

CITY OF OXNARD PLANNING COMMISSION AGENDA

REGULAR MEETING
Council Chambers, 305 West Third Street
Thursday, March 5, 2026, 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/3fSBu4GYGXGAp99>, 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: 858 7793 5614
 3. Enter the meeting passcode: 299156
 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 MINUTES - December 4, 2025****E. NOMINATION AND ELECTIONS****1. Nomination and Elections of the Planning Commission Chair and Vice Chair to Serve for Calendar Year 2026****F. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS****G. PUBLIC HEARING**

- 1. Project Name: Avalon Homes** - Planning and Zoning Permit Nos. 16-400-02 (Coastal Development Permit) and 16-300-03 (Tentative Map) - Property generally at the northeast side of the intersection at Beachcomber Street and Harbor Boulevard bound by West Fifth Street, Harbor Boulevard, Catamaran Street and the Edison Canal (APNs: 196-0-010-275, -225, and -235). The project is a request to construct a 56 for-sale, market rate, detached, single-family residential dwelling unit development, community park for the proposed residences, preserved open space with a trail for public access, parking lot for the preserved open space area, and subdivision of land on a vacant 38.33-acre property. The request includes certification of the proposed Final Environmental Impact Report (EIR) and adoption of the Mitigation Monitoring and Reporting Program (MMRP) which has been prepared pursuant to the California Environmental Quality Act (CEQA). Filed by property owner Oxnard Dunes LLC, Mike Marlow, 1015 S. Harbor Boulevard, Oxnard, CA 93035.

City Staff: Jamie Peltier, Planning Supervisor

Recommendation: That the Planning Commission:

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- a) Adopt a Resolution recommending that the City Council certify Final Environmental Impact Report No. 2016-01 (Governor's Office of Planning and Research State Clearinghouse No. 2016051075); and
- b) Adopt a Resolution recommending the City Council approve Planning and Zoning Permit No. 16-300-03 for a Tentative Map, subject to certain findings and conditions; and
- c) Adopt a Resolution to approve Planning and Zoning Permit No. 16-400-02 for a Coastal Development Permit, subject to certain findings and conditions.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/85cwSBpzJql>

H. STUDY SESSION/REPORTS

I. COMMUNITY DEVELOPMENT STAFF UPDATES

J. PLANNING COMMISSION BUSINESS

K. ADJOURNMENT

FUTURE MEETINGS

Regular Meeting: Thursday March 19, 2026, 6:00 p.m., Council Chambers

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MEMO



DATE: March 5, 2026

TO: Planning Commission

FROM: Joe Pearson II, Planning and Environmental Services Manager

SUBJECT: Nomination and Election of the Planning Commission Chair and Vice Chair to Serve for Calendar Year 2026 Agenda Item No: E-1

As this is the first scheduled meeting of the year, the Planning Commission is asked to nominate and elect a Chair and Vice Chair to serve for calendar year 2026, at its meeting on March 5, 2026.

This memorandum is provided to outline the procedure for the nomination and election procedures consistent with the Planning Commission Rule and Procedures and Robert's Rules of Order, as required by Measure M approved by the voters in November 2020.

1. Nominations

The current Chair opens nominations for the position of Chair and will call upon Commissioners to make a nomination. Any Commissioner may nominate any other Commissioner including themselves. No second is required for a nomination; however, a second is allowed. Nominations stay open until there are no more nominations.

2. Vote

The current Chair calls a vote of each nominated Commissioner for Chair in the same sequence the nominations were received, and the Commission Clerk will perform a roll call vote of the members for each nomination until a Commissioner receives a simple majority vote of all members present. For example, if Commissioner "A" nominates Commissioner "C" and then Commissioner "D" nominates Commissioner "B," the vote will first be called for the election of Commissioner "C." If Commissioner "C" does not receive a simple majority vote, then a vote will be called for the election of Commissioner "B."

3. New Chair Immediately Assumes Responsibilities

Once the new Chair is elected, the new Chair will call for nominations of the Vice Chair following the same procedure outlined above in this memorandum.

MINUTES
OXNARD PLANNING COMMISSION
Thursday, December 4, 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: Joe Pearson, Planning and Environmental Services Manager; Jason Zaragoza, Assistant City Attorney, 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. Chair Arruejo led the pledge of allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. None.

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 16, 2025
5. APPROVAL OF MINUTES - November 6, 2025

MOTION:

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

VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Nash, Schuelke, Barcena and Dr. Lopez voted in favor. The motion carried 6:0:0:0¹.

¹ In Favor: Against: Absent: Abstain: Recused

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E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. None.

F. PUBLIC HEARING

1. None.

G. STUDY SESSION/REPORTS

1. None.

H. COMMUNITY DEVELOPMENT STAFF UPDATES

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

Jason Zaragoza, Assistant City Attorney, and Joe Pearson II, Planning and Environmental Services Manager, gave a high-level overview of key provisions of the bills. Commissioner Dr. Lopez, Chair Arruejo had questions regarding the presentation that Joe Pearson II, Planning and Environmental Services Manager, answered.

I. PLANNING COMMISSION BUSINESS

1. Review of Parliamentary Procedures and Rules.

The Chair provided a review of parliamentary procedures by presenting examples from past City meetings. The Chair clarified the Planning Commission motions/actions useful for future Planning Commission hearings.

J. ADJOURNMENT

1. At 6:57 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

Regular Meeting: Thursday, January 15, 2025 6:00 p.m., Oxnard Chambers

Chair Arruejo,
Chair

ATTEST _____
Joe Pearson II,
Planning Supervisor