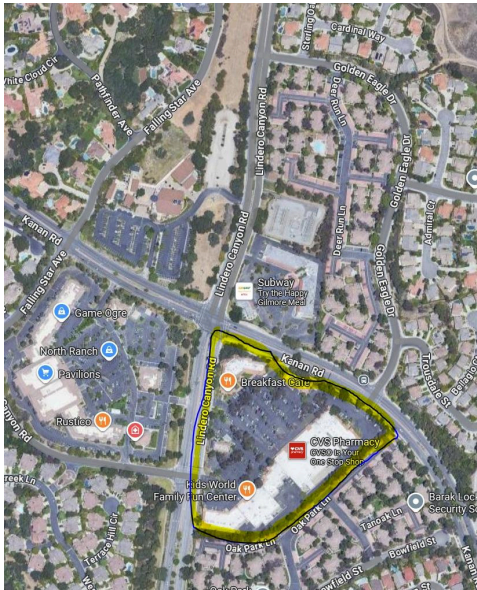


October 29, 2025 Shopping Center Update

Community members have expressed concern about upkeep at the shopping centers located at 618 Lindero Canyon Road South of Kanan Rd. and the Oak Park Plaza Shopping Center North of Kanan Rd.

Oak Park Shopping Center at 618 Lindero Canyon Road, south of Kanan Road:

(Highlighted in yellow aerial map)



- This shopping center was due for a regular Planning compliance review, so we attempted to set up a site visit with the permittee. Just like the residents, Planning staff had issues getting a response from the property management company or the owner, so we proceeded with our own site visit and a letter of non-compliance based on observations and photos taken at the site. This letter, dated October 1st, is attached for your reference.

- The Resource Management Agency (RMA) has been communicating regularly with Pegasus Asset Management Inc. They've provided RMA with written estimates for work that will be completed at the shopping center. This includes tree trimming, new landscaping and irrigation to be installed along Lindero Canyon Road, landscaping in the interior parking areas, resurfacing of the parking lot and restriping of parking spaces, as well as pulling permits for unpermitted signs and tenant changes at the center.

- Planning Division staff is actively working with the property owner to verify the projected timelines of this work and to assign deadlines for contracted work to be completed to abate the non-compliant items identified in the attached compliance report.

The Oak Park Plaza shopping center, north of Kanan Road:

- This shopping center has a separate Conditional Use Permit and was not due for a compliance review. We have not received a formal complaint related to this shopping center, and a drive-by of the site did not reveal

anything out of the ordinary. If there are residents who would like to submit a complaint they are encouraged to submit a Conditional Use Permit Complaint Form (included with meeting materials for the Oak Park Oct 30 MAC Meeting at venturacounty.gov/oakpark) Staff will investigate any specific issues raised.