

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

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.

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 2025-26 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 2025-26 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

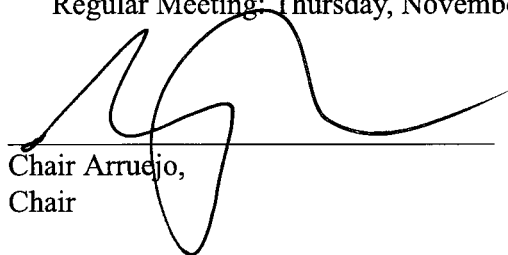
- 1. Review common motions that are most applicable to the processing of Planning Commission business.

J. ADJOURNMENT

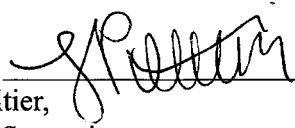
- 1. At 7:10 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

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



 Chair Arruejo,
 Chair

ATTEST 

 Jamie Peltier,
 Planning Supervisor