CITY OF OXNARD
PLANNING COMMISSION
AGENDA

REGULAR MEETING
Council Chambers, 305 West Third Street
Thursday, September 3, 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. 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 https://forms.gle/gjRU1zWpyz7cJ7rM7, 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: 895 3363 5000
      3. Enter the meeting passcode: 244018
      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 - July 16, 2026

2. APPROVAL OF MINUTES - August 20, 2026

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

F. PUBLIC HEARING

1. **Project Name: 805 Commissary -** Planning and Zoning Permit No. 25-550-01 Major Modification; Property Located at 2958 Sturgis Road. (APN: 216-0-160-335) - A request to increase the number of Mobile Food Facilities stored on site from 30 to 60, and associated site improvements. Filed by designated agent Kevin Kohan, Elevated Entitlements, 5716 Corsa Avenue #291, Westlake Village, CA 91362, on behalf of the property owner Alvaro Melgoza, 2958 Sturgis Road.

City Staff: Michael Lackmann, 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 a resolution recommending that the Planning Commission approve Planning and Zoning Permit No. 25-550-01 (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/H1-4ntkEj1A

2. **Project Name: RiverPark Specific Plan Amendment -** Planning and Zoning Permit No. 26-630-01 (Specific Plan Amendment) and Certification of Addendum No. 16 to Final Environmental Impact Report (FEIR) No. 00-03 (State Clearinghouse No. 2000051046); Properties Located near Vineyard Avenue and Riverpark Boulevard (APN: 132-0-033-010, 132-0-311-065, and 132-0-311-075) - A request for a Specific Plan Amendment to make map and text amendments to the RiverPark Specific Plan (RPSP) redesignating the land use of Public Facilities to Commercial: Regional within Planning District E. The project application was filed by David Metchis, City of Oxnard Housing Department, 435 S D Street, Oxnard, CA 93030 on behalf of the property owner, City of Oxnard.

   City Staff: Jamie Peltier, Planning Supervisor

   Recommendation: That the Planning Commission:

   a) Adopt Resolution 2026-XX recommending that the City Council approve Planning and Zoning Permit No. 26-630-01 (Specific Plan Amendment), subject to certain findings and conditions, and certification of Addendum No. 16 to FEIR No. 00-03.

   Please click the following link to view the required Measure M pre-recorded presentation video: https://youtu.be/CU77uLNguO8

G. STUDY SESSION/REPORTS

H. COMMUNITY DEVELOPMENT STAFF UPDATES

I. PLANNING COMMISSION BUSINESS

J. ADJOURNMENT

FUTURE MEETINGS

Regular Meeting: Thursday September 17, 2026, 6:00 p.m., Council Chambers

MINUTES
OXNARD PLANNING COMMISSION
Thursday, July, 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, and Fraire were present. Commissioner Schuelke and Commissioner Barcena were absent.
3. Staff members present were: Joe Pearson, Planning and Environmental Services Manager; Jason Zaragoza, Assistant City Attorney, and Iris Rodriguez, Administrative Services Technician.
4. Chair Arruejo presided and called the meeting to order.

B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES

1. Joe Pearson II led the pledge of allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. None.

D. CONSENT AGENDA

1. APPROVAL OF MINUTES - April 2, 2026

2. APPROVAL OF MINUTES - April 16, 2026

MOTION:

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

VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Schuelke, Nash, Barcena, Fraire and Dr. Lopez voted in favor. Commissioner Barcena and Commissioner Schuelke were absent. The motion carried 5:0:2:0:0[1]

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. None.

[1] In Favor: Against: Absent: Abstain: Recused

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F. PUBLIC HEARING

1. **Project Name: Tru Hotel Alcohol Special Use Permit -** Planning and Zoning Permit No. 26-510-03 (Special Use Permit - Alcohol); Property Located at 180 W. Esplanade Drive (APN 142-0-310-045) - A request to allow the sale of beer, wine, and distilled spirits (ABC License Type 70 – On Sale General – Restrictive Service) at an existing hotel, "Tru Hotel" . The proposed hours of sale are daily, 7:00am-1:00am. Filed by Marcus Frisco, 11913 Tarron Avenue, Hawthorne, California 90250 on behalf of property owner Matticus Hospitality Group, Inc.; 11913 Tarron Avenue, Hawthorne, California 90250

   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 a resolution approving Planning and Zoning Permit No. 26-510-02 (Special Use Permit - Alcohol), subject to certain findings and conditions.

   Christopher Murillo, Assistant Planner provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: https://youtu.be/-Z_WA4c9y8Q

   City Staff including: Joe Pearson, Planning and Environmental Services Manager, Jason Zaragoza, Assistant City Attorney, Steven Ramirez, F.A.C.T Officer, and Christopher Murillo, Assistant Planner were available for questions.

   Christopher Murillo, Assistant Planner, gave a brief introduction of the project. Planning Commissioners submitted questions prior to the meeting and Christopher Murillo, Assistant Planner addressed the questions and was available for further discussion.

   Vice Chair Dr. Stewart asked about alcohol sales and asked about alcohol availability through room service as well as the hours of sales, and asked about the policy for bringing in outside food and alcohol.

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

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

   MOTION:

   Vice Chair Dr. Stewart moved and Commissioner Dr. Lopez seconded to find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and Adopt a resolution 2026-16 approving Planning and Zoning Permit No. 26-510-02 (Special Use Permit - Alcohol), subject to certain findings and conditions.

VOTE:

Vice Chair Dr. Stewart, Commissioners Schuelke, Nash, Barcena, Fraire and Dr. Lopez voted in favor. Chair Arruejo was absent. The motion carried 5:0:2:0:0[2].

2. **Project Name: Kura Revolving Sushi Alcohol Special Use Permit -** Planning and Zoning Permit No. 26-510-04 (Special Use Permit - Alcohol), Property Located at 347 W. Esplanade Drive (APN 142-0-010-625) - A request to allow the sale of beer and wine (ABC License Type 41 – On Sale Beer & Wine – Eating Place) at a proposed restaurant, "Kura Revolving Sushi" within an existing 2,682 square-foot tenant space. The proposed hours of alcohol sales are daily, 7:00am-11:00pm. Filed by Hide Iwagami, 3 Peters Canyon Road, Ste. 110, CA 92606 on behalf of property owner TUVF-Esplanade, LLC; 9950 Jefferson Boulevard, Bldg. #2, Culver City, CA 90232.

   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 2026-17 approving Planning and Zoning Permit No. 26-510-04 (Special Use Permit - Alcohol), subject to certain findings and conditions.

   Christopher Murillo, Assistant Planner provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: https://youtu.be/Z0d4hs3EMQ8

   City Staff including: Joe Pearson, Planning and Environmental Services Manager, Steven Ramirez, F.A.C.T Officer; Jason Zaragoza, Assistant City Attorney, were available for questions.

   Christopher Murillo, Assistant Planner, gave a brief introduction of the project.

   The applicant, Steve Rawlings, a consultant for Kura sushi gave an introduction to the business and was available to answer questions.

[2] In Favor: Against: Absent: Abstain: Recused

Commissioner Nash confirmed a waiter or waitress would be distributing and checking for identification after ordering or consuming alcoholic beverages. Vice Chair Dr. Stewart asked if beverages could be ordered and drank before and after food. It was clear that patrons would not be encouraged to order drinks only. Chair Arruejo asked clarifying questions about procedural operations but it was stated by planning staff that it is aligned to the building permit.

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

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

During deliberation, Commissioner Fraire supported the project and noted that the business is an asset to the surrounding area.

MOTION:

Commissioner Nash moved and Commissioner Fraire seconded, to Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and Adopt Resolution 2026-17 approving Planning and Zoning Permit No. 26-510-04 (Special Use Permit - Alcohol), subject to certain findings and conditions.

VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Schuelke, Nash, Barcena, Fraire and Dr. Lopez voted in favor. Commissioner Barcena and Schuelke were absent. The motion carried 5:0:2:0:0[3].

3. **Project Name: Commercial AT&T Stealth Wireless Telecommunication Tower Facility -** Planning and Zoning Permit No. 24-530-01 (Special Use Permit - Wireless); Property located at 1150 Commercial Avenue (APN: 204-0-102-225) - A request to construct an 80-foot-high stealth wireless telecommunications facility designed as a clock tower structure, including an associated equipment enclosure and ancillary equipment, within an approximately 466-square-foot lease area. The application was filed by designated agent John McDonald, Eukon Group, 65 Post, Suite 1000, Irvine, CA 92618, on behalf of AT&T , and property owner Viola Properties LLC, P.O. Box 5624, Oxnard, CA 93031.

   City Staff: City Staff: Juan Carlos Torres, Associate Planner

   Recommendation: That the Planning Commission:

[3] In Favor: Against: Absent: Abstain: Recused

a) Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 Class 3 (New Construction or Conversion of Small Structures); and

b) Adopt Resolution 2026-18 approving Planning and Zoning Permit No. 24-530-01 (Special Use Permit-Wireless), subject to certain findings and conditions.

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

City Staff including: Joe Pearson, Planning and Environmental Services Manager, Juan Carlos Torres, Associate Planner, Jason Zaragoza, Assistant City Attorney, were available for questions.

John McDonald, AT & T representative was available for questions. He clarified that after many option designs the clock tower was decided upon and designed to match adjacent buildings.

Juan Carlos Torres, Associate Planner, gave a brief overview of the project and addressed the comments that were submitted to him by the Planning Commissioners clarifying the type of materials used for the wireless facility. It was also noted that that maintenance is required by the applicant and stated in the conditions.

Dr. Lopez asked questions regarding maintenance and who would be responsible. It was clarified that the applicant and private property owner would be responsible for any removal after abandonment as well as maintenance. Commissioner Fraire made comments on graffiti and strongly requested the phone number for contacting AT&T for maintenance. Chair Arruejo asked for examples of other locations that have stealth locations that are similarly designed to which Joe Pearson II noted.

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

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

During deliberation Commissioner Nash thanked staff for their responsiveness and suggested this could be the first of many wireless stealth designs. Commissioner Dr. Lopez echoed similar comments as well as Commissioner Fraire. Vice Chair Dr. Stewart commented on the

MOTION:

Commissioner Dr. Lopez moved and Commissioner Fraire seconded, to Find the project Exempt from environmental review pursuant to the California

Environmental Quality Act (CEQA) Guidelines Section 15303 Class 3 (New Construction or Conversion of Small Structures); and Adopt Resolution 2026-18 approving Planning and Zoning Permit No. 24-530-01 (Special Use Permit-Wireless), subject to certain findings and conditions.

VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners, Nash, Fraire and Dr. Lopez voted in favor. Commissioner Schuelke and Commissioner Barcena were absent. The motion carried 5:0:2:0:0[4].

G. STUDY SESSION/REPORTS

1. None.

H. COMMUNITY DEVELOPMENT STAFF UPDATES

1. Joe Pearson, Planning and Environmental Services Manager informed the Commissioners the August 6, 20 and September 3, 2026 are scheduled to meet. It was also noted that the Fire Station item was approved by City Council.

I. PLANNING COMMISSION BUSINESS

1. Chair Arreujo noted that the next time all seven Commissioners were in attendance he would request a picture of them all. He also informed Staff he would put a Resolution together to present to the City Council regarding Affordable Housing.

J. ADJOURNMENT

1. At 6:48 p.m., the Planning Commission concurred to adjourn.

<u>FUTURE MEETINGS</u>

Regular Meeting: Thursday, August 6, 2026 6:00 p.m., Oxnard Chambers

______________________________	ATTEST ______________________________
Ronald Arruejo,	Joe Pearson II,
Chair	Planning Supervisor

[4] In Favor: Against: Absent: Abstain: Recused

MINUTES
OXNARD PLANNING COMMISSION
Thursday, August 20, 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, Barcena, and Fraire 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. None.

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. None.

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 2026-19 approving Planning and Zoning Permit No. 26-510-05 for an Alcohol Special Use Permit, subject to certain findings and conditions.

John-Miguel Dalbey, Assistant Planner provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: https://youtu.be/wjHD6OPhEkU

City Staff including: Joe Pearson, Planning and Environmental Services Manager, Morgan Kessler, City Engineer, Jason Zaragoza, Assistant City Attorney, and Scott Swenson, Safer Neighborhoods & FACT Compliance Specialist were available for questions.

John-Miguel Dalbey, Assistant Planner, gave an overview of the project as well as answered all the questions that were submitted to the planning team by the commissioners prior to the meeting.

Gabrielle Boato, the applicant representative, gave an introduction of the business. She stated they agreed to all the staff recommendations and the applicant team accepted all the conditions. She stated the alcohol would be a complimentary addition to the food and the overall dining experience. She also mentioned the business received positive feedback regarding serving alcohol through in person feedback and online social media posts.

Vice Chair Dr. Stewart questioned the applicant if it was their first time handling alcohol, which in fact it is. Chair Arruejo asked the applicant if this is their first restaurant and it in fact is. Scott Swenson, Safer Neighborhoods & FACT Compliance Specialist, if he had additional feedback. Scott Swenson, Safer Neighborhoods & FACT Compliance Specialist answered Vice Chair Dr. Stewart noted there were no outstanding safety concerns with the area the restaurant is located.

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

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

During deliberation Commissioner Fraire commended the staff and applicant for their efforts into ensuring a successful business for Oxnard.

MOTION:

Commissioner Fraire moved and Commissioner Barcena seconded, to Find Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and Adopt Resolution 2026-19 approving Planning and Zoning Permit No. 26-510-05 for an Alcohol Special Use Permit, subject to certain findings and conditions.

VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Schuelke, Nash, Barcena, Fraire and Dr. Lopez voted in favor. The motion carried 7:0:0:0:0[1].

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 2026-20 approving Planning and Zoning Permit No. 25-520-01 (Special Use Permit), subject to certain findings and conditions.

Rogelio Solis, Associate Planner provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: https://youtu.be/caaWRB00WO0

City Staff including: Joe Pearson, Planning and Environmental Services Manager, Rogelio

[1] In Favor: Against: Absent: Abstain: Recused

Solis, Associate Planner; Jason Zaragoza, Assistant City Attorney, were available for questions.

Rogelio Solis, Associate Planner, gave a brief overview of the project. As well made an update to the conditions. Original language was updated to accurately reflect their intentions and use of the facility to accommodate more students and staff.

The applicant, Cecilia Valle, gave a brief introduction of the project. She had her contractor, George, with her. She opened by stating the need for daycare in the area, stated that her design is an occupancy E design and spoke to the security measures the day care will implement to ensure safety. She spoke of the various drop off times. It was acknowledged that the back fence would be modified for safety and privacy.

Commissioner Fraire asked questions relating to the back fence and what safety measures would be taken. He also asked about the update and maintenance on the electrical panel. Vice Chair Dr. Stewart asked questions relating to the playground area and the safety of the fence and if the details of the top of the fence. Vice Chair Dr. Stewart also asked questions regarding the video surveillance and playback. Chair Arreujo questioned if the applicant would be providing any additional barriers along the fence for safety given there is an alley where cars drive through.

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

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

During deliberation, Commissioner Schuelke and Commissioner Fraire commended the applicant for bringing the project to the area as is needed to support families in the area.

MOTION:

Vice Chair Dr. Stewart moved and Commissioner Schuelke seconded, to adopt a Resolution No. 2026-20 recommending that the Planning Commission find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and Adopt Resolution 2026-20 approving Planning and Zoning Permit No. 25-520-01 (Special Use Permit), subject to certain findings and conditions, with the following revisions:

1. Planning Division Condition 41 shall be removed and replaced with the following language:

    a. 41. The amount of staff and/or children onsite shall be consistent with the minimum off street parking requirements as determined by OCC Section 16-622 and be limited to the existing 34 parking stalls directly in front of the Project building, unless the Developer can demonstrate that they have sufficient parking to allow for more individuals during hours of operation.

VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Schuelke, Nash, Barcena, Fraire and Dr. Lopez voted in favor. was absent. The motion carried 7:0:0:0:0[2].

G. STUDY SESSION/REPORTS

1. None.

H. COMMUNITY DEVELOPMENT STAFF UPDATES

1. Joe Pearson, Planning and Environmental Services Manager informed the Commissioners the next meeting on September 3, 2026 would have two items on the agenda.

I. PLANNING COMMISSION BUSINESS

1. Chair Arruejo reminded the Commissioners about making their comments during the appropriate time frame.

J. ADJOURNMENT

1. At 6:51 p.m., the Planning Commission concurred to adjourn.

<u>FUTURE MEETINGS</u>

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

______________________________ ATTEST ______________________________

Ronald Arruejo, Chair	Joe Pearson II, Planning Manager

[2] In Favor: Against: Absent: Abstain: Recused