

PUBLIC NOTICE
COMMUNITY WORKSHOP
Monday, July 20, 2026

6:00 PM Virtual Meeting

The following development projects have been proposed in established neighborhoods within the City of Oxnard and will be presented by the applicant at this meeting. This workshop provides the community with an opportunity to learn about the proposed development, and to provide input to the applicant. No decisions are made at this meeting.

YOU MAY PARTICIPATE IN THE MEETING IN THE FOLLOWING WAYS:

- 1. ATTENDING THE MEETING VIRTUALLY OR BY PHONE:** Submit a speaker card.
 - a. If you wish to view or speak during a particular item on the agenda, please use the following link [Community Workshop Meeting Link](#) or follow the below instructions to join by phone:
 1. Dial phone number: (669) 444-9171
 2. Enter the meeting ID: 853 3576 0220
 3. Enter the meeting passcode: 734414
 4. Once the Chair calls for public speakers, press *9 to raise your hand to inform the Chair you would like to speak.
 - b. Speakers shall have up to three minutes to speak.
 - c. Public comments on items on the agenda shall be taken following the announcement of the item.

2. EMAILING COMMENTS 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 project applicant and made part of the legislative record.

COMMUNITY WORKSHOP AGENDA ITEMS:

1. PROJECT NAME: Pearl Island Sushi & Grill; PLANNING AND ZONING PERMIT NO. 26-510-05 (Special Use Permit - Alcohol); South Bank Neighborhood

A request for a new license (ABC Type 41) to authorize the sale of beer and wine, within a new 1,779 square-foot restaurant (Pearl Island Sushi & Grill) within an existing tenant space in a multi-tenant commercial building located at 2335 North Oxnard Boulevard (APN: 139-0-270-045) within the General Commercial - Planned Development (C-2-PD) zone. The proposed hours of sales are 7:00am to 11:00pm. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Leander Boado
City Contact: John-Miguel Dalbey, Case Planner

Phone: (805) 816-7548
Phone: (805) 385-7883

2. PROJECT NAME: Maulhardt/Stiles Northeast Community Specific Plan Sub-Neighborhood Plan; PLANNING AND ZONING PERMIT NOS. 21-630-01 (Specific Plan Amendment), 21-620-04 (General Plan Amendment), and 21-300-01 (Tentative Map); East Village Neighborhood

A request to create a Sub-Neighborhood Plan within the Northeast Community Specific Plan. The proposed Sub-Neighborhood Plan would create a framework for the future subdivision and development of up to 950 residential units, 40,000 square feet of commercial development, and 12.9 acres of park space, associated streets, pedestrian pathways, and bicycle facilities located on the northeastern corner of Rose Avenue and Camino Del Sol. Specific future development of structures would be subject to City review at the time of the application. An Environmental Impact Report has been prepared pursuant to the California Environmental Quality Act (CEQA) Guidelines to review project impacts.

Applicant: Tanner Shelton

Phone: (805) 654-6977

City Contact: Joe Pearson II, Case Planner

Phone: (805) 385-8272

For additional project information, please direct your inquiry to the listed contacts, or call the Planning Division at (805) 385-7858

Para información en español, favor de llamar al (805) 385-7858