect in place the existing window assembly and corresponding flashing, typ.
- 12 Protect in place the existing exterior masonry wall assembly, its corresponding rebar, and footings. All cutting and the disturbance of existing wall assembly shall comply with the requirements noted in the structural drawings.
- 13 Protect in place existing fire riser and corresponding valves.
- 14 Trash enclosure, refer to enlarged plan and elevation on sheet A1.03.
- 15 Protect in place the existing mechanical package units, their corresponding utilities, gas lines, power distribution, roof-mounted curbs, and the main trunk.

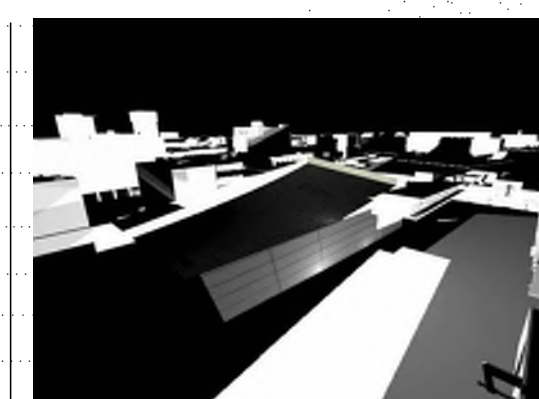


| No. | Description                     | Date     |
|-----|---------------------------------|----------|
| 2   | Revision 2 - Planning Responses | 03/20/26 |
| 4   | Revision 4 - Planning Responses | 05/18/26 |
| 5   | Revision 5 - Planning Responses | 07/08/26 |
| 6   | Revision 6-Planning Responses   | 08/03/26 |
|     |                                 |          |
|     |                                 |          |

Project number  
Date  
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Project Number  
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## Bumble Bee's Pre-School

Change In Use Project  
527-531 W Hueneme Rd  
Oxnard, CA

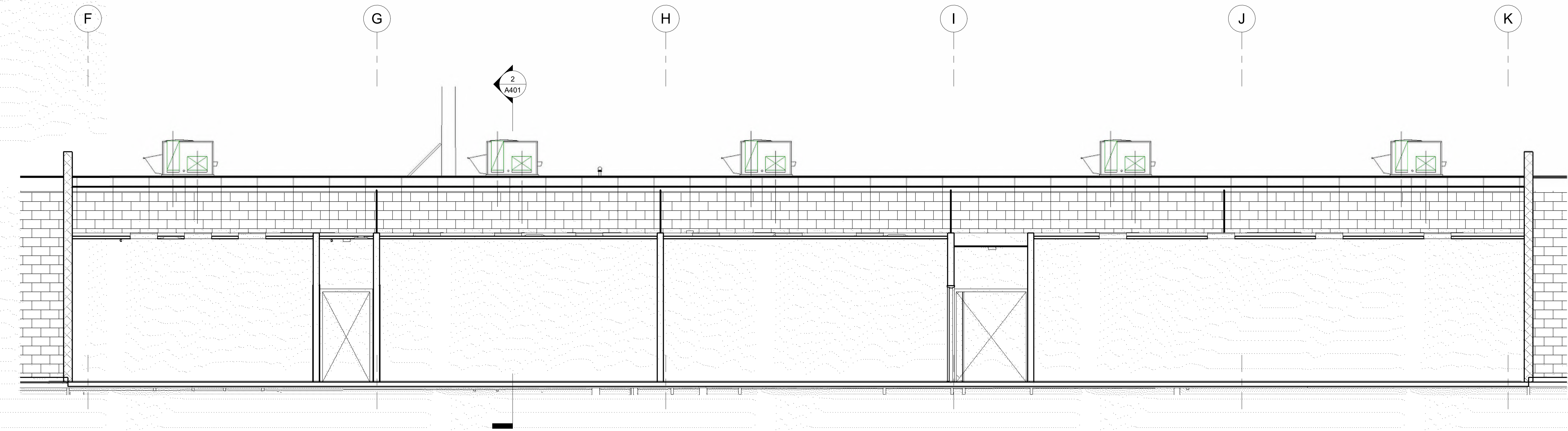
EXTERIOR ELEVATIONS (EXISTING)

# A301

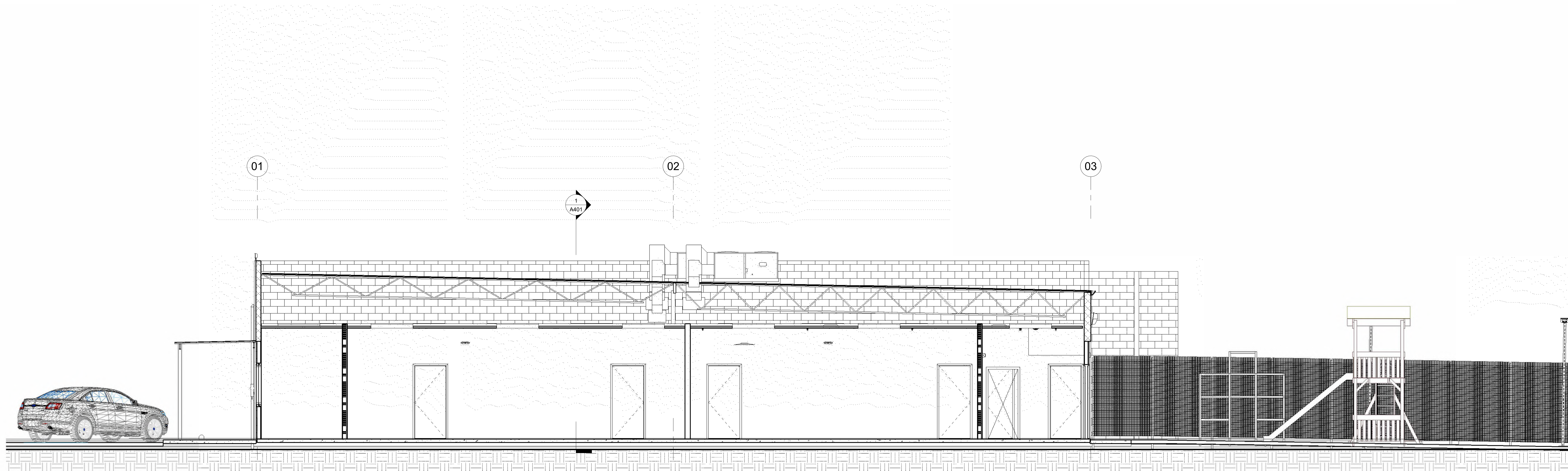
Scale

1/4" = 1'-0"





1 Section 1  
1/4" = 1'-0"



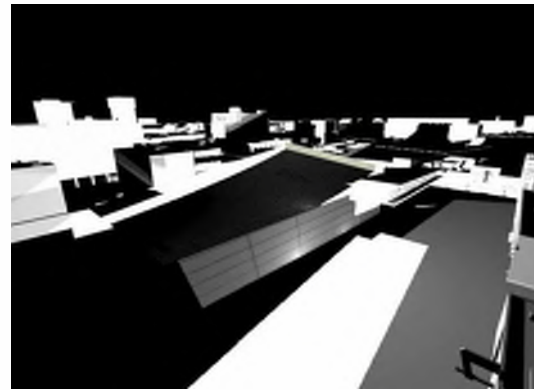
2 Section 2  
1/4" = 1'-0"

| No. | Description | Date |
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Bumble Bee's Pre-School

Change In Use Project  
527-531 W Hueneme Rd  
Oxnard, CA

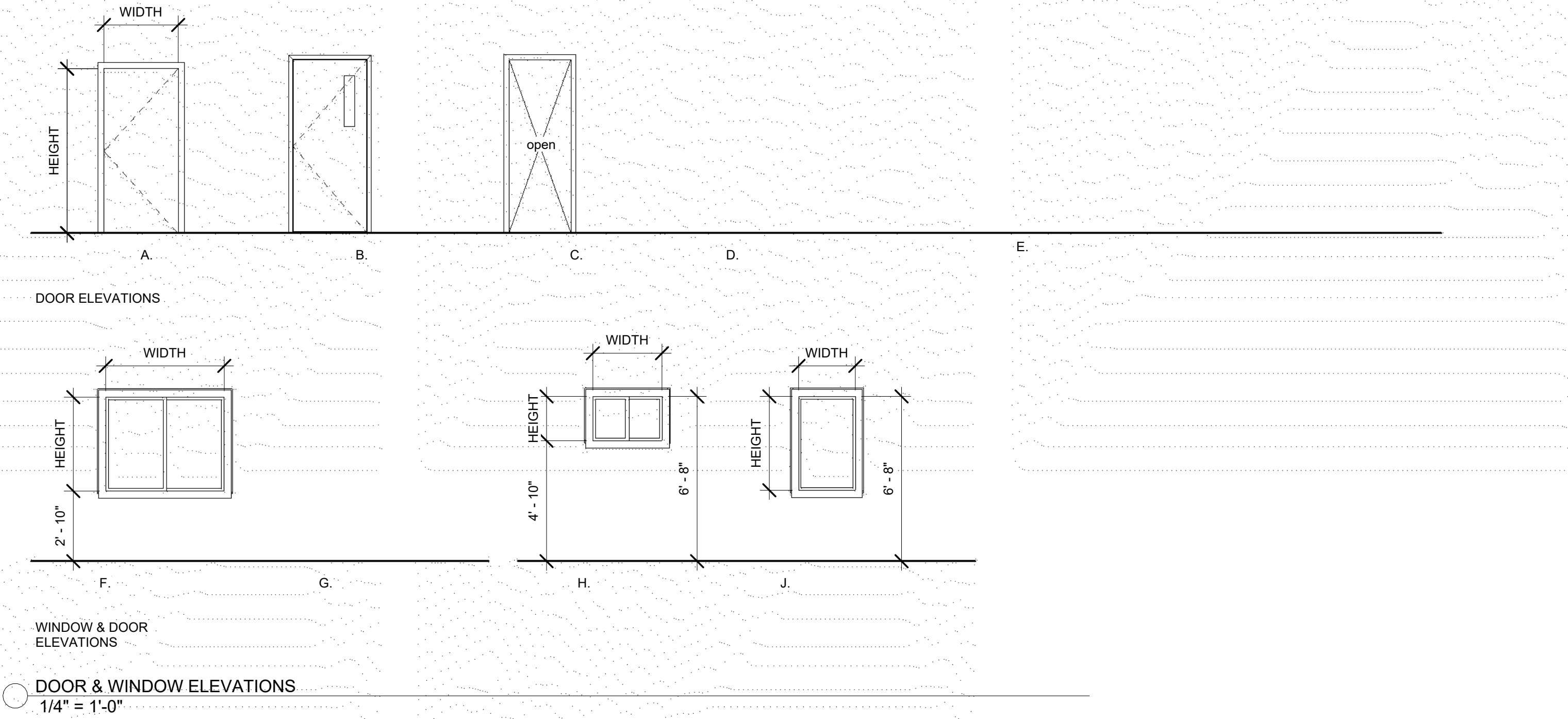
BUILDING SECTIONS

A401

Scale

1/4" = 1'-0"





| Door Schedule |           |                      |               |                         |                      |            |                  |             |         |      |      |        |  |          |
|---------------|-----------|----------------------|---------------|-------------------------|----------------------|------------|------------------|-------------|---------|------|------|--------|--|----------|
| Door Number   | Door Type | Door Size            | Phase Created | Level                   | Model                | Frame Type | Tempered Glazing | Fire Rating | Details |      |      | Finish |  | Comments |
|               |           |                      |               |                         |                      |            |                  |             | Head    | Jamb | Sill | Frame  |  |          |
| 02            | A         | Int-F-WDMF-32" x 84" | Existing      | 00 EXISTING FIRST FLOOR | Int-F-WDMF-36" x 84" |            |                  |             |         |      |      |        |  |          |
| 03            | A         | Int-F-WDMF-32" x 84" | Existing      | 00 EXISTING FIRST FLOOR | Int-F-WDMF-36" x 84" |            |                  |             |         |      |      |        |  |          |
| 04            | A         | Int-F-WDMF-36" x 84" | Existing      | 00 EXISTING FIRST FLOOR | Int-F-WDMF-36" x 84" |            |                  |             |         |      |      |        |  |          |
| 05            | E         | 34" x 80"            | Existing      | 00 EXISTING FIRST FLOOR |                      |            |                  |             |         |      |      |        |  |          |
| 06            | E         | 42" x 80"            | Existing      | 00 EXISTING FIRST FLOOR |                      |            |                  |             |         |      |      |        |  |          |
| 07            | A         | Int-F-WDMF-36" x 84" | Existing      | 00 EXISTING FIRST FLOOR | Int-F-WDMF-36" x 84" |            |                  |             |         |      |      |        |  |          |
| 08            | A         | Int-F-WDMF-36" x 84" | Existing      | 00 EXISTING FIRST FLOOR | Int-F-WDMF-36" x 84" |            |                  |             |         |      |      |        |  |          |
| 09            | A         | Int-F-WDMF-36" x 84" | Existing      | 00 EXISTING FIRST FLOOR | Int-F-WDMF-36" x 84" |            |                  |             |         |      |      |        |  |          |
| 10            | A         | Int-F-WDMF-36" x 84" | Existing      | 00 EXISTING FIRST FLOOR | Int-F-WDMF-36" x 84" |            |                  |             |         |      |      |        |  |          |
| 11            | A         | Int-F-WDMF-36" x 84" | Existing      | 00 EXISTING FIRST FLOOR | Int-F-WDMF-36" x 84" |            |                  |             |         |      |      |        |  |          |
| 12            | A         | Int-F-WDMF-36" x 84" | Existing      | 00 EXISTING FIRST FLOOR | Int-F-WDMF-36" x 84" |            |                  |             |         |      |      |        |  |          |
| 13            | A         | Int-F-WDMF-36" x 84" | Existing      | 00 EXISTING FIRST FLOOR | Int-F-WDMF-36" x 84" |            |                  |             |         |      |      |        |  |          |
| 14            | A         | Int-F-WDMF-36" x 84" | Existing      | 00 EXISTING FIRST FLOOR | Int-F-WDMF-36" x 84" |            |                  |             |         |      |      |        |  |          |
| 17            | A         | Int-F-WDMF-36" x 84" | Existing      | 00 EXISTING FIRST FLOOR | Int-F-WDMF-36" x 84" |            |                  |             |         |      |      |        |  |          |
| 19            | A         | Int-F-WDMF-36" x 84" | Existing      | 00 EXISTING FIRST FLOOR | Int-F-WDMF-36" x 84" |            |                  |             |         |      |      |        |  |          |
| 20            | A         | Int-F-WDMF-36" x 84" | Existing      | 00 EXISTING FIRST FLOOR | Int-F-WDMF-36" x 84" |            |                  |             |         |      |      |        |  |          |
| 21            | A         | Int-F-WDMF-36" x 84" | Existing      | 00 EXISTING FIRST FLOOR | Int-F-WDMF-36" x 84" |            |                  |             |         |      |      |        |  |          |
| 22            | A         | Int-F-WDMF-36" x 84" | Existing      | 00 EXISTING FIRST FLOOR | Int-F-WDMF-36" x 84" |            |                  |             |         |      |      |        |  |          |
| 23            | A         | Int-F-WDMF-36" x 84" | Existing      | 00 EXISTING FIRST FLOOR | Int-F-WDMF-36" x 84" |            |                  |             |         |      |      |        |  |          |
| 25            | A         | Int-F-WDMF-36" x 84" | Existing      | 00 EXISTING FIRST FLOOR | Int-F-WDMF-36" x 84" |            |                  |             |         |      |      |        |  |          |
| 26            | A         | Int-F-WDMF-36" x 84" | Existing      | 00 EXISTING FIRST FLOOR | Int-F-WDMF-36" x 84" |            |                  |             |         |      |      |        |  |          |
| 27            | B         | Ext-N-WDMF-36" x 84" | Existing      | 00 EXISTING FIRST FLOOR | Int-N-WDMF-36" x 84" |            |                  |             |         |      |      |        |  |          |
| 30            | 153       | 30" x 80"            | Existing      | 00 EXISTING FIRST FLOOR |                      |            |                  |             |         |      |      |        |  |          |
| 31            | 115       | 36" x 84"            | Existing      | 00 EXISTING FIRST FLOOR |                      |            |                  |             |         |      |      |        |  |          |
| 32            | A         | Int-F-WDMF-36" x 84" | Existing      | 00 EXISTING FIRST FLOOR | Int-F-WDMF-36" x 84" |            |                  |             |         |      |      |        |  |          |
| 33            | 115       | 36" x 84"            | Existing      | 00 EXISTING FIRST FLOOR |                      |            |                  |             |         |      |      |        |  |          |
| 34            | 64        | 62" x 80"            | Existing      | 00 EXISTING FIRST FLOOR |                      |            |                  |             |         |      |      |        |  |          |
| 35            | A         | Int-F-WDMF-36" x 84" | Existing      | 00 EXISTING FIRST FLOOR | Int-F-WDMF-36" x 84" |            |                  |             |         |      |      |        |  |          |
| 36            | B         | Ext-N-WDMF-36" x 84" | Existing      | 00 EXISTING FIRST FLOOR | Int-N-WDMF-36" x 84" |            |                  |             |         |      |      |        |  |          |
| 37            | 115       | 36" x 84"            | Existing      | 00 EXISTING FIRST FLOOR |                      |            |                  |             |         |      |      |        |  |          |
| 38            | 115       | 36" x 84"            | Existing      | 00 EXISTING FIRST FLOOR |                      |            |                  |             |         |      |      |        |  |          |
| 39            | 115       | 36" x 84"            | Existing      | 00 EXISTING FIRST FLOOR |                      |            |                  |             |         |      |      |        |  |          |
| 40            | 115       | 36" x 84"            | Existing      | 00 EXISTING FIRST FLOOR |                      |            |                  |             |         |      |      |        |  |          |
| 41            | A         | Int-F-WDMF-36" x 84" | Existing      | 00 EXISTING FIRST FLOOR | Int-F-WDMF-36" x 84" |            |                  |             |         |      |      |        |  |          |
| 42            | A         | Int-F-WDMF-36" x 84" | Existing      | 00 EXISTING FIRST FLOOR | Int-F-WDMF-36" x 84" |            |                  |             |         |      |      |        |  |          |
| 49            | B         | Ext-N-WDMF-36" x 84" | Existing      | 00 EXISTING FIRST FLOOR | Int-N-WDMF-36" x 84" |            |                  |             |         |      |      |        |  |          |
| 50            | B         | Ext-N-WDMF-36" x 84" | Existing      | 00 EXISTING FIRST FLOOR | Int-N-WDMF-36" x 84" |            |                  |             |         |      |      |        |  |          |
| 51            | B         | Ext-N-WDMF-36" x 84" | Existing      | 00 EXISTING FIRST FLOOR | Int-N-WDMF-36" x 84" |            |                  |             |         |      |      |        |  |          |
| 56            | A         | Int-F-WDMF-36" x 84" | Existing      | 00 EXISTING FIRST FLOOR | Int-F-WDMF-36" x 84" |            |                  |             |         |      |      |        |  |          |
| 57            | A         | Int-F-WDMF-36" x 84" | Existing      | 00 EXISTING FIRST FLOOR | Int-F-WDMF-36" x 84" |            |                  |             |         |      |      |        |  |          |

|    |    |                      |                  |                         |                      |  |  |  |  |  |  |  |  |  |
|----|----|----------------------|------------------|-------------------------|----------------------|--|--|--|--|--|--|--|--|--|
|    |    | MSG-1                | New Construction | 00 EXISTING FIRST FLOOR | MSG-1                |  |  |  |  |  |  |  |  |  |
| 15 | B  | Ext-N-WDMF-36" x 84" | New Construction | 00 EXISTING FIRST FLOOR | Int-N-WDMF-36" x 84" |  |  |  |  |  |  |  |  |  |
| 16 | B  | Ext-N-WDMF-36" x 84" | New Construction | 00 EXISTING FIRST FLOOR | Int-N-WDMF-36" x 84" |  |  |  |  |  |  |  |  |  |
| 28 | 57 | 36" x 84"            | New Construction | 00 EXISTING FIRST FLOOR |                      |  |  |  |  |  |  |  |  |  |
| 29 | E  | 42" x 80"            | New Construction | 00 EXISTING FIRST FLOOR |                      |  |  |  |  |  |  |  |  |  |
| 53 | E  | 42" x 80"            | New Construction | 00 EXISTING FIRST FLOOR |                      |  |  |  |  |  |  |  |  |  |

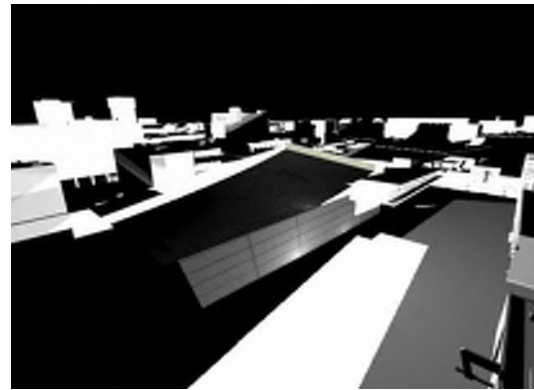
| Window Schedule |       |               |        |      |               |       |          |        |      |        |      |           |      |             |          |
|-----------------|-------|---------------|--------|------|---------------|-------|----------|--------|------|--------|------|-----------|------|-------------|----------|
| Type Mark       | Count | Rough Opening |        | Type | Phase Created | Model | Material | Finish | Head | Detail |      | Glazing   |      | Head Height | Comments |
|                 |       | Width         | Height |      |               |       |          |        |      | Jamb   | Sill | Thickness | Type |             |          |

| No. | Description | Date |
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Project number  
Date  
Drawn by  
Checked by

Project Number  
Issue Date  
Author  
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## Bumble Bee's Pre-School

Change In Use Project  
527-531 W Hueneme Rd  
Oxnard, CA

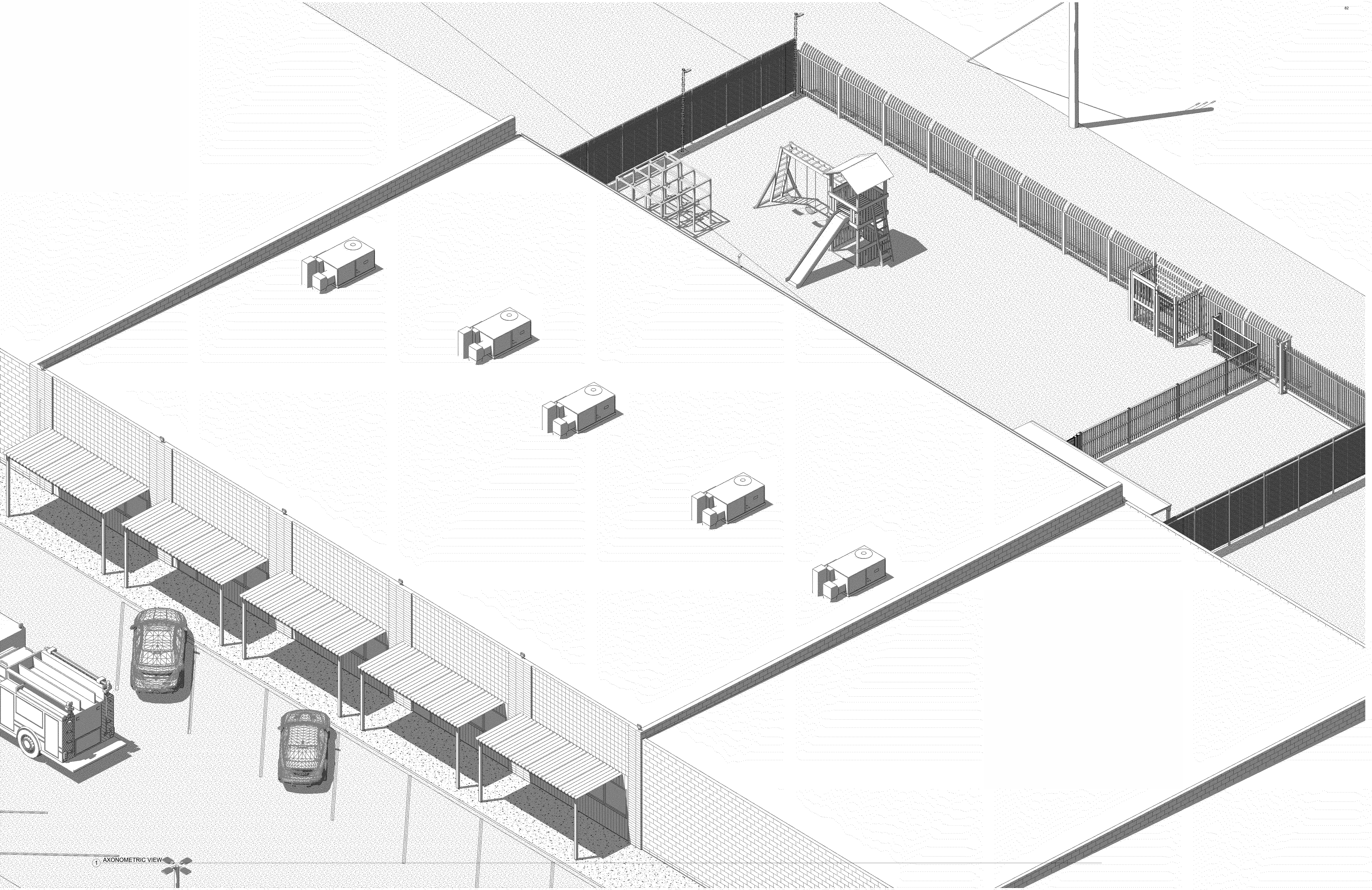
SCHEDULES AND DETAILS

# A402

Scale

1/4" = 1'-0"





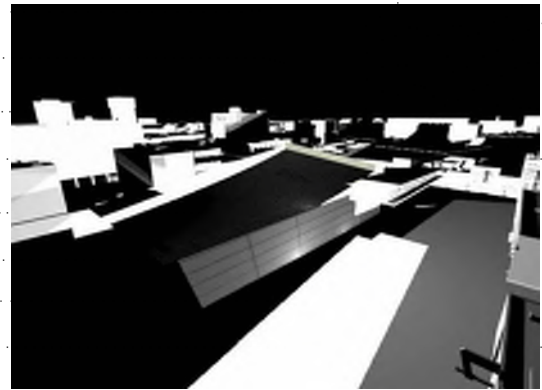
1 AXONOMETRIC VIEW

| No. | Description | Date |
|-----|-------------|------|
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|     |             |      |

Project number  
Date  
Drawn by  
Checked by

Project Number  
Issue Date  
Author  
Checker

Consultant  
Address  
Address  
Phone  
Fax  
e-mail



**STITCH  
STUDIO**  
Contact: Jorge Escamilla  
4082 Pomona Street  
Ventura, California 93003  
Direct: 818.523.7201  
Email: info@stitchstudio3d.com

## Bumble Bee's Pre-School

Change In Use Project  
527-531 W Hueneme Rd  
Oxnard, CA

3D VIEWS / INTERIOR ELEVATIONS

# A500

Scale



**NOTICE OF EXEMPTION (NOE)**

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☐ **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

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**Project Title:** Bumble Bee's Pre-school & Childcare

**Project Applicant:** Cesilia Valle (Designated Agent) on behalf of Shahram Mousavi (Property Owner)

**Project Location - Specific:** 527 W. Hueneme Road, Oxnard, CA 93033, Ventura County, APN: 222-0-082-625

**Description of Nature, Purpose and Beneficiaries of Project:** A request to permit the operation of a childcare and pre-school within an existing 8,640 square foot commercial tenant space on a 0.59-acre site located at 527 W. Hueneme Road (APN: 222-0-082-625) within the General Commercial (C-2) zone. The proposed development includes both interior tenant improvements, as well as exterior improvements to the existing parking area and rear yard area, including resurfacing, restriping and a new trash enclosure. Filed by designated agent Cesilia Valle on behalf of the property owner Shahram Mousavi.

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

**Name of Person or Agency Carrying Out Project (Applicant):** Cesilia Valle

**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: Section 15301, Class 1
- ☐ Statutory Exemptions. State code number: \_\_\_\_\_

**Reason(s) why project is exempt:** In accordance with Section 15301, Class 1 (Existing Facilities) of the State of California Environmental Quality Act (CEQA) Guidelines, projects involving "negligible or no expansion of use" may be found to be exempt from the requirements of CEQA. This proposal includes a



request to permit the operation of a childcare and pre-school in addition to both exterior and interior tenant improvements, particularly as it relates to the maintenance, operation, and repair of the existing project site, which is consistent with the restoration of deteriorated facilities and other allowances by the Class 1<sup>84</sup> exemption. 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 project is categorically exempt from the provisions of CEQA, and there is no requirement to prepare an environmental document.

**Lead Agency Contact Person:** Rogelio Solis, Associate Planner, (805) 385-7850

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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.



PT:  
1111 Saviers Rd.  
Orcutt, Calif.  
93030

4139

BOOK 3253 PAGE 171

RECORDED AT REQUEST OF  
ERIC CASSIRER  
AT 11 MIN. PAST 12 PM  
OFFICIAL RECORDS VENTURA COUNTY  
JAN 24 1968

BOOK 3253 PAGE 171

Robert K. Johnson

DECLARATION OF ESTABLISHMENT OF  
CONDITIONS, RESTRICTIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS: That ERIC CASSIRER and

FEE \$3.60 3

ILSE CASSIRER, husband and wife, owners of Lots 17 through 27, inclusive, of Tract 1283, Ventura County, State of California, as per map recorded in Book 29, pages 83 and 84, of Maps, in the office of the County Recorder of said Ventura County, do hereby certify and declare that they have established and do hereby establish for the benefit of present and future owners and encumbrancers of said lots, the following conditions, restrictions, and easements subject to which said lots shall be held by said owners and shall be sold and conveyed by them, and which shall inure to and pass with each and every lot described above, and shall apply to and bind the respective successors and assigns of the present owners:

1. The 100 foot set back adjoining and northerly of Parcel B on Lots 17 through 27, inclusive, of said Tract 1283 shall be used for parking for the benefit of all of said lots. No fence, wall or sidewalk shall be erected, placed or altered within said 100 foot set back.

2. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.



BOOK 3253 PAGE 172

3. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

4. The breach of any of the foregoing restrictions, conditions or covenants shall not defeat or render invalid the lien of any mortgage or Deed of Trust on said property or any part or portion thereof made in good faith and for value, but in case of foreclosure and sale thereunder the purchaser shall take title subject to all of said restrictions, conditions and covenants.

IN WITNESS WHEREOF, ERIC CASSIRER and ILSE CASSIRER have executed this instrument this 24th day of January, 1968.

Eric Cassirer  
Eric Cassirer

Ilse Cassirer  
Ilse Cassirer



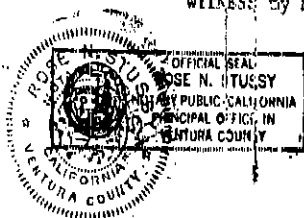
STATE OF CALIFORNIA  
COUNTY OF

BOOK 3253 PAGE 173

On 24 January 1968, before me, the  
undersigned, a Notary Public in and for said County and State,  
personally appeared Eric Cassen and  
Joe Cassen

known to me to be the  
persons whose names are subscribed to the within instru-  
ment and acknowledged that they executed the same.

WITNESS my hand and official seal.



Jose N. Hussy  
Notary Public in and for said  
County and State.

My Comm. Expires 12/31/70

END OF RECORDED DOCUMENT



## RESOLUTION NO. 2026-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 25-520-01 (SPECIAL USE PERMIT) TO PERMIT THE USE OF A 8,640 SQUARE-FOOT PRE-SCHOOL AND CHILDCARE FACILITY WITHIN A MULTI-TENANT COMMERCIAL BUILDING ON A 0.59 ACRE SITE LOCATED AT 527 WEST HUENEME ROAD (APN: 222-0-082-625) WITHIN THE GENERAL COMMERCIAL (C-2) ZONE SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY CESILIA VALLE, ON BEHALF OF PROPERTY OWNER SHAHRAM MOUSAVI, 2740 EAST OLYMPIC BOULEVARD, LOS ANGELES, CALIFORNIA 90023.

WHEREAS, on February 26, 2025, Cesilia Valle on behalf of property owner Shahram Mousavi (the **“Applicant”** and/or **“Property Owner”**) submitted a request to approve Planning and Zoning Permit No. 25-520-01 (Special Use Permit) to permit the operation of a pre-school and childcare facility within an existing 8,640 square-foot commercial building. The proposed project includes both interior and exterior tenant improvements, such as resurfacing, restriping and a new trash enclosure. The project is located at 527 West Hueneme Road (APN: 222-0-082-625); and

WHEREAS, on August 20, 2026 the Planning Commission of the City of Oxnard (**“Planning Commission”**) conducted a duly noticed public hearing to consider the Applicant’s request to allow a pre-school and childcare facility within a vacant commercial building located at 527 W. Hueneme Road (the **“Project”**) in accordance with Section 16-530 through Section 16-553 of the Oxnard City Code; and

WHEREAS, Section 16-540 of the Oxnard City Code authorizes the Planning Commission to approve a Special Use Permit; and

WHEREAS, the Project has been reviewed by the Development Advisory Committee (DAC) and the DAC has prepared conditions of approval that are incorporated within the recommended permits; and

WHEREAS, the Planning Commission finds that the Project conforms to the City of Oxnard 2030 General Plan elements thereof and the Oxnard City Code for the reasons set forth in the Planning Commission Staff Report; and

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Section 15301 (Existing Facilities) Categorical Exemption. Further, the project does not trigger any of the Exceptions to the Exemptions (Section 15300.2) to defeat the Exemption:



- (a) **Location.** Classes 1, 4, 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.

The project site is located within the 2030 General Plan land use designation of Commercial General and has a zoning designation of General Commercial (C-2). The Project is surrounded by multi-family residential, commercial and industrial land uses. The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

- (b) **Cumulative Impact.** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The proposed Special Use Permit request for a pre-school and childcare is consistent with the 2030 General Plan, and the Oxnard City Code and is compatible with the scale and character of other commercial development in the project area. Any projects requiring discretionary approval would be analyzed with the 2030 General Plan and the Municipal Code for consistency and CEQA for any potential impacts. Therefore, the project will have no significant cumulative impact.

- (c) **Significant Effect.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

The proposed pre-school and childcare facility 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 or vastly deviate from the character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is surrounded on all sides by an established commercial development. Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

- (d) **Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements, which are required as mitigation by an adopted negative declaration or certified EIR.



The project is not located in or adjacent to a state designated scenic highway.

- (e) **Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site, which is included on any list compiled pursuant to Section 65962.5 of the Government Code.**

The proposed project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code as confirmed by staff on May 18, 2026.

- (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 does not contain an existing or potential landmark, point of interest, or historic resource, and it is not located within an existing proposed or potential Historic District. The existing multi-tenant commercial building does not have any significant architecture or known historical significance. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

WHEREAS, the Planning Commission finds after due study and deliberation that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this Resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular.

WHEREAS, the Planning Commission finds that the Applicant agrees as a condition of this Resolution that at its own expense, to indemnify and defend the City of Oxnard and its agents, officers and employees from and against any claims, actions or proceedings to attack, set aside, void or annul the approval of this Resolution or any actions or proceedings, acts or determinations taken, done or made before the approval of this resolution that were part of the approval process.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF OXNARD:

**SECTION 1.** Based on the entire record before the Planning Commission and all written and oral evidence presented, including the Planning Commission staff report and all attachments thereto, the Planning Commission finds:

- (1) **The proposed use is in conformance with the General Plan and other adopted policies of the City of Oxnard.**

The proposed pre-school and childcare is an allowable use within the General Commercial (C-2) zone, subject to approval of a Special Use Permit. Therefore,



the proposed use is in conformance with the 2030 General Plan, Oxnard City Code, and the elements thereof and other adopted standards. Therefore, this Project meets this finding.

- (2) **The nature, condition and development of adjacent uses, buildings and structures shall be considered, and no proposed modification to a Special Use Permit shall be granted if the approval body finds such use will adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.**

The proposed use is consistent with the uses permitted on the project site, and the proposed use incorporates conditions to clarify, restrict, and permit certain uses determined to be compatible with the commercial building and the surrounding community. The project includes exterior and interior modifications that will serve to improve the existing site and will remain compatible with the surrounding shopping center, thus, the proposed use is not expected to have adverse effects or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare. Therefore, 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 items which may be required by Section 16-532 (Conditions).**

The Project will be located within an existing development within the General Commercial (C-2) zone which has previously been reviewed and approved to ensure the development is adequately proportional to the size of the property and served by public infrastructure. Pursuant to the C-2 zone, the Project will be located within an existing building designed to be consistent with the development and design standards included within the C-2 zone, including, but not limited to, maximum building height, front, side and rear setbacks, lot coverage, landscaping, and equipment screening standards. Therefore, this Project meets this finding.

- (4) **The site for the proposed use will be served by highways adequate in width and improved as necessary to carry the kind and quantity of traffic such use will generate.**

The project is currently served by existing infrastructure and will continue to be accessed directly from West Hueneme Road and indirectly connects to California State Route 1. The proposed pre-school and childcare, Bumble Bee's Pre-school & Childcare, is not anticipated to generate significant traffic that would require improvements to the existing infrastructure. The site will continue to be served by roads adequate in width and will be improved as necessary to carry the kind and



quantity of traffic the proposed use may generate. Therefore, 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 proposed use will occupy an existing building that has existing sewer, water, fire, and storm drainage services in place to serve the buildings. The proposed pre-school and childcare will not generate significant impacts that would trigger the need for additional facilities. Therefore, the site for the proposed pre-school and childcare will be provided with adequate sewerage, water, fire protection, and storm drainage facilities. As such, this Project meets this finding.

SECTION 2. The Planning Commission, in accordance with the California Environmental Quality Act (CEQA), determined that the Project will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, Section 15301 (Existing Facilities) of the State CEQA Guidelines pertaining to projects involving “negligible or no expansion of use” may be found to be exempt from the requirements of CEQA. This proposal includes a request to permit the operation of a childcare and pre-school in addition to both exterior and interior tenant improvements, particularly as it relates to the maintenance, operation, and repair of the existing project site, which is consistent with the restoration of deteriorated facilities and other allowances by the Class 1 exemption. 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 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 and the Staff Report and all attachments thereto, the Planning Commission hereby approves Planning and Zoning Permit No. 25-520-01 (Special Use Permit), 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 August 20, 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 the 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 or the Developer initiates the use, 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)



## **LANDSCAPE STANDARD CONDITIONS**

15. Developer shall properly maintain 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)
16. All trees planted or placed on the property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, PK-6)
17. The project is required to implement and maintain the mandatory water conservation requirements of the water conservation ordinance in effect or as amended/replaced.

## **FIRE DEPARTMENT STANDARD CONDITIONS**

18. 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)
19. 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)
20. 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)
21. The Project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, F-6)
22. 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)

## **FIRE DEPARTMENT SPECIAL CONDITIONS**

23. While the proposed plan specifies a group B business occupancy, the proposed use as a day care serving more than 15 children may lend to the occupancy classification being a Group E or Group I-4 occupancy, each with different requirements. Note that the code requirements vary depending on the ages of children, or infants, which can also be a determining factor for the occupancy classification. The number of children in each age group must also be provided. The occupancy classification is the basis for most California Building Code and California Fire Code requirements. If this project constitutes a change in use, then additional requirements may apply.
24. A fire alarm system complying with CFC Chapter 9 and NFPA 72 and the requirements related to the appropriate occupancy classification (see comment above) will be required.



Note the following code requirement related to group E occupancies or I-4 occupancies from Section 907.2.3 of the CFC: "An automatic manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall be installed in Group E occupancies with an occupant load of 50 or more persons or containing more than one classroom or one or more rooms used for Group E or I-4 child-care purposes in accordance with this section. Where automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. One additional manual fire alarm box shall be located at the administration office or a location approved by the AHJ."

25. An automatic fire sprinkler system installed in accordance with NFPA 13 is required.
26. Provide Fire flow and hydrants spaced in accordance with CFC Appendix B and C.
27. California Department of Social Services approval will be required, and the state will require a fire clearance inspection. To facilitate this process, clarity on the number of children of each specified age and the information requested above which will assist in determining occupancy classification will be needed.
28. A knox key box for Fire Department access will be required.

#### **PLANNING DIVISION STANDARD CONDITIONS**

29. 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)
30. 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)
31. 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)
32. Both existing and proposed exterior lighting of the site, including parking areas, shall be between 1 and 7-foot candles and shall be in harmony with existing adjacent lighting schemes. Lighting bollards shall not be used as part of the foot candle calculation on photometric sheets. Exterior lighting is to remain in working order at all times for the life of the project.
33. 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. To prevent damage from vehicles, standards in parking areas shall be mounted on reinforced concrete pedestals or



otherwise protected. Developer shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street. (PL/B, PL-8)

34. In order to minimize light and glare on the project property, all new parking lot and exterior structure 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)
35. 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).
36. Developer shall recess or screen new roof heating and cooling systems and other exterior mechanical equipment from adjoining property and public streets, as required by this permit. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible from the front of the property or other major public vantage points. Developer shall include a note on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color. (PL/B, PL-41)
37. Construction activities shall be limited to the hours of 7:00 am to 6:00pm, 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**

38. With initial building submission the Developer shall provide a condition compliance matrix showing compliance with each condition of approval on the project. The condition compliance matrix shall list each of the conditions and with written responses to each condition showing how the condition has been met.
39. 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)
40. A new trash enclosure for the proposed pre-school and childcare and other uses within the property shall be constructed prior to the issuance of a certificate of occupancy or a zone clearance. The construction of the trash enclosure must be in accordance with the City Council Ordinance 3007 and Oxnard City Code Section 19-180.
41. The proposed pre-school and childcare, Bumble Bee's Pre-school & Childcare, shall be limited to a total of 50 children and 10 staff members unless the Permittee can demonstrate that they have sufficient parking to allow for more individuals during hours of operation.



42. The approval of Special Use Permit, PZ 25-520-01, will only be valid if reciprocal access and parking are provided between the property owners for Lots 17 through 27 of Tract 1283 and as listed in the shopping centers' Declaration of Establishment of Conditions, Restrictions, and Reservations, is maintained. If the recorded document (Declaration of Establishments of Conditions, Restrictions, and Reservations) is modified to exclude reciprocal access and parking between the above referenced properties, a modification to PZ 25-520-01 is required by the Planning and Environmental Services Manager and will need to be submitted for the use to justify parking requirements as required by the City's Off-Street Parking Code or a Parking Study.

## **POLICE DEPARTMENT STANDARD CONDITIONS**

### Exterior Lighting

43. A condition of approval requires compliance with the Outdoor Lighting Code & Guidelines:
- a. Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
  - b. Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the exceptions:
    - i. Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.
    - ii. Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to one 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque top to keep light from shining directly up.

### Facility Security Features

44. A security plan shall be submitted to the Police Department as part of the application process. The security plan shall include security camera placement, access control features and other features as required by the Chief's designee.
45. All entrances and exits to the facility shall have access control measures to provide a perimeter of security around the building to include any outdoor activity area. Perimeter walls/fences/gates shall be a minimum of six feet in height.
46. The public entrance shall have a lobby accessible to the parents, guardians and the general public. The lobby area shall be isolated from the rest of the facility by an access control system.
47. The facility shall utilize a check-in and check-out system to ensure minute by minute roster of enrolled children on site. This roster is intended to have an accurate list of enrolled



children on site in the event of a critical incident or natural disaster.

#### Facility Security Features

48. A security camera system shall be installed and operated 24 hours a day to monitor the activity at the site. The system shall be designed to capture images of all persons who enter the facility. Cameras shall also be distributed throughout the site to capture general activities. The camera system shall comply with these 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 low light capability to facilitate the later identification of persons involved in criminal or problem activities.
  - d. The video system shall utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.
  - e. The video system shall allow recording, live viewing and playback of recorded video for a period of a period of at least 30 days.
  - f. Recorded images shall bear a date and time stamp that cannot be altered.
  - g. All entry doorways to the premises shall be monitored by a camera or cameras that are strategically mounted to capture quality images of the heads and shoulders of persons who enter. Such cameras shall be mounted no higher than 7-feet above the floor/ground.
  - h. All cameras shall be enclosed in domed housings as their area of focus is not easily determined by a casual observer.
  - i. Cameras shall be mounted outside the pedestrian approaches to the building no higher than 7-feet above grade to capture quality head and shoulder images of persons approaching each entry to the business.
  - j. Site management shall provide in a timely manner any digital records of security camera when requested pursuant to a police investigation or for the periodic inspection of equipment required under these conditions.
49. Any intrusion alarm installed at the site shall meet the requirements of Oxnard City Code 11-95 through 11-100. The sensors shall be dual technology with the ability to differentiate between human and non-human motion.



## **ENVIRONMENTAL RESOURCES DIVISION**

50. This property is required to comply with state mandated diversion laws (AB 939, AB 341, AB 1826, SB 1383, AB 827) and must make provisions to manage three material streams (recycling, organics, trash) in any waste enclosure(s) constructed.
51. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused or recycled, Developer shall complete and submit a "Environmental Resources Division Construction and Demolition Waste Management Plan" ("C&D Plan") to the City for review and approval. The C&D Plan shall provide that at least 65% of the waste generated on the project be diverted from the landfill. The C&D Plan shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The C&D Plan shall be submitted to and approved by the Environmental Resources Division prior to issuance of a building permit. The C&D Plan shall include the following information: material type to be recycled, reused, salvaged or disposed; estimated quantities to be processed; management method used; destination of material including the hauler name and facility location. Developer shall use the appropriate C&D Plan form as defined by the Environmental Resources Division.
52. Developer shall follow the approved "Environmental Resources Division Construction and Demolition Waste Management Plan" and provide for the collection, recycling, and/or reuse of materials (i.e., concrete, wood, metal, cardboard, green waste, etc.) and document results during construction and/or demolition of the proposed project. After completion of project activity, Developer shall complete and submit the "Environmental Resources Division Construction and Demolition Waste Management Report" ("C&D Report") and provide legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, Developer shall provide documentation, on the disposal facility's letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused, and the project generating the discarded materials. Developer shall submit and obtain approval of the C&D Report prior to issuance of a certificate of occupancy.
53. Developer shall arrange for materials collection during construction, demolition, and occupancy with the City's Environmental Resources Division or Developer shall arrange for self-hauling.
54. An Occupancy Plan must be submitted and approved prior to issuance of a certificate of occupancy. The Occupancy Plan must clearly state how recyclable and organic material, as appropriate, will be managed on site to be in compliance with applicable state laws (AB 939, AB 341, AB 1826, SB 1383, AB 827); how staff will participate in the program; and how customers will be alerted to the presence of recycling on site and how contamination will be minimized. The Occupancy Plan must include what service provider(s) will manage/transport materials to appropriate facilities for processing and/or Disposal.



55. Per AB 827, public areas that provide waste collection to customers must have an equitable distribution of containers for recycling, organics and trash that are easily accessible. This requirement does not apply to restrooms.
56. This property is required to adhere to applicable solid waste management ordinances, including future ordinance creation and/or revisions.
57. Any landscaping maintenance resulting in organic material needing disposal, if performed in-house or via third party, must not be placed in the trash. All organic materials are required to be diverted from landfill disposal. Any third-party contract/service agreement must stipulate this requirement and be verified through the Environmental Resources Division.
58. The trash enclosure shall meet the City's latest trash enclosures requirements at the time of building permit submission. The proposed trash enclosure does not meet the City's latest requirements and must be directly accessible from the alley, have a 15-foot concrete apron, be able to hold two (2) four-cubic yard bins (trash and recycling) and one (1) two-cubic yard bin (organics), be fully enclosed with a roof and metal mesh at openings between walls and the roof, and have a set of gates for each bin. As an alternative, the current trash enclosure location may remain on the condition that they provide a staging as established per Condition No. 66.
59. Trash enclosure must meet City Ordinance No. 3007 requirement for all three waste streams (refuse, recycling and organic waste).
60. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer.

#### **DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS**

61. 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)
62. Developer agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Developer's expense, City and its agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided for in Government Code Section 66499.37, to attack, review, set aside, void or annul the approval of this resolution or to determine the reasonableness, legality or validity of any condition attached thereto. City shall promptly notify Developer of any such claim, action or proceeding of which City receives notice, and City will cooperate fully with Developer in the defense thereof. Developer shall reimburse the City for any court costs and attorney's fees that City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve the Developer of the obligations of this condition. Developer's acceptance of this resolution or commencement of construction or operations under this resolution shall be deemed to be acceptance of all conditions thereof. (DS-18)



- 63. 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)
- 64. Developer shall be responsible for all project related actions of the Developer's employees, contractors, subcontractors, and agents until the City accepts the improvements. (DS-23)

#### **DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS**

- 65. The trash enclosure shall be designed and constructed to meet latest City requirements to accommodate a minimum of three (3) 4-yard bins. The trash enclosure shall be covered and the openings above the perimeter walls shall be screened with architectural mesh to prevent unauthorized access. The trash enclosure shall be sprinklered if ordered by the Fire Department. (DS)
- 66. Developer shall construct a staging area when the trash enclosure is not located immediately adjacent to the alley. The size of the staging area is subject to review and approval by the City. A 15-foot concrete apron for the entire length of the staging area shall be constructed in the alley to allow the bins to be pulled out for service. The City Engineer reserves the right to require the Developer to reconstruct the entire width of the alley along the staging area, depending on pavement conditions at the time of permit issuance. (DS)
- 67. The property owner/unit tenant is responsible for pushing the bins out into the staging area. The City will not provide push service. (DS)
- 68. The improvement and building plans shall comply with the latest city adopted Building Standards Code, including accessibility requirements, at time of building plan check and building permit application submission. (DS)
- 69. The project shall comply with the latest accessible and electrical vehicle parking requirements at time of building permit application submission for any new parking spaces and alteration to the existing parking spaces. (DS)
- 70. Resurfacing of the existing pavement area shall be in kind. Any replacement or new impervious areas that alter the existing grading will be submitted to the stormwater permit review for stormwater treatment per the latest Municipal Separate Storm Sewer System Permit at the time of plan check submission. (DS)

**PASSED, APPROVED, AND ADOPTED** by the Planning Commission of the City of Oxnard on this 20th day of August, 2026.

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Ronald Arruejo, Chair

*Resolution No. 2026-XX (PZ No. 25-520-01, Bumble Bee's Pre-school & Childcare  
Planning Commission Hearing Date: August 20, 2026  
Page 16 of 16*

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 20th day of August 2026, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

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Joe Pearson II, AICP, Secretary



# City of Oxnard Planning Commission

## August 20, 2026

Bumble Bee's Pre-school & Childcare  
527 W. Hueneme Road  
PZ No. 25-520-01  
(Special Use Permit - Minor)

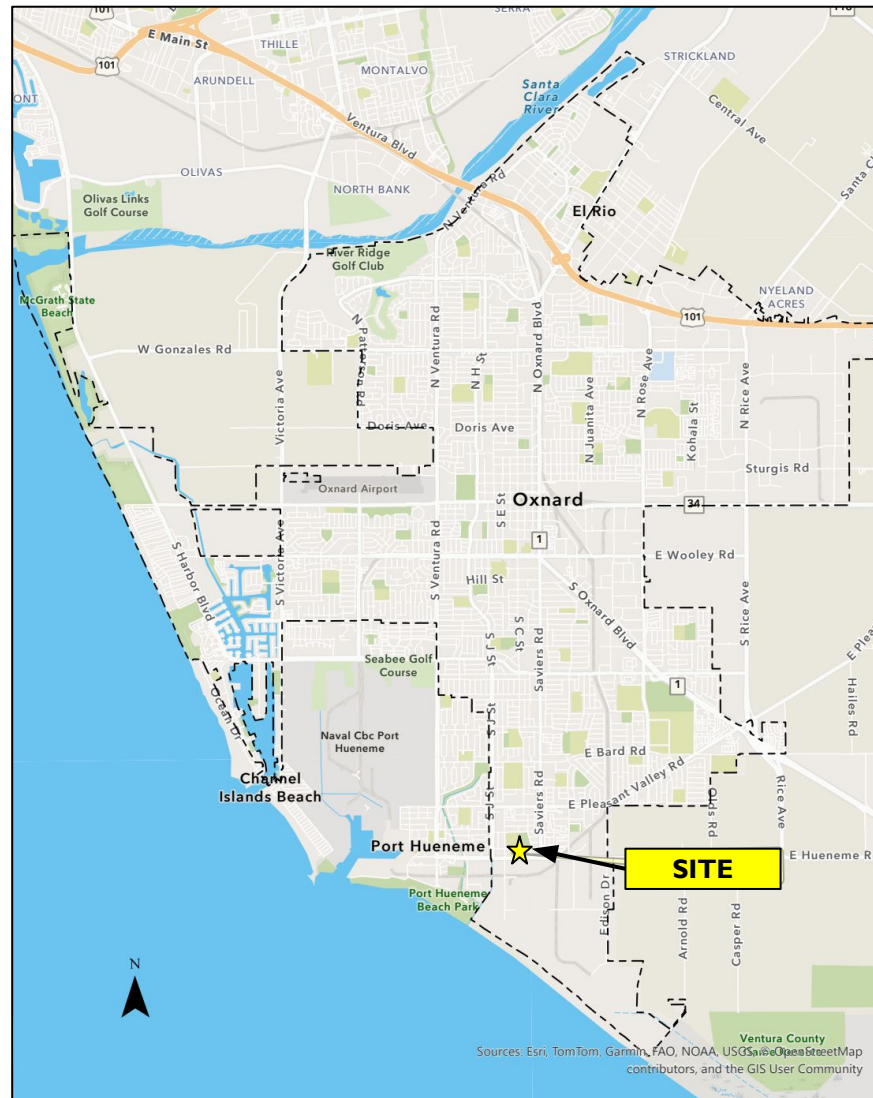
Applicant: Cesilia Valle, Designated Agent  
Case Planner: Rogelio Solis, Associate Planner

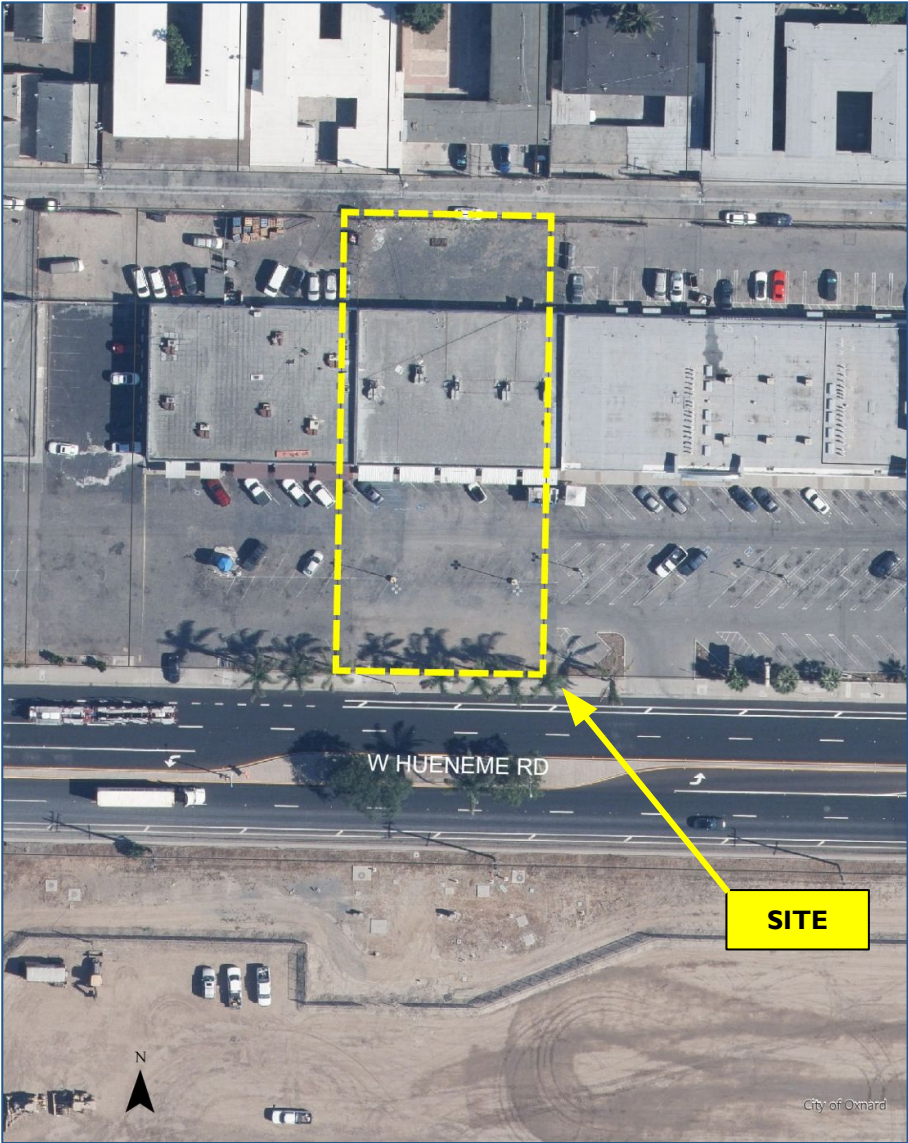
A request to permit the operation of a childcare and pre-school within an existing 8,640 square foot commercial tenant space on a 0.59-acre site located within the General Commercial (C-2) zone.

The proposed development includes both interior tenant improvements, as well as exterior improvements to the existing parking area and rear yard area, including resurfacing, restriping and a new trash enclosure.



## Subject Site: 527 W. Hueneme Road









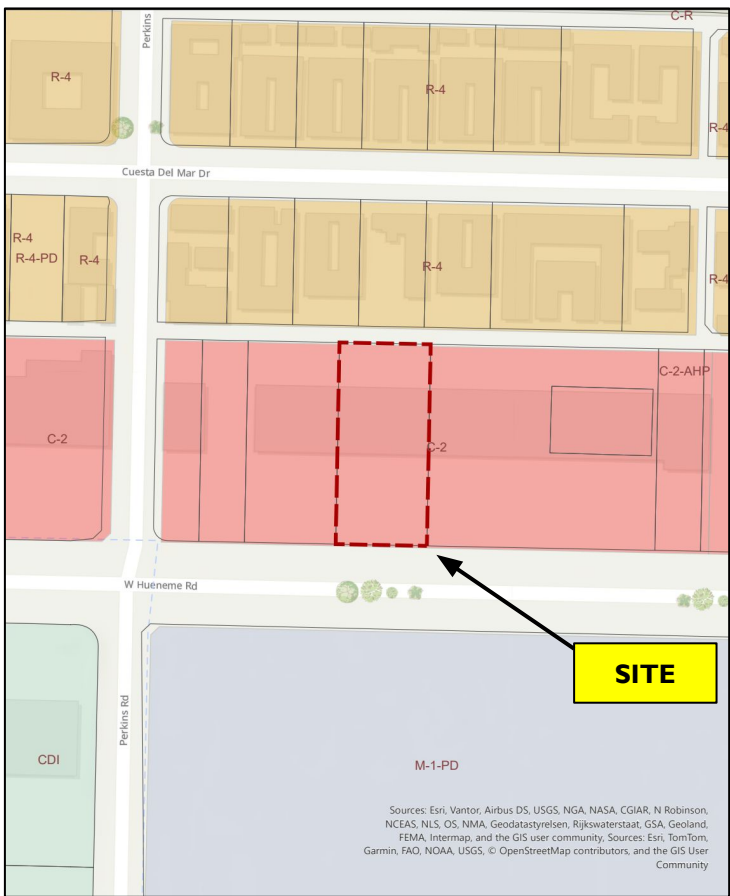
View from West Hueneme Road

2030 General Plan Land Use



Commercial General (CG)

Zoning Designation



General Commercial (C-2)



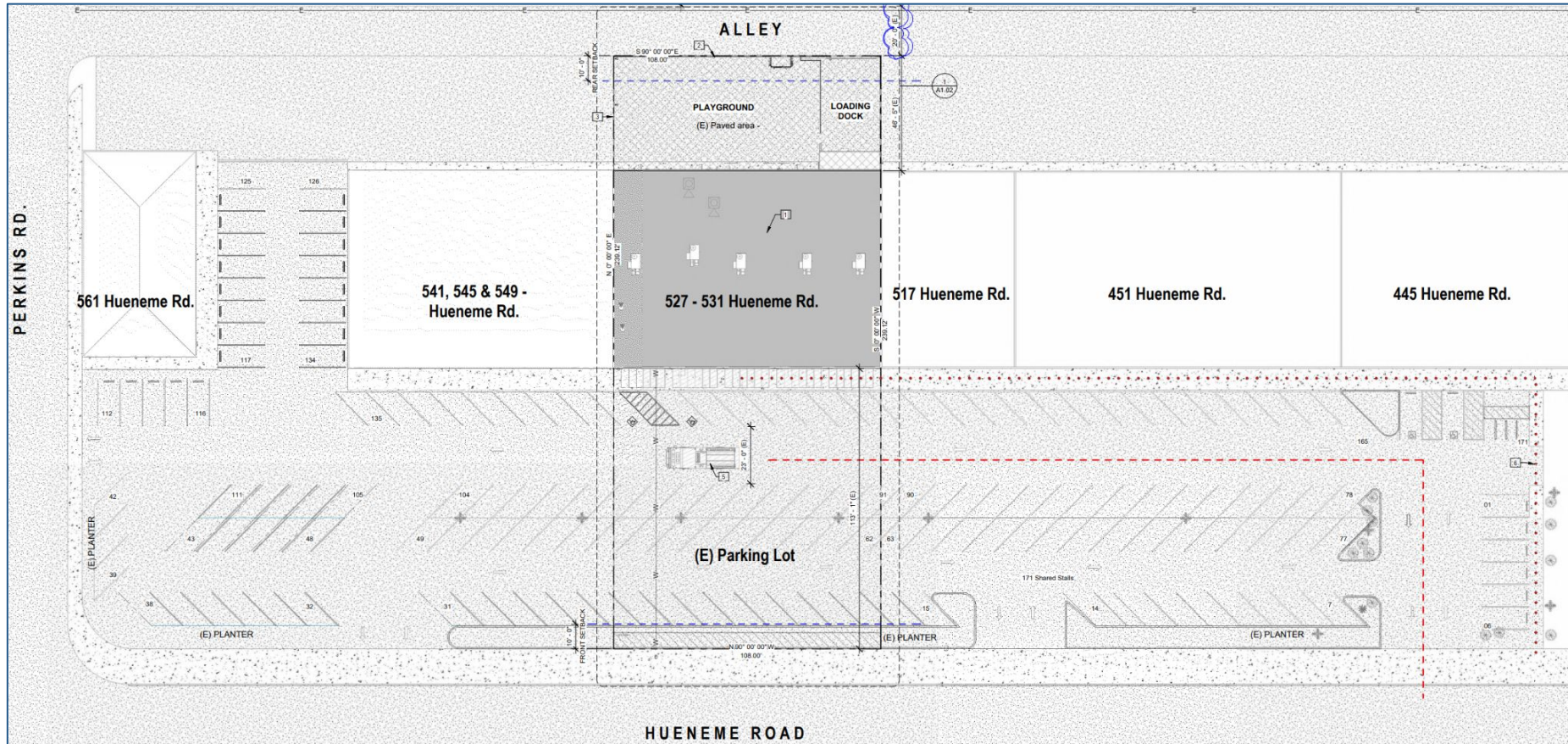
**Subject Site:** 527 W. Hueneme Road

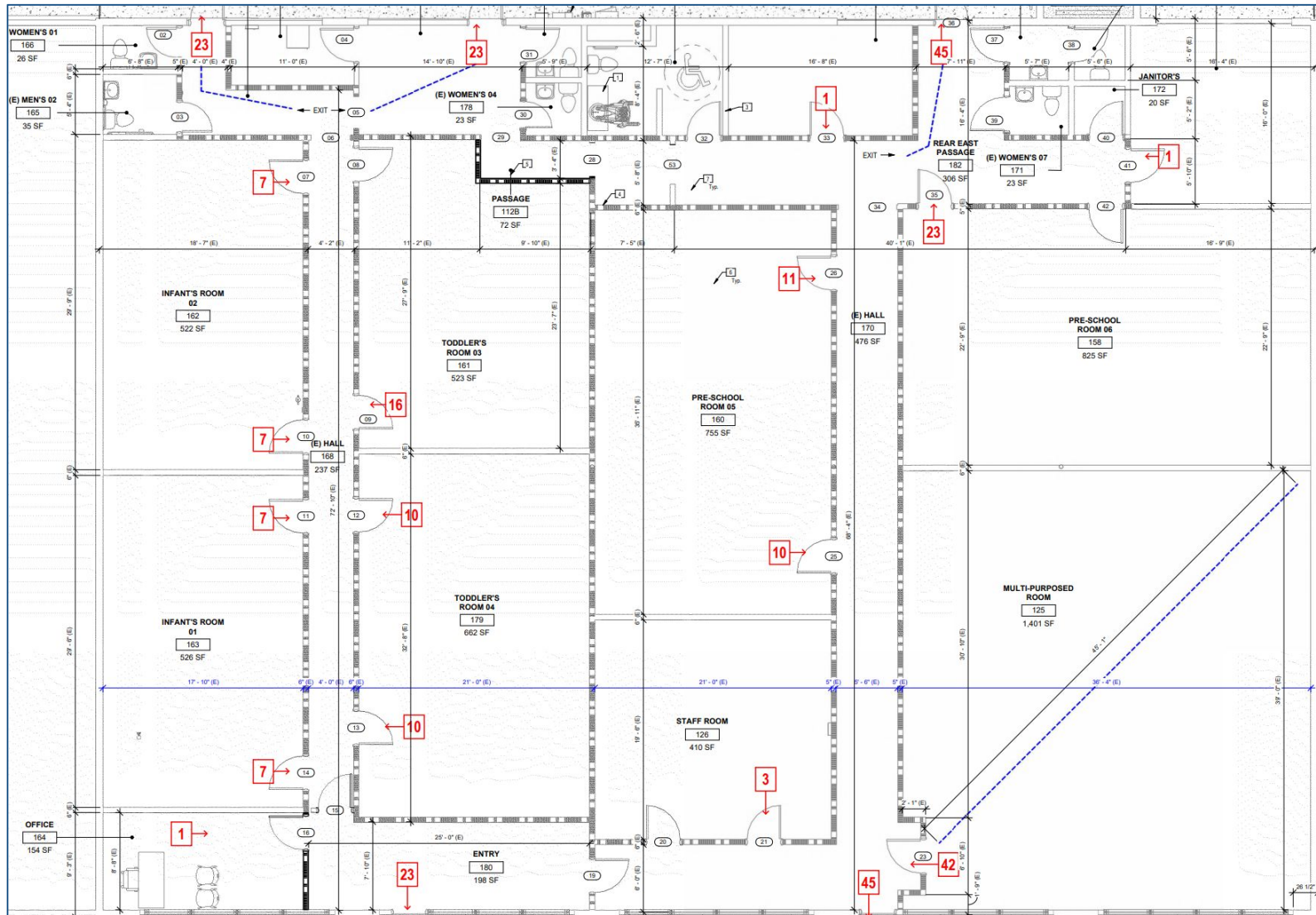
**Surrounding Uses:**

| LOCATION                              | GENERAL PLAN                  | ZONING                                             | EXISTING LAND USE                   |
|---------------------------------------|-------------------------------|----------------------------------------------------|-------------------------------------|
| Project Site<br>(527 W. Hueneme Road) | Commercial General (CG)       | General Commercial (C-2)                           | Vacant Commercial Tenant Space      |
| North                                 | Residential Medium High (RMH) | High Rise Residential (R-4)                        | Multi-Family Residential Apartments |
| South                                 | Industrial Light (ILT)        | Light Manufacturing - Planned Development (M-1-PD) | Vacant Industrial Lot               |
| East                                  | Commercial General (CG)       | General Commercial (C-2)                           | Commercial Business                 |
| West                                  | Commercial General (CG)       | General Commercial (C-2)                           | Commercial Business                 |

- The 8,640 square foot commercial building is located within a 0.59-acre site located between Hueneme and Perkins Road. The project site is currently developed with an 8,640 square foot commercial building on the subject lot, built prior to the entitlement process. Though there is no entitlement on file, records indicate that the site was developed on July 17, 1974 under Building Permit No. 1078, to allow for the construction of a 2-unit commercial building. Since then, there have been two Special Use Permits associated with this site. The first being Special Use Permit No. 784, which was approved by the City of Oxnard Planning Commission on June 8, 1978, which allowed the facility to be used for outreach services, college services, and church services. On December 7, 2000 the City of Oxnard Planning Commission approved Special Use Permit PZ No. 00-500-100 which authorized the site to be used as an adult health care facility. Most recently on June 16, 2023, the Planning Manager approved Minor Modification PZ No. 23-140-14, to allow for the interior subdivision of the existing tenant space which would create five new separate uses. None of the previously approved entitlements are currently active.



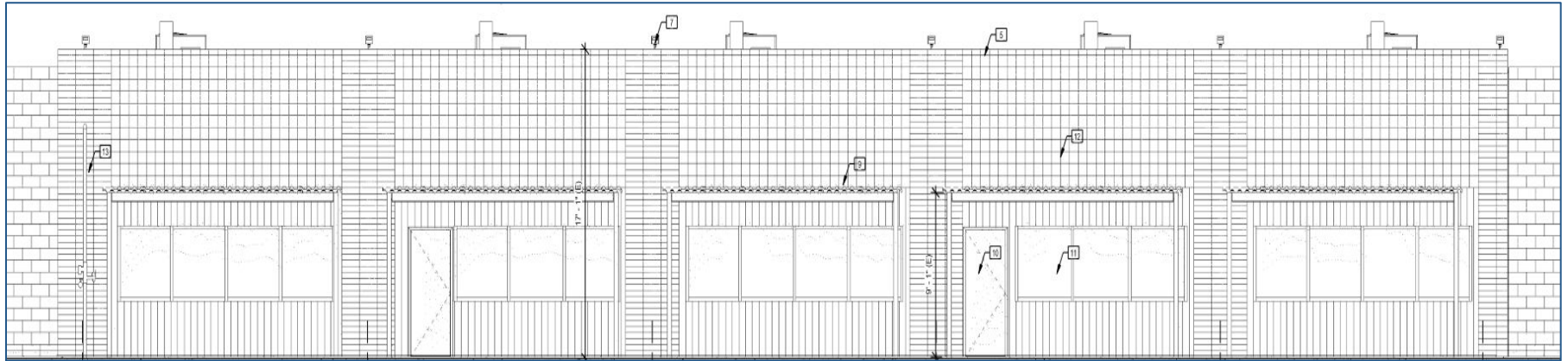




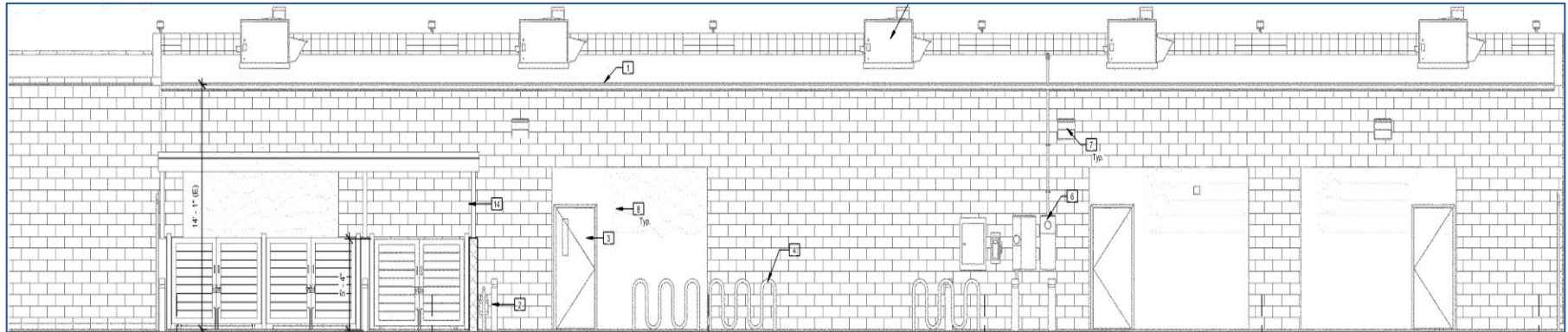


# PROJECT ELEVATION PLANS (FRONT & BACK)

114



Front Elevation



Rear Elevation

| POLICY                        | LEVEL | POLICY OR TITLE                                                                                                                                                                                                                                                                                                                                                                                          | EXPLANATION                                                                                                                                                                                                               |
|-------------------------------|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CD-3.1                        | I     | <b>Neighborhood Preservation</b><br>Protect existing residential neighborhoods from the encroachment of incompatible activities and land uses as determined through environmental review and/or determination by the Planning Commission.                                                                                                                                                                |                                                                                                                                                                                                                           |
| CD-4.2                        | I     | <b>Commercial Revitalization and Redevelopment</b><br>Encourage upgrading, beautification, revitalization, and appropriate reuse of existing commercial areas and shopping centers and, especially within redevelopment project areas, continue to develop and implement programs that link commercial areas with their adjoining neighborhoods and increase overall jobs, sales and property valuation. |                                                                                                                                                                                                                           |
| ICS-9.2                       | I     | <b>Development Has Adequate Parking</b><br>Review development proposals to encourage shared parking use and ensure adverse parking impacts are minimized or avoided.                                                                                                                                                                                                                                     |                                                                                                                                                                                                                           |
| CD-14.1<br>CD-14.2<br>CD-14.3 | II    | <b>Design Review Process</b><br><b>Development Advisory Committee (DAC) Function</b><br><b>Quality of Design</b>                                                                                                                                                                                                                                                                                         | The Development Advisory Committee (DAC) review process led to changes in the project and/or conditions of approval that meet these Level II policies.                                                                    |
| SH-1.3                        | II    | <b>Building Code Standards</b><br>Require that all new buildings and alterations to existing buildings be built according to the seismic requirements adopted within the most current City of Oxnard Building Code, or its adopted equivalent.                                                                                                                                                           | Due to the change of occupancy, the project site is subject to tenant improvements which will ensure that the existing building will comply with the most current City of Oxnard Building Code, or its adopted equivalent |
| SH-6.2                        | II    | <b>Limiting Construction Activities</b><br>Continue to limit construction activities to the hours of 7 am to 7 pm, Monday through Saturday. No construction shall occur after hours, on Sundays, or national holidays without permission from the City.                                                                                                                                                  | Project construction periods are limited by the City Code to not exceed certain hours of construction and to remain compliant with applicable decibel thresholds.                                                         |
| All others                    | III   | All policies not listed above                                                                                                                                                                                                                                                                                                                                                                            | No or distant applicability to the Project                                                                                                                                                                                |

2030 General Plan Consistency Table



| DEVELOPMENT STANDARD | GENERAL COMMERCIAL                                | EXISTING   | PROPOSED  | COMPOLIES? |
|----------------------|---------------------------------------------------|------------|-----------|------------|
| Maximum Height       | 35 feet                                           | 17-1 feet  | No Change | Yes        |
| Front Yard Setback   | 10 feet                                           | 113-1 feet | No Change | Yes        |
| Side Yard Setback    | 5 feet; no setback if abuts another C-2 zoned lot | 0 feet     | No Change | Yes        |
| Rear Yard Setback    | 10 feet if abuts a public alley                   | 46-5 feet  | No Change | Yes        |

Zoning Consistency Table

- Condition 40: A new trash enclosure for the proposed pre-school and childcare and other uses within the property shall be constructed prior to the issuance of a certificate of occupancy or a zone clearance. The construction of the trash enclosure must be in accordance with the City Council Ordinance 3007 and Oxnard City Code Section 19-180.
- Condition 41: The proposed pre-school and childcare, Bumble Bee's Pre-school & Childcare, shall be limited to a total of 50 children and 10 staff members unless the Permittee can demonstrate that they have sufficient parking to allow for more individuals during hours of operation.
- Condition 42: The approval of Special Use Permit, PZ 25-520-01, will only be valid if reciprocal access and parking are provided between the property owners for Lots 17 through 27 of Tract 1283 and as listed in the shopping centers' Declaration of Establishment of Conditions, Restrictions, and Reservations, is maintained. If the recorded document (Declaration of Establishments of Conditions, Restrictions, and Reservations) is modified to exclude reciprocal access and parking between the above referenced properties, a modification to PZ 25-520-01 is required by the Planning and Environmental Services Manager and will need to be submitted for the use to justify parking requirements as required by the City's Off-Street Parking Code or a Parking Study.



## **Environmental Determination:**

In accordance with Section§ 15301, Class 1 (Existing Facilities) of the State of California Environmental Quality Act (CEQA) Guidelines, projects involving “negligible or no expansion of use” may be found to be exempt from the requirements of CEQA. This proposal includes a request to permit the operation of a childcare and pre-school in addition to both exterior and interior tenant improvements, particularly as it relates to the maintenance, operation, and repair of the existing project site, which is consistent with the restoration of deteriorated facilities and other allowances by the Class 1 exemption. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the exemption. Therefore, staff has determined that there is no substantial evidence that the project will have a significant effect on the environment and recommends that the Planning Commission accept the Notice of Exemption.

That the Planning Commission:

- a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and
- b) Adopt Resolution 2026-XX approving Planning and Zoning Permit No. 25-520-01 (Special Use Permit), subject to certain findings and conditions; and



