

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:

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.

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 2025-27 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 2025-27 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

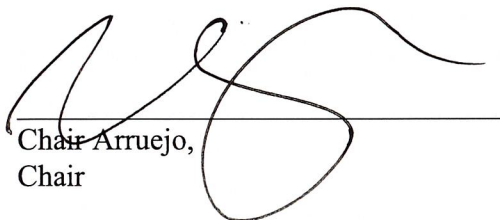
1. Chair Arruejo urged the City Council members to fulfill the vacancies of a variety of citizens advisory groups.

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