

CITY OF OXNARD PLANNING COMMISSION AGENDA

REGULAR MEETING
Council Chambers, 305 West Third Street
Thursday, December 4, 2025, 6:00 p.m.

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

YOU MAY PARTICIPATE IN THE MEETING IN THE FOLLOWING WAYS:

1. ATTEND THE MEETING AT THE LOCATION LISTED ABOVE: Submit a speaker card.
2. EMAILING COMMENTS OR REQUESTS TO SPEAK BEFORE THE MEETING
 - a. Submit an email to Planning@oxnard.org no later than 3:00 p.m. on the day of the meeting (Please indicate the agenda item number in the subject line). All email correspondence will be forwarded to the Planning Commission prior to the start of the meeting and made part of the legislative record.
 - b. Submit a request to speak before by no later than 3pm on the day of the meeting by using the form <https://forms.gle/L9kncfS3psXMb47X7>, emailing the Planning office at planning@oxnard.org, or calling (805) 385-7858.
3. PROVIDING PUBLIC COMMENTS DURING THE MEETING
 - a. Speakers shall have up to three minutes to speak.
 - b. If you wish to speak during public comments or a particular item on the agenda, please follow the below instructions:
 1. Dial phone number (888) 475-4499
 2. Enter the meeting ID: 869 9873 6544
 3. Enter the meeting passcode: 762807
 4. Wait in the Zoom waiting room. Once the Chair calls for public speakers, press *9 to raise your hand to inform the recording secretary you would like to speak.
 - c. Public comments on items not on the agenda shall be taken at the beginning of the meeting. If there are more speakers than can be accommodated during thirty minutes, additional speakers who will be given an opportunity to speak at the end of the meeting.
 - d. Public comments on items on the agenda shall be taken following the announcement of the item.

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

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

A. ROLL CALL

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

C. PUBLIC COMMENTS - On Items Not On The Agenda

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

D. CONSENT AGENDA

1. APPROVAL OF 2026 PLANNING COMMISSION CALENDAR

2. APPROVAL OF MINUTES - September 4, 2025

3. APPROVAL OF MINUTES - September 18, 2025

4. APPROVAL OF MINUTES - October 18, 2025

5. APPROVAL OF MINUTES - November 6, 2025

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

F. PUBLIC HEARING

G. STUDY SESSION/REPORTS

H. COMMUNITY DEVELOPMENT STAFF UPDATES

- 1. Staff Update on AB 130 and SB 131 CEQA Reforms and Impact on Housing Projects.

I. PLANNING COMMISSION BUSINESS

- 1. Review of Parliamentary Procedures and Rules.

The Chair will provide a review of parliamentary procedures by reviewing examples from past City meetings. The Chair will also introduce to the Planning Commission motions/actions useful for future Planning Commission hearings.

J. ADJOURNMENT

FUTURE MEETINGS

Regular Meeting: Thursday December 18, 2025, 6:00 p.m., Council Chambers

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MEMO



DATE: December 4, 2025

TO: Planning Commission

FROM: Joe Pearson II, AICP, Planning Manager
Jeff Pengilley, Community Development Director

SUBJECT: Planning Commission 2026 Calendar Agenda Item No: D-1

Staff is recommending the Planning Commission adopt the 2026 Meeting Calendar with public meeting dates on the first and third Thursday of each month, as shown on the 2026 Meeting Calendar (Attachment A).



This calendar is consistent with the Planning Commission resolution and Rules of Procedures and requires an approval vote by the Planning Commission. The start of the regular meeting will continue to be at 6:00 PM.

Adopting this calendar does not impact the ability for a special meeting to be scheduled by the Chair or majority of the members of the Planning Commission or Director through communication to the Chair for an acceptable date and time.

Attachment

A. 2026 Meeting Calendar

2026 Oxnard Planning Commission Calendar

 Planning Commission Meetings
 Development Advisory Committee

 Community Workshop
 League of California Cities

 APA Conference

 Closed Friday
 Holiday
 Half-day

January						
Su	M	Tu	W	Th	F	Sa
						3
4	5	6	7	8	9	10
11		13	14			17
18		20	21	22	23	24
25	26	27	28	29		31

February						
Su	M	Tu	W	Th	F	Sa
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March						
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29	30					

April						
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May						
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17		19	20			23
24		26	27	28	29	30
31						

June						
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28	29	30				

July						
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26	27	28	29	30		

August						
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30	31					

September						
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27	28	29	30			

October						
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25	26	27	28	29	30	31

November						
Su	M	Tu	W	Th	F	Sa
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15		17	18			21
22	23	24	25			28
29	30					

December						
Su	M	Tu	W	Th	F	Sa
		1	2			5
6	7	8	9	10	11	12
13	14	15	16			19
20		22	23			26
27	28	29				

MINUTES
OXNARD PLANNING COMMISSION
Thursday, September 4, 2025

A. ROLL CALL

1. At 6:01 p.m., the Oxnard Planning Commission convened in the Oxnard Chambers.
2. Chair Arruejo, Vice Chair Dr. Stewart, Commissioners; Dr. Lopez, Nash were present. Commissioner Schuelke, and Barcena were absent.
3. Staff members present were: Joe Pearson, Planning & Environmental Services Manager; Jason Zaragoza, Deputy City Attorney III, Christopher Murillo, John-Miguel Dalbey, and Iris Rodriguez, Administrative Services Technician.
4. Chair Arruejo presided and called the meeting to order.

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

1. Joe Pearson led the pledge of allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. None.

D. CONSENT AGENDA

1. APPROVAL OF MINUTES - August 7, 2025

MOTION:

Commissioner Nash moved and Vice Chair Dr. Stewart seconded the motion of approval of minutes.

MOTION VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Dr. Lopez, Nash, voted in favor. Commissioners Schuelke, and Barcena were absent. The motion carried 4:0:2:0:0.

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. None.

F. PUBLIC HEARING

1. **Project Name: Left Turn, Inc: Magnavino Cellars Winery/Public Realm Brewery - Alcohol Special Use Permit;** Planning and Zoning Permit No. 25-510-01 (Special Use Permit - Alcohol); Located at 961 N. Rice Ave. Suite 5, (APN: 214-0-034-025) A request to to modify the existing Special Use Permit (SUP) No. 09-510-06 to include a

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new Type 23 Alcoholic Beverage Control (ABC) License (small beer manufacturer) and a new Type 04 ABC License (distilled spirits manufacturer) with a proposed 1,705 square foot expansion to include a new brewery and taproom to an existing 5,237 square foot winery located at 961 North Rice Avenue, Suite 5. For purposes of this staff report, the foregoing project description shall be referred to as the "Project." Filed by David Rice, Business Owner, on behalf of property owner Maulhardt Properties Company, 1000 South Seaward Avenue, Ventura, CA, 93001.

City Staff: John-Miguel Dalbey, Assistant Planner

Recommendation: That the Planning Commission:

1. Find the Project to be Categorically Exempt (Class 1) from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and
2. Adopt Resolution 2025-22 approving Planning and Zoning Permit No. 25-510-01 for an Alcohol Special Use Permit, subject to certain findings and conditions.

John-Miguel Dalbey, Planning Manager provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/6vKPcqB2uIQ>

City Staff including: Joe Pearson, Planning & Environmental Services Manager; Jason Zaragoza, Deputy City Attorney III, John-Miguel Dalbey, Assistant Planner were available for questions.

John-Miguel Dabley introduced the project and noted there were two comment letters in support of the project submitted by the public and distributed to the commissioners.

David Rice, applicant, was available for questions.

Vice Chair Dr. Stewart clarified the project's proposals and noted the good review from the Police Department. Chair Arreujo also asked clarifying questions regarding why the SUP was needed, it was confirmed the type of alcohol sales would be updated.

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

No comments were received by public speakers.

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

MOTION:

Vice Chair Dr. Stewart moved and Commissioner Nash seconded, to Find the project to be Categorically Exempt (Class 1) from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and adopt Resolution 2025-22 recommending that the City Council approve 25-510-01 for an Alcohol Special Use Permit.

MOTION VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Dr. Lopez, Nash, voted in favor. Commissioners Schuelke, and Barcena were absent. The motion carried 4:0:2:0:0.

G. STUDY SESSION/REPORTS

- 1. None.

H. PLANNING COMMISSION BUSINESS

- 1. **Parliamentary Informational Mini-Session:** Review the current wording and structure of the meeting script and process with members. Discuss the requirements and responsibilities of the Planning Commission as it relates to the Bylaws.

Chair Arruejo requested to postpone the Parliamentary Informational Mini-Session to the next meeting.

I. COMMUNITY DEVELOPMENT STAFF UPDATES

- 1. **Update on Status of Active Development Projects in the City**

Joe Pearson II introduced Rogelio Solis, Assistant Planner, and Christopher Murillo, Assistant Planner who presented the Update on Status of Active Development Projects in the City.

FUTURE MEETINGS

Regular Meeting: Thursday, September 18, 2025 6:00 p.m., Oxnard Chambers

Ronal Arruejo,
Chair

ATTEST _____
Joe Pearson II
Planning & Environmental Services Manager

MINUTES
OXNARD PLANNING COMMISSION
Thursday, September 18, 2025

A. ROLL CALL

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

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

1. Kenneth Rozell led the pledge of allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. None.

D. CONSENT AGENDA

1. None.

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. Vice Chair Dr. Stewart visited the store on their Grand Opening Day.

F. PUBLIC HEARING

1. **Project Name: Vallarta Alcohol Special Use Permit - Alcohol Special Use Permit - Planning and Zoning Permit No. 25-510-02 (Special Use Permit - Alcohol);** Property located at 3443 Saviers Road; APN: 205-0-443-165 - A request to request for a new Alcohol Beverage Control (ABC) Type 21 (Off-Sale General) license to authorize the sale of alcohol for off-site consumption in a Vallarta Supermarket within an existing 43,875 square-foot tenant space. The proposed hours for alcohol sales are from 7:00 AM to 11:00 PM. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. Filed by designated agent Brett Engstrom, 1641 Paloma Street, Pasadena CA 91104 on behalf of the property owner Roussey Family Partnership, PO Box 5224, Oxnard CA 93031.

City Staff: Michael Lackmann, Assistant Planner

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Recommendation: That the Planning Commission:

1. Find the Project to be Categorically Exempt (Class 1) from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and
2. Adopt Resolution 2025-23 approving Planning and Zoning Permit No. 25-510-01 for an Alcohol Special Use Permit, subject to certain findings and conditions.

Michael Lackmann, Assistant Planner provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/cJ74j-C1smc>

City Staff including: Joe Pearson, Planning & Environmental Services Manager, and Kenneth Rozell Chief Assistant City Attorney were available for questions.

Joe Pearson II, Planning & Environmental Services Manager, gave a brief introduction of the project.

Brett Engstrom, applicant, gave a brief presentation and was available for questions.

Commissioner Nash commended the store owners for improving the area by upgrading the shopping center. Commissioner Dr. Lopez echoed the comments of Commissioner Nash stating the project is good for the area of Oxnard.

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

No comments received by public speakers.

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

MOTION:

Vice Chair Dr. Stewart moved and Commissioner Nash seconded to find the Project to be Categorically Exempt (Class 1) from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and Adopt Resolution 2025-23 approving Planning and Zoning Permit No. 25-510-01 for an Alcohol Special Use Permit, subject to certain findings and conditions.

MOTION VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Dr. Lopez, Nash, Schuelke, and Barcena voted in favor. The motion carried 6:0:0:0:0.

- 2. Project Name: Hendrickson Tri-Plex** - Planning and Zoning Permit Nos. 24-400-03 (Coastal Development Permit) and 24-300-04 (Tentative Map); Property Located at 5201 Driftwood Street (APN: 191-0-031-125) - A request to construct three-story residential condominiums on a 0.17-acre vacant site within the Multiple Family Coastal Medium Density (R-3-C) zone. The proposed development includes three attached residential units comprised of a total of 6,957 square-feet of habitable area with each unit providing an attached two-car garage, and subdivision of the existing lot into four lots (three residential units and one common area). Filed by designated agent Kenneth Wright, MDA Group, 9281 Sierra College Boulevard, Roseville, CA 95661 on behalf of the property owner Oren Charisky with Ocean Dreams Group LLC, 5900 Sepulveda Boulevard #102/3, Van Nuys, CA 91411.

City Staff: Rogelio Solis, Assistant Planner**Recommendation:** That the Planning Commission:

1. Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures); and
2. Adopt Resolution 2025-24 approving Planning and Zoning Permit No. 24-400-03 (Coastal Development Permit), subject to certain findings and conditions; and
3. Adopt Resolution 2025-24 approving Planning and Zoning Permit No. 24-300-04 (Tentative Map) for a Parcel Map Waiver, subject to certain findings and conditions.

Rogelio Solis, Assistant Planner provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/N1XypYVsFNA>

City Staff including: Joe Pearson, Planning & Environmental Services Manager, Kenneth Rozell Chief Assistant City Attorney, and Rogelio Solis, Assistant Planner were available for questions.

Rogelio Solis, Assistant Planner, gave a brief introduction and background of the project.

Oren Charisky, Applicant, gave a brief presentation and was available for questions.

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

No comments received by public speakers.

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

MOTION:

Recommendation: That the Planning Commission:
Commissioner Nash moved and Vice Chair Dr. Stewart to find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures); and Adopt Resolution 2025-24 approving Planning and Zoning Permit No. 24-400-03 (Coastal Development Permit), subject to certain findings and conditions; and Adopt Resolution 2025-24 approving Planning and Zoning Permit No. 24-300-04 (Tentative Map) for a Parcel Map Waiver, subject to certain findings and conditions.

MOTION VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Dr. Lopez, Nash, Schuelke, and Barcena voted in favor. The motion carried 6:0:0:0:0.

G. STUDY SESSION/REPORTS

1. None.

H. PLANNING COMMISSION BUSINESS

1. Chair Arruejo reviewed the current wording and structure of the meeting script and process with members and had a discussion on the requirements and responsibilities of the Planning Commission as it relates to the Bylaws. Vice Chair Dr. Stewart and Commissioner Dr. Lopez thanked Chair Arruejo for his presentation and ability to keep the meetings moving in a clear direction.

I. COMMUNITY DEVELOPMENT STAFF UPDATES

1. Joe Pearson II informed the Commissioners the October 2, 2025 meeting would be cancelled due to lack of agenda items.

J. ADJOURNMENT

1. At 6:58 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

Regular Meeting: Thursday, October 2, 2025 6:00 p.m., Oxnard Chambers

Chair Arruejo,
Chair

ATTEST _____
Joe Pearson II
Planning & Environmental Services Manager

MINUTES
OXNARD PLANNING COMMISSION
Thursday, October 16, 2025

A. ROLL CALL

1. At 6:00 p.m., the Oxnard Planning Commission convened in the Oxnard Chambers.
2. Chair Arruejo, Vice Chair Dr. Stewart, Commissioners; Dr. Lopez, Nash, Schuelke, and Barcena were present.
3. Staff members present were: Jamie Peltier, Planning Supervisor; Jason Zaragoza, Deputy City Attorney III, Daniel Houck Assistant Planner, and Christen Guzman, Administrative Services Specialist.
4. Chair Arruejo presided and called the meeting to order.

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

1. Jamie Peltier led the pledge of allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. None.

D. CONSENT AGENDA

1. None.

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. None.

F. PUBLIC HEARING

1. **Project Name: Food Share Ventura County** - Planning and Zoning Permit No. 24-540-02 (Planned Development Permit) and 24-310-03 (Lot Line Adjustment), Property Located at 1425 Mariner Drive and 1100 E. Wooley Road (APNs: 220-0-301-445 and 220-0-301-415). Food Share Ventura County is requesting to develop a new approximately 85,845 square feet 2-story warehousing facility for food receiving, storage, and distribution. The Lot Line Adjustment would modify the existing lot line between the two parcels. Filed by Tanner Shelton of Sanbell on behalf of property owner Food Share Inc., 4156 Southbank Road, Oxnard, CA 93036

City Staff: Daniel Houck, Associate Planner

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Recommendation: That the Planning Commission:

1. Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 21080.69 (Statutory Exemption); and
2. Adopt Resolution 2025-25 approving Planning and Zoning Permit No. 24-540-02 (Planned Development Permit) and 24-310-03 (Lot Line Adjustment), subject to certain findings and conditions.

Daniel Houck, Associate Planner provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/aYTlkcjmkww>

City Staff including: Jamie Peltier, Planning Supervisor; Jason Zaragoza, Deputy City Attorney III, were available for questions.

Daniel Houck, Associate Planner noted a typo in the staff report and clarified the typo.

Tanner Shelton, applicant, gave a brief presentation and was available for questions.

Monica White, President & CEO, Food Share Ventura County , gave a brief overview of the organization and project proposals.

Vice Chair Dr. Stewart asked the applicant if there were any sensitive areas in close proximity to the new building, if weekend events would take place, and lastly asked about the details of the bin washing. Vice Chair Dr. Stewart asked staff about EV charging stations, and about public noticing. The Vice Chair also asked about the capacity of the community room. Staff and applicants addressed all of his questions with satisfaction.

Commissioner Nash asked staff about what kind of water would be used. Commissioner Nash if the building could be one hundred percent operated by solar power. Applicant answered Commissioner Nash's question.

Chair Arruejo questioned Monica White regarding the groups Food Share works with. Monica White listed the various organizations Food Share Ventura County partners with. Chair Arruejo asked the applicant the plans for the lot they were leaving. Chair Arruejo asked for clarification on the designs of the solar panels. Chair Arruejo thanked the applicants for responding to his questions with satisfaction.

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

There were three in person speakers. Drew West, Susie Lopez-Garcia, and Diane McKay who were in support of the project.

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

MOTION:

Vice Chair Dr. Stewart moved and Commissioner Nash seconded to find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 21080.69 (Statutory Exemption); and Adopt Resolution 2025-25 approving Planning and Zoning Permit No. 24-540-02 (Planned Development Permit) and 24-310-03 (Lot Line Adjustment), subject to certain findings and conditions.

MOTION VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Dr. Lopez, Nash, Schuelke, and Barcena voted in favor. The motion carried 6:0:0:0:0.

G. STUDY SESSION/REPORTS

- 1. None.

H. COMMUNITY DEVELOPMENT STAFF UPDATES

- 1. Jamie Peltier, Planning Supervisor. confirmed the Planning Commission would meet on November 6, 2025.

I. PLANNING COMMISSION BUSINESS

- 1. Review common motions that are most applicable to the processing of Planning Commission business.

J. ADJOURNMENT

- 1. At 7:10 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

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

 Chair Arruejo,
 Chair

ATTEST _____
 Jamie Peltier,
 Planning Supervisor

MINUTES
OXNARD PLANNING COMMISSION
Thursday, November 6, 2025

A. ROLL CALL

1. At 6:05 p.m., the Oxnard Planning Commission convened in the Oxnard Chambers.
2. Chair Arruejo, Vice Chair Dr. Stewart, Commissioners; Dr. Lopez, Nash, Schuelke, and Barcena were present.
3. Staff members present were: Joe Pearson, Planning and Environmental Services Manager; Jason Zaragoza, Deputy City Attorney III, Jamie Peltier, Planning Supervisor, and Christen Guzman, Administrative Services Specialist.
4. Chair Arruejo presided and called the meeting to order.

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

1. Ronald Arruejo led the pledge of allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. None.

D. CONSENT AGENDA

1. APPROVAL OF MINUTES - September 4, 2025.

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. None.

F. PUBLIC HEARING

1. **Project Name: 25-580-02 (Zone Text Amendment) Relating to Accessory Dwelling Units and Other Minor Zoning Text Amendments** The project includes amendments to the City's zoning code (Chapter 16) related to accessory dwelling units (ADU) that reflect compliance with changes to California State ADU law, along with other minor zoning code updates to the definitions and process procedures to streamline single-family residential development. Filed by the City of Oxnard Community Development Department, Planning and Environmental Services Division - 214 South C Street, Oxnard, CA 93030.

City Staff: Jamie Peltier, Planning Supervisor

Recommendation: That the Planning Commission:

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1. Review and provide comments on the proposed amendments to Chapter 16 of the Oxnard City Code (OCC); and
2. Recommend the City Council find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) (General Rule); and
3. Adopt Resolution 2025-XX recommending that the City Council adopt the zone text amendment (ZTA) ordinances (PZ No. 25-580-02), subject to certain findings.

Jamie Peltier, Planning Supervisor, provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: https://youtu.be/5OP_Em3DvZU

City Staff including: Joe Pearson, Planning and Environmental Services Manager, Jamie Peltier, Planning Supervisor; Jason Zaragoza, Deputy City Attorney III, were available for questions.

Jamie Peltier, Planning Supervisor, addressed questions submitted by the Commissioners and gave a brief description of the item.

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

There were no speakers.

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

MOTION:

Vice Chair Dr. Stewart moved and Commissioner Nash seconded to find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) (General Rule); and adopt Resolution 2025-XX recommending that the City Council adopt the zone text amendment (ZTA) ordinances (PZ No. 25-580-02), subject to certain findings with the inclusion of the following recommended changes:

1. Removed proposed OCC Section 16-465-.6(D)(1)(b) - "Is built on a permanent foundation"
2. Removed proposed OCC Section 16-465-.5(D)(3)(b) - "Total gross floor area of not more than 800 square feet of livable space."
3. Modify the requirements for proposed OCC Section 16-465.6(G) to be more objective in nature.

MOTION VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Dr. Lopez, Nash, Schuelke, and Barcena voted in favor. The motion carried 6:0:0:0:0.

G. STUDY SESSION/REPORTS

- 1. None.

H. COMMUNITY DEVELOPMENT STAFF UPDATES

- 1. Joe Pearson II informed the Commissioners the November 20, 2025 would be cancelled, it was noted the next meeting will be December 4, 2025 bringing the 2026 Calendar for approval as well as minutes.

I. PLANNING COMMISSION BUSINESS

- 1. Chair Arruejo urged the City Council members to fulfill the vacancies of a variety of citizens advisory groups.

J. ADJOURNMENT

- 1. At 6:38 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

Regular Meeting: Thursday, November 20, 2025 6:00 p.m., Oxnard Chambers

 Chair Arruejo,
 Chair

ATTEST _____
 Joe Pearson II,
 Planning Supervisor