

CITY OF OXNARD PLANNING COMMISSION AGENDA

REGULAR MEETING
Council Chambers, 305 West Third Street
Thursday, April 16, 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/u7QEogSHJZkrgSNBA>, 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: 841 9859 5828
 3. Enter the meeting passcode: 640647
 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 - March 5, 2026****E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS****F. PUBLIC HEARING**

- 1. Project Name: 2030 General Plan and Local Coastal Plan Conformity Determination for the City of Oxnard Capital Improvement Program (CIP) Fiscal Years (FY) 2027-2031** - The Planning Commission will review the CIP for FY 2027-2031 to confirm the 72 new projects are in conformance with the City of Oxnard 2030 General Plan and relevant Coastal Land Use Plan policies pursuant to Section 65401 of the Government Code. The CIP includes a range of roadway improvements, maintenance of public facilities, stormwater drainage improvements and other miscellaneous projects. The whole of the proposed CIP projects are located throughout the City of Oxnard and vary in scope and funding. Filed by the City of Oxnard Public Works Department, 305 West Third Street Oxnard, CA 93030.

City Staff: Morgan Kessler, City Engineer, Joe Pearson II, Planning and Environmental Services Manager

Recommendation: That the Planning Commission:

- a) Find the Capital Improvement Program (CIP) projects for FY 2027-2031 is not a “project” under the California Environmental Quality Act pursuant to section 15601 (b)(3) and 15378(b)(4); and
- b) Adopt Resolution 2026-XX finding that the proposed additional Capital Improvement Program (CIP) projects for FY 2027-2031 are in conformance with the City of Oxnard 2030 General Plan and relevant Coastal Land Use Plan policies pursuant to Section 65401 of the Government Code.

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2. **Project Name: Fishermen’s Catch Alcohol Special Use Permit** - Planning and Zoning Permit No. 26-510-01 (Special Use Permit - Alcohol) Property Located at 1185 South Victoria Avenue (APN: 188-0-250-075) - A request to replace an existing license (ABC Type 41) with a new license (ABC Type 47) to authorize the sales of beer, wine, and distilled spirits for on-site consumption within an existing restaurant (Fisherman’s Catch) in a multi-tenant commercial building. The proposed hours of sales are 7:00am to 12:00am; Monday through Sunday. Filed by designated agent Rick Sanchez, 1185 S. Victoria Avenue, Oxnard, CA 93035 on behalf of the property owner Perform Properties, 11250 El Camino Real, Suite 200, San Diego, CA 92130.

City Staff: Christopher Murillo, Assistant Planner

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. 26-510-01 (Special Use Permit - Alcohol), subject to certain findings and conditions.

Please click the following link to view the required Measure M pre-recorded presentation video: https://youtu.be/FxLW-zVyA_w

3. **Project Name: Sespe Creek Distillery Alcohol Special Use Permit** - Planning and Zoning Permit No. 26-510-02 (Special Use Permit - Alcohol) - Located at 2451 Eastman Avenue, Suites 8 & 9 (APN: 216-0-195-055) - The project consists of a request to allow a Still (Type 06 ABC License), a Distilled Spirits Importer (Type 12 ABC License), and a Craft Distiller (Type 74 ABC License), allowing for on-site consumption and retail sales at a proposed tasting room/shop in an existing distillery (Sespe Creek Distillery). The tasting room’s proposed hours of operation are 9:00am to 9:00pm, Monday through Sunday. Filed by designated agent John Campbell, 925 16th St., Santa Monica, CA 90403, on behalf of the property owner Schulze News Company, Inc., 2451 Eastman Ave., Ste. 13, Oxnard CA 93030.

City Staff: John-Miguel Dalbey, Assistant Planner

Recommendation: That the Planning Commission:

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- a) Find the Project to be Categorical Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and
- b) Adopt a resolution approving Planning and Zoning Permit No. 26-510-02 (Special Use Permit - Alcohol), subject to certain findings and conditions.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/HRoJ9XnlHeo>

4. **Project Name: Seed Beauty Mezzanine & Parking Reduction** - Planning and Zoning Permit No. 25-550-05 (Major Modification) - Located at 1451 Vanguard Drive (220-0-295-265) - A request to legalize an existing 7,400 square-foot interior mezzanine within an existing approximately 15,093 square foot industrial building and an associated shared parking request and parking reduction. The applicant is proposing shared parking with the properties of 1301 Vanguard Drive (220-0-295-295), 1351 Vanguard Drive (220-0-295-245), 1350 Stellar Drive (220-0-295-175), 1401 Vanguard Drive (220-0-295-255), 1400 Stellar Drive (220-0-205-165), 1450 Stellar Drive (220-0-295-155). Filed by designated agent Joseph Fiss, TW Land Planning & Development, 1068 E. Main Street #225, Ventura CA 93001 on behalf of the property owner 1451 Vanguard LLC, 1600 Westar Drive.

City Staff: Michael Lackmann, Assistant Planner

Recommendation: That the Planning Commission:

- a) Find the Project to be Categorical Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and
- b) Adopt a resolution approving Planning and Zoning Permit No. 25-550-05 (Major Modification), subject to certain findings and conditions.

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

G. STUDY SESSION/REPORTS

H. COMMUNITY DEVELOPMENT STAFF UPDATES

I. PLANNING COMMISSION BUSINESS

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J. ADJOURNMENT

FUTURE MEETINGS

Regular Meeting: Thursday May 7, 2026, 6:00 p.m., Council Chambers

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MINUTES
OXNARD PLANNING COMMISSION
Thursday, March 5, 2026

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, Tai Chau, Assistant Director 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. The Vice Chair Dr. Stewart led the pledge of allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. None.

D. CONSENT AGENDA

1. APPROVAL OF MINUTES - December 4, 2026

MOTION:

Vice Chair Dr. Stewart moved and Commissioner Dr. Lopez 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 6:0:0:0:0¹.

E. NOMINATION AND ELECTIONS

1. Nomination and Elections of the Planning Commission Chair and Vice Chair to Serve for Calendar Year 2026

¹ In Favor: Against: Absent: Abstain: Recused

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MOTION:

Vice Chair Dr. Stewart moved and Commissioner Nash seconded the motion of Ronald Arruejo for Chair.

VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Nash, Schuelke, Barcena and Dr. Lopez voted in favor. The motion carried 6:0:0:0².

MOTION:

Commissioner Dr. Lopez moved the motion of nomination for Dr. Vincent Stewart for Vice Chair.

VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Nash, Schuelke, Barcena and Dr. Lopez voted in favor. The motion carried 6:0:0:0³.

F. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

- 1. None.

F. 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:

² In Favor: Against: Absent: Abstain: Recused

³ In Favor: Against: Absent: Abstain: Recused

- 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>

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 description of the item.

Tanner Shelton gave a presentation on behalf of the applicant.

Vice Chair Dr. Stewart asked questions regarding the amenities that would be offered at the location. Tanner Shelton referred to the City Staff and Jamie Peltier addressed the questions to Vice Chair Stewart's satisfaction. Commissioner Nash had questions regarding adding a signal on Harbor Boulevard. Jamie Peltier answered by stating a traffic study was done and the area was not found to be impacted enough requiring a signal light and that a pedestrian crosswalk exists. Commissioner Schuelke asked questions about who the applicant preferred to receive a portion of the property, the city or a land trust. Tanner Shelton addressed the questions. Commissioner Dr. Lopez asked questions regarding park spaces and who would maintain the facilities. Tanner Shelton addressed the questions to which amenities have been proposed. Chair Arruejo questioned the signage that would be up at the property regarding restrictive uses. Tanner Shelton noted those details would be addressed in the final stages of planning. Jamie Peltier reinforced some of the property would be clarified in the final stages of planning. Tai Chau commented on a question from Commissioner Nash relating to disclosure of previous oil field contamination informing him that there are state compliance requirements for notification in those circumstances.

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

An in person speaker, Felix Bobritsky, spoke on the potential traffic in the area and questioned if expansion of harbor is a possibility.

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

During deliberation Commissioner Nash commented that he accepted the answers from city staff to questions that he brought up. He also noted that he wished the verbiage in the staff report were edited in regards to honoring the Chumash tribe. Dr. Lopez commended the developer to the creative use of space at the sight. Chair Arruejo proposed an amendment to increase the inclusionary housing.

MAIN MOTION:

Chair Arruejo moved and Commissioner Nash seconded, to Find the project to 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 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 adopt a Resolution to approve Planning and Zoning Permit No. 16-400-02 for a Coastal Development Permit, subject to certain findings and conditions.

SECOND MOTION (AMENDMENT TO MAIN MOTION):

Chair Arruejo moved and Commissioner Vice Chair Dr. Stewart seconded a motion to remove the ability of the applicant to pay affordable housing in-lieu fees and require the provision of the affordable units onsite.

SECOND MOTION (AMENDMENT TO MAIN MOTION) VOTE:

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

AMENDED MAIN MOTION VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Nash, Schuelke, Barcena and Dr. Lopez voted in favor. The motion carried 6:0:0:0:0⁴.

G. STUDY SESSION/REPORTS

- 1. None.

H. COMMUNITY DEVELOPMENT STAFF UPDATES

⁴ In Favor: Against: Absent: Abstain: Recused

1. Tai Chau announced that the Engineering division has two vacancies and promoted qualifying individuals to apply.

I. PLANNING COMMISSION BUSINESS

Chair Arreujo commented on his excitement for the upcoming CAL CITIES Planning Commissioner Academy taking place in Anaheim, CA.

J. ADJOURNMENT

1. At 8:18 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

Regular Meeting: Thursday, March 19, 2025 6:00 p.m., Oxnard Chambers

Chair Arruejo,
Chair

ATTEST _____
Joe Pearson II,
Planning Supervisor