

CITY OF OXNARD PLANNING COMMISSION AGENDA

REGULAR MEETING
Council Chambers, 305 West Third Street
Thursday, August 20, 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 no later than 3pm on the day of the meeting by using the form [Request to speak at Planning Commission](#), 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 3644 2983
 3. Enter the meeting passcode: 252314
 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**E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS****F. PUBLIC HEARING**

1. **Project Name: Pearl Island Sushi: Alcohol Special Use Permit** - Planning and Zoning Permit No. 26-510-05 (Special Use Permit - Alcohol); Property located at 2335 N. Oxnard Blvd. (APN: 139-0-270-045) - A request to allow the sale of beer and wine (ABC License Type 41 – On Sale Beer & Wine – Eating Place) at a proposed restaurant (Pearl Island Sushi & Grill) located within an existing 1,779 square-foot tenant space. The proposed hours of sales are 7:00am-11:00pm daily. Filed by designated agent Leander Boado, 1322 Domingo Place, Oxnard, CA 93030, on behalf of the property owner Kalpeshkumar Dineshbahi, PO Box 61324, Irvine, CA 92602.

City Staff: John-Miguel Dalbey, 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. 26-510-05 for an Alcohol Special Use 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/wjHD6OPhEkU>

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2. **Project Name: Bumble Bee's Pre-school & Childcare** - Planning and Zoning Permit No. 25-520-01 (Special Use Permit); Property located at 527 W. Hueneme Road (APN: 222-0-082-625) - A request to permit the operation of a childcare and pre-school within an existing building. Associated improvements include both interior tenant improvements, as well as exterior improvements to the existing parking area and rear yard area including resurfacing, restriping and a new trash enclosure. Filed by designated agent Cesilia Valle, 1169 Cliff Avenue, Fillmore, CA 93015 on behalf of the property owner Shahram Mousavi, 2740 E. Olympic Boulevard, Los Angeles, CA 90023.

City Staff: Rogelio Solis, Associate 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. 25-520-01 (Special Use 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/caaWRB00W00>

G. STUDY SESSION/REPORTS

H. COMMUNITY DEVELOPMENT STAFF UPDATES

I. PLANNING COMMISSION BUSINESS

J. ADJOURNMENT

FUTURE MEETINGS

Regular Meeting: Thursday September 3, 2026, 6:00 p.m., Council Chambers

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.

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