

PLANNING COMMISSION STAFF REPORT

TO: Planning Commission

FROM: Juan Carlos Torres, Associate Planner

DATE: August 7, 2025

SUBJECT: **Project Name: Industrial Code Matrix Text Amendment;** Planning and Zoning Permit No. 25-580-01 (Zone Text Amendment); The amendment is City Wide for areas zoned Heavy Manufacturing (M-2).

- 1) **Recommendation:** That the Planning Commission (“**Commission**”):
 - a) Find the project to be Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15060 (c) (2) & (3) and 15601 (b)(3); and
 - b) Adopt Resolution 2025-XX recommending that the City Council approve Planning and Zoning Permit No. 25-580-01 (Zone Text Amendment).
- 2) **Project Description and Applicant:** A request for a Zone Text Amendment (ZTA) to the Oxnard City Code (OCC) Chapter 16, Article III, Division 11, Section 16-163 Industrial Land Use By Zone: Industrial Land Use Matrix of the Oxnard City Code to allow Agricultural and Construction Vehicles Sales with Incidental Repair and Service Use within the City of Oxnard for industrial areas zoned Heavy Manufacturing (M-2). Agricultural and construction vehicles sales uses would require approval of a Development Design Review (DDR) Permit and shall comply with the development standards of the M-2 Zone. For the purposes of this staff report, the foregoing project description shall be referred to as the “Project”. Filed by the Julie McCaslin, Todd Industrial Park (the “Applicant”), 5755 Valentine Road, suite 203, Ventura California 93003
- 3) **Background Information:** Oxnard City Code Chapter 16, Article III, Chapter 11, Section 16-163, Industrial Land Uses by Zone: Industrial Land Use Matrix currently list Agricultural and Construction Vehicles Sales with Incidental Repair and Service use are permitted in the Limited Manufacturing (M-L) and Light Manufacturing (M-1) industrial zones with the approval of a Development Design Review Permit.

Agricultural and Construction Vehicles Sales with Incidental Repair and Service use is not listed as a permitted use in the Heavy Manufacturing (M-2) Zone. The M-2 zone allows for other similar uses such as freight classification yard, including truck and bus storage, marine equipment sales with incidental repair and service, mobile home sales and display, outdoor storage or assembly as primary use, vehicle service stations, and vehicle storage under a DDR Permit or a Special Use Permit (SUP).

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- 4) **Existing & Surrounding Land Uses:** The Heavy Manufacturing (M-2) sub-zone accounts for all of the heavy manufacturing properties within the City of Oxnard. This represents approximately 29 parcels generally located within the industrial areas south of Fifth Street, east of Commercial Avenue, west of Rose Avenue and north of Wooley Road; for areas south of McWare and west of Edison Road; for areas north of Fifth Street, south of Sturgis Road, and east and west of the Del Norte Road (see Attachment A). The following table identifies the 2030 General Plan and zoning designations of the Project site and adjacent properties.

- 5) **Environmental Determination:** The proposed action is Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Sections 15060 (C) (2) & (3) and 15061 (b)(3) because this activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and because the ZTA proposes to allow an Agricultural and Construction Vehicles Sales and Incidental Repairs and Service use for areas zoned M-2. No development is being proposed as part of the ZTA and any future development will be reviewed in accordance with the State CEQA Guidelines and City's adopted CEQA thresholds requirements. Furthermore, the proposed ZTA is a regulatory action which will not result in direct or reasonably foreseeable indirect physical change in the environment and when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment are not subject to CEQA. Therefore, Staff has determined that there is no substantial evidence that the Project will have a significant effect on the environment and recommends that the Planning Commission accept the Notice of Exemption (Attachment B), which will be filed in accordance with the CEQA Guidelines.

- 6) **Project Analysis:**
 - a) **General Discussion:** Pursuant to Oxnard City Code (OCC) Section 2-95, the Planning Commission is an advisory body which provides land use recommendations to the City Council on items such as General Plan Amendments, Specific Plans, Ordinance Amendments, Development Agreements and Zone Text Amendments.

Industrial Land Use Matrix of the Oxnard City Code to permit "Agricultural and Construction Vehicles Sales with Incidental Repair and Service" on industrial M-2 zones. The proposed request for amendments to Article III, Division 11, Section 16-163 for M-2 industrial zones is to allow Agricultural and Construction Vehicles Sales with Incidental Repair and Service uses. The sales of agricultural and construction vehicles such as heavy duty agricultural tractors, large equipment agricultural attachments, plate compactors, large construction bull dozers, trenchers, tractor loaders, motor graders loaders, and crane trucks because of the size of the vehicles/equipment can only be accommodated in large industrial areas such as the M-L, M-1 and M-2 zones. The M-2 zone's compatible uses primary purpose is to provide areas for industrial uses that involve outdoor display of equipment and ancillary outdoor storage. The proposed use primarily consists of the sales and the displaying of large agricultural and construction equipment vehicles with

ancillary outdoor equipment and a sales office.

The construction and operations of agricultural and construction vehicles sales with incidental repair and service will require approval of a DDR Permit and shall comply with the development standards established for the M-2 zone. While the City has received inquiries regarding allowing the proposed use in the M-2, no formal applications for a project proposal have been submitted to date. No development is currently proposed as part of the proposed zone text amendment.

- b) *General Plan Consistency:*** Consistency with the 2030 General Plan is defined by the relationship between 2030 General Plan policies and the proposed Project. The proposed Project does not conflict with the General Plan Land use, goals, and policies. The General Plan designation for the areas in which the zone text amendment is being proposed is Industrial Heavy and Central Industrial Area.

The Industrial Heavy land use designation is primarily categorized for outdoor industrial uses and or for uses within specialized structures that may involve transportation, storage, or use of hazardous materials.

The Central Industrial Area land use designation, similar to Industrial Heavy Land Use designation, is characterized by uses which often involve outdoor uses and storage. The industrial area is predominated by agricultural processing and vehicle and equipment storage and repair.

The proposed zone text amendment will be consistent and compatible with the City's General Plan Land Use designation as the proposed land uses consists of outdoor display of large agricultural and construction equipment, sales, and other ancillary services similar in kind to the existing land uses established in the Industrial Heavy and Central Industrial Area Land Use designations.

Furthermore, the proposed zone text amendment would be compatible with the City's General Plan Goal CD-6-Compatible Agriculture, as the City continues to promote agriculture uses within the City's Planning Area by allowing agricultural compatible and ancillary uses such as agricultural and construction vehicles sales with incidental repair and service in the M-2 zones, for the existing City's agricultural industry.

- c) *Zoning Code Designation Consistency:*** The purpose of the Heavy Manufacturing zone is to provide for industrial uses that are primarily outdoor and or within structures that may involve general manufacturing, processing ,and/or fabrication activities, including outdoor storage and manufacturing, that are specifically excluded from other industrial zones and which do not require highly restrictive performance and development standards in regard to adjoining uses.

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The proposed zone text amendment to include “Agricultural and Construction Vehicles Sales with Incidental Repair and Service” use in the Land Use Matrix, M-2 zone, with the approval of a DDR permit would be consistent the Land Use Matrix for M-2 Zones, as other permissible uses currently listed in the M-2 zone are similar in kind; such as marine equipment sales with incidental repair and service, mobile home sales and display, outdoor storage as primary use, vehicle service stations, vehicle storage, and freight classification yard, including truck and bus storage. The existing listed permitted uses are similar to the proposed land use zone text amendment as it primarily consist of outdoor display, storage, and sales of large items or equipment which are typically found in heavy industrial areas.

In addition, the existing Land Use Matrix currently lists Agricultural and Construction Vehicles Sales with Incidental Repair and Service use in the Limited Manufacturing (M-L) and Light Manufacturing (M-1) zones with the approval of a DDR permit. The City’s M-L and M-1 zones are intended for manufacturing, wholesaling, warehousing, fabrication, indoor and outdoor assembly, storage, and limited outdoor storage associated with a primary use. The M-L and M-1 zones restrict outdoor storage as a primary use unless outdoor storage is ancillary to a permissible use but yet allows for Agricultural and Construction Vehicles sales with Incidental Repair and Service use. Therefore, the proposed zone text amendment can be justified as the proposed use is consistent with the intent of the M-2 zone and is currently permissible in other less intensive industrial zones.

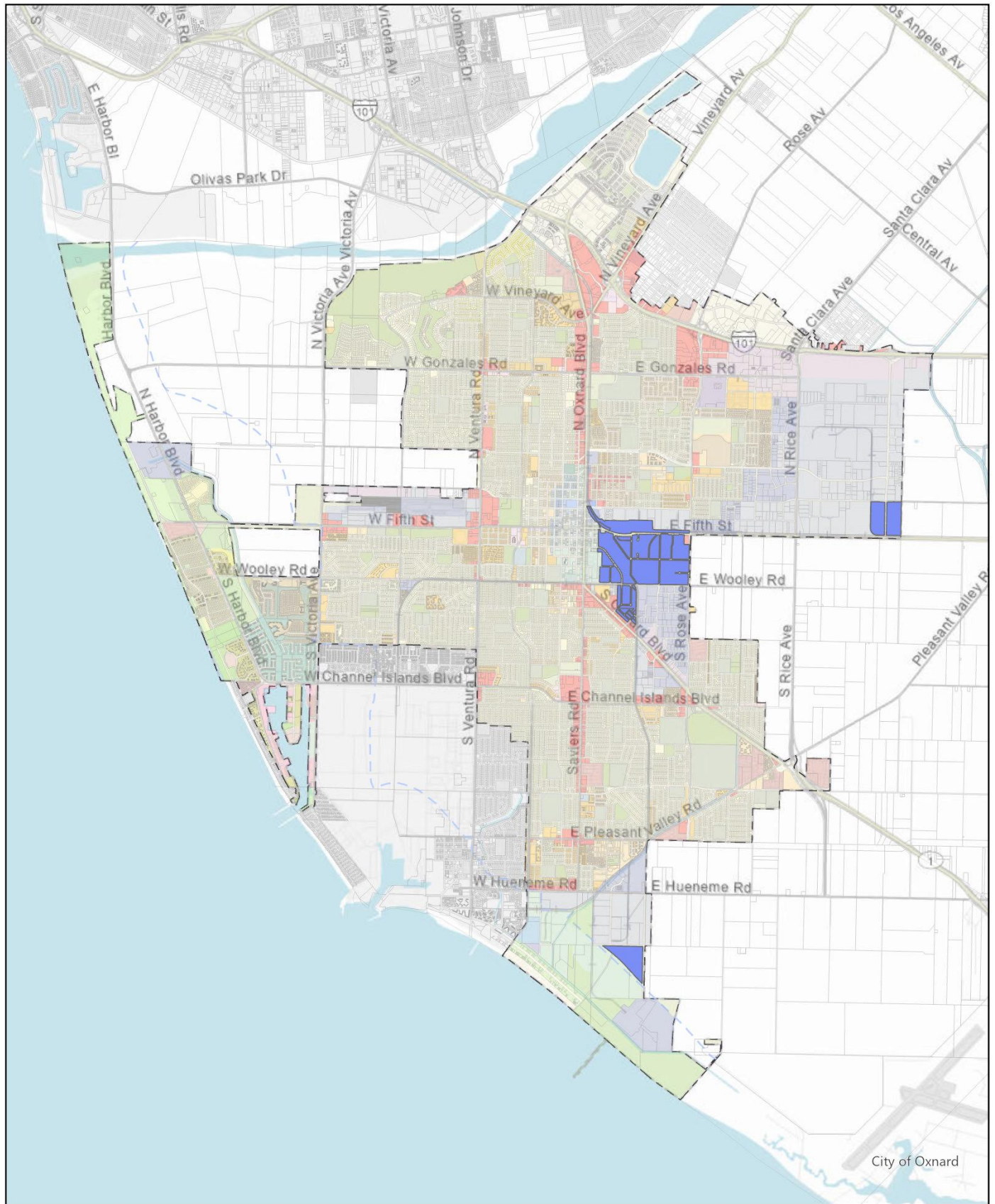
- 7) Community Workshop and Public Input:** Since the Project is city wide and is not specific to a General Plan designated neighborhood, the Project was not required to be presented to the community during a Community Workshop.

Consistent with public noticing requirements, the Planning Commission hearing was advertised in the local newspaper. To date, Planning Staff has not received any comments or inquiry from the public regarding the proposed Project.

- 8) Appeal Procedure:** The action of the Planning Commission on the Zone Text Amendment is a recommendation of either approval or denial to the City Council.

Attachments:

- A. Map of Existing M-2 Zones
- B. Notice of Exemption
- C. Draft Planning Commission Resolution Recommending Approval of PZ Permit No. 25-580-01 (Zone Text Amendment)
- D. Staff Presentation



Zoning Map

M-2 Zones

NOTICE OF EXEMPTION (NOE)

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: City of Oxnard
Community Development Department
214 South C Street
Oxnard, CA 93030

To: Ventura County Clerk-Recorder &
Registrar of Voters
Hall of Administration, Main Plaza
800 South Victoria Avenue,
Ventura, CA 93009-1260

Project Title: Industrial Code Matrix Text Amendment

Project Applicant: Hollee King Winegar (Designated Agent), and Julie McCaslin, Todd Industrial Park (Property Owner).

Project Location - Specific: City of Oxnard for areas zoned Heavy Manufacturing (M-2).

Description of Nature, Purpose and Beneficiaries of Project: PZ No. 25-580-01 (Zoning Text Amendment). A request for a Zone Text Amendment (ZTA) to the Oxnard City Code (OCC) Chapter 16, Article III, Division 11, Section 16-163 Industrial Land Use By Zone: Industrial Land Use Matrix of the Oxnard City Code to allow Agricultural and Construction Vehicles Sales with Incidental Repair and Service Use within the City of Oxnard for industrial areas zoned Heavy Manufacturing (M-2). Agricultural and construction vehicles sales uses would require approval of a Development Design Review (DDR) Permit and shall comply with the development standards of the M-2 Zone. For the purposes of this staff report, the foregoing project description shall be referred to as the "Project". Filed by the Julie McCaslin, Todd Industrial Park (the "Applicant"), 5755 Valentine Road, suite 203, Ventura California 93003

Name of Public Agency Approving Project (Lead Agency): City of Oxnard

Name of Person or Agency Carrying Out Project (Applicant): Hollee King Winegar

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption: Sections 15060(c) (2) & (3) & 15061(b) (3)
- Statutory Exemptions. State code number: _____

Reason(s) why project is exempt: In accordance with Section 15060 (c) (2) & (3) and 15061 (b) (2) (Review for Exemption) of the California Environmental Quality Act (CEQA) Guidelines, because this activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment and because the ZTA proposes to allow an Agricultural and

Construction Vehicles Sales and Incidental Repairs and Service use for areas zoned M-2. No development is being proposed as part of the ZTA and any future developments will be reviewed in accordance with City's and CEQA environmental review requirements. Furthermore, the proposed ZTA is a regulatory action which will not result in direct or reasonably foreseeable indirect physical change in the environment and when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment are not subject to CEQA. The Project has no value as habitat for endangered, rare or threatened species. Additionally, this Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption.

Lead Agency Contact Person: Juan Carlos Torres, Associate Planner (805) 385-8156

Joe Pearson II, AICP
Planning and Environmental Services Manager
City of Oxnard

Date

Note: Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

RESOLUTION NO. 2025-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF ZONE TEXT AMENDMENT NO. PZ 25-580-01 TO AMEND OXNARD CITY CODE (OCC) CHAPTER 16 (ZONING CODE) TO INCLUDE AGRICULTURAL AND CONSTRUCTION VEHICLES SALES WITH INCIDENTAL REPAIR AND SERVICE USE TO OCC CHAPTER 16, ARTICLE III, SECTIONS 16-163 (INDUSTRIAL LAND USES BY ZONE: INDUSTRIAL LAND USES MATRIX) FOR AREAS ZONED HEAVY MANUFACTURING (M-2). FILED BY DESIGNATED AGENT HOLLEE KING WINEGAR, 7584 EISENHOWER ST, VENTURA CALIFORNIA 93003, ON BEHALF OF THE PROPERTY OWNER, TODD INDUSTRIAL PARK, 5755 VALENTINE ROAD, SUITE 203, VENTURA, CALIFORNIA 93003.

WHEREAS, the Planning Commission of the City of Oxnard has considered Zone Text Amendment (ZTA) PZ No. 25-580-01, filed by Hollee King Winegar on behalf of Todd Industrial Park, to amend Chapter 16 of the Oxnard City Code (OCC) pertaining to allowing Agricultural and Construction Vehicles Sales with Incidental Repair and Service use on areas zoned M-2 within the City of Oxnard. The development of the use would require approval of a Development Design Review Permit and shall comply with the development standards as set in the OCC Code for M-2 zones. The zone text amendment would amend OCC Chapter 16, Article III, Sections 16-163 (Industrial Land Uses by Zone: Industrial Land Use Matrix) for allowed land uses zoned M-2; and

WHEREAS, on August 7, 2025, the Planning Commission of the City of Oxnard ("Planning Commission") conducted a duly noticed public hearing to consider Applicant's request to approval of Planning and Zoning Permit Number 25-580-01 (Zone Text Amendment) to include Agricultural and Construction Vehicles Sales with Incidental Repair and Service use on areas zoned M-2 in accordance with the Oxnard City Code; and

WHEREAS, the Planning Commission received written and verbal comments from the public; and

WHEREAS, the Planning Commission finds that the proposed ZTA is in the public interest and reflects the input from residents, stakeholders in the community, and decision-makers. There are no changes recommended under the proposed ZTA that would reduce or compromise existing standards that protect the health, safety or general welfare of the City; and

WHEREAS, the proposed ZTA does not involve any direct physical changes to the environment. There are no changes in landforms or an intensification of land uses as a part of the proposed ZTA, and all public services for existing land uses will remain as-is with no changes and no diminishment of service or safety; and

WHEREAS, the proposed ZTA to Chapter 16 of the OCC, Section 16-163 (Industrial Land Uses by Zone: Industrial Land Use Matrix), herein attached as Exhibit 1, would establish specific provisions consistent with the 2030 General Plan; and

WHEREAS, the adoption of Zone Text Amendment would be a reasonable exercise of the City's police powers to ensure the continued health, safety, and welfare of the public by allowing uses related to Agricultural and Construction Vehicles Sales with Incidental Repair and Service uses in areas zoned M-2 within the City of Oxnard; and

WHEREAS, the Planning Commission determined that this action is exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15060(c)(2) and (3) and 15061(b)(3) as this ZTA is a regulatory action which will not result in direct or reasonably foreseeable indirect physical change in the environment and when it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment are not subject to CEQA; and

WHEREAS, it is in the public interest, consistent with the 2030 General Plan and will further protect the public health, safety, and general welfare; and

WHEREAS, the Planning Commission finds, after due study, deliberation and public hearing, that the proposed ZTA is consistent with the 2030 General Plan; and

WHEREAS, the Applicant agrees that at its own expense, to indemnify, defend (with counsel selected by the City in its discretion) and hold harmless the City of Oxnard and its agents, officers and employees from and against any claims, actions or proceedings to attack, set aside, void or annul the approval of this ordinance or any actions or proceedings, acts or determinations taken, done or made before the approval of this ordinance that were part of the approval process.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Oxnard hereby recommends to the City Council adoption of the ordinance attached hereto as Exhibit 1.

SECTION 1. The foregoing recitals are true and correct and are hereby incorporated into the operative provisions of this Resolution.

SECTION 2. Based upon the foregoing recitals, the Planning Commission finds, for the above stated reasons, and the reasons set forth in the staff report, that the proposed ZTA presented as Exhibit 1 herein will not result in any new significant environmental impacts that were not addressed in the 2030 General Plan Program EIR, will not increase the severity of any previously identified impacts, and is exempt from CEQA under Guidelines Sections 15060(c)(2) and (3) and 15061(b)(3).

SECTION 3. The Planning Commission, based on the findings set forth herein, recommends that the City Council of the City of Oxnard adopt PZ No. 25-580-01 attached hereto as Exhibit A and incorporated herein by this reference to this Resolution.

SECTION 4. The Planning Commission hereby recommends that the City Council adopt the ordinance approving the ordinance amendment.

SECTION 5. The Secretary shall certify the adoption of this Resolution.

PASSED and ADOPTED by the Planning Commission of the City of Oxnard on this 7th day of August 2025 by the following vote:

Ronald Arruejo, Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held on the 7th day of August 2025, and carried by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

RECUSED: Commissioners:

Joe Pearson II, Secretary

EXHIBIT A

ZONE TEXT AMENDMENT TO ALLOW AGRICULTURAL AND CONSTRUCTION VEHICLES SALES WITH INCIDENTAL REPAIR AND SERVICE USE TO HEAVY MANUFACTURING (M-2) ZONES

Section 16-163. Industrial Land Uses by Zone: Industrial Land Use Matrix of the Oxnard City Code is hereby amended to allow Agricultural and construction vehicle sales with incidental repair and service in the Heavy Manufacturing (M-2) Zone under a Development Design Review Permit read as follows (new text underlined and highlighted in yellow):

SEC. 16-163. INDUSTRIAL LAND USES BY ZONE: INDUSTRIAL LAND USE MATRIX.

The allowed land uses in the industrial zoning districts are identified in the following table.

<i>Industrial Land Use Matrix</i>						
Key: Blank: Not Allowed P: Permitted Use (Requires a Zone Clearance) SUP: Special Use Permit DDR: Development Design Review Permit						
<i>Land Use</i>	<i>Zone District</i>					
	CM	BRP	M-L	M-1	M-2	Notes
Administrative, executive, and/or corporate offices which are a part of a predominantly industrial operation, including governmental offices and facilities	P	P	P	P	P	
Administrative, financial, professional, medical, and general office services	P	P	SUP			

Adult businesses, except adult motels		P	P	P	P	Refer to section 16-337
Adult day care facilities	P	P				
Adult motels	P					Refer to section 16-336
Agricultural and construction vehicle sales with incidental repair and service	SUP		DDR	DDR	DDR	
Agricultural, limited to growing of crops	P	P	P	P	P	
Aircraft modification, storage, repair, and maintenance				P	P	
Aircraft sales	P	P	P	P		
Alcohol sales: on-site, off-site, and wine tasting	SUP	SUP	SUP	SUP		
Ambulance base facilities	P	P	P	P	P	
Appliance repairs	P		P	P		
Asphalt or concrete manufacture or refining					DDR	
Assembly or repair of small electrical and electronic equipment	P		P	P		
Assisted living residential facility		SUP				
Auction houses	P	P	P	P	P	
Boat building and repair				P	P	
Boiler repair and maintenance				P	P	
Book binding	P	P	P	P	P	
Bottling/canning plants			P	P	P	
Breweries, microbrew	DDR	DDR	DDR	DDR		

(less than 60,000 barrels). A SUP is required if including tasting rooms						
Breweries, craft (more than 60,000 barrels, less than 2 million barrels). A SUP is required if including tasting rooms	DDR	DDR	DDR	DDR		
Breweries, large (more than 2 million barrels)				DDR	DDR	
Brick, tile, or terra cotta manufacture				DDR	DDR	
Business furniture, supplies, and equipment sales	P	P	P			
Cabinet or carpenter shops	P		P	P	P	
Cafeterias accessory to permitted uses for the convenience of persons employed on the premises		P	P	P	P	
Carpet, rug, and dry-cleaning plants	P		P	P	P	
Cement, glass, lime, gypsum, or plaster manufacture					DDR	
Ceramic products	P		P	P	P	
Children s day care facility serving more than 15 children	SUP	SUP				
Churches	SUP	SUP	SUP	SUP	SUP	Refer to section 16-162(B)
Coffee shops, cafes	P	P	DDR	DDR	DDR	
Cold storage facilities including agricultural freezers and ice production and sales			P	P	P	
Commercial and retail uses	P	DDR	DDR	DDR		Refer to section 16-171

Commercial Cannabis Activities						
Cultivation		DDR	DDR	DDR	DDR	Refer to sections 11-473 and 16-173
Distribution		DDR	DDR	DDR	DDR	Refer to sections 11-473 and 16-173
Manufacturing		DDR	DDR	DDR	DDR	Refer to sections 11-473 and 16-173
Retail		SUP				Refer to sections 11-473 and 16-173
Testing		DDR	DDR	DDR	DDR	Refer to sections 11-473 and 16-173
Commercial recreational and entertainment uses, such as batting cages, gymnasiums, boxing gyms, escape rooms, bowling alleys, skating rinks, and similar recreational uses as determined by the planning manager	DDR	DDR	DDR	DDR		
Computer and business machine sales and service	P	P	P			
Convenience markets and drugstores	P	DDR				

Corporate training and professional development facilities including ancillary outdoor activities	P	P	P	P	P	
Day care facilities accessory to industrial uses		DDR	DDR	DDR		
Day care facilities (over 12 children) as a principal use	DDR	DDR				
Distribution, warehousing, and wholesaling	P	P	P	P	P	
Drive-through services	SUP	SUP	SUP			
Drop forge industries					DDR	
Dwelling unit, one per establishment, for security or management when located on the premises where such person is employed in such capacity and accessory to an industrial use	DDR		DDR	DDR	DDR	
Electric motor rebuilding	P		P	P	P	
Electrical and lighting supply	P		P			
Electronic and computer repair	P	P	P			
Emergency shelter for families	SUP		P			
Emergency shelter, permanent	SUP		P			
Emergency shelter, temporary	SUP		P			
Employment agencies	P	P				
Energy generation, distribution, storage, and support facilities, including electrical and gas utilities	SUP	SUP	SUP	SUP	DDR	
Explosives, manufacture or storage					DDR	
Farmworker housing	SUP		P	P	P	
Feed sales	P		P	P		
Fertilizer manufacture					DDR	

Firearm and ammunition sales			SUP			Refer to Chapter 16, Division 19
Fish smoking, processing, curing, or canning				DDR	DDR	
Florists	P	P				
Freight classification yard, including truck and bus storage and maintenance				DDR	P	
Furniture manufacture and assembly	P		P	P	P	
Furniture upholstery shops	P		P	P		
Garbage, offal, or dead animal reduction or dumping					P	
Garment manufacturing		P	P	P	P	
Gas bulk storage, manufacturing, and distribution of flammable liquids and all gases					DDR	
General office, including legal, professional, medical, consulting, or similar	P	P				
Indoor firearm range			SUP			Refer to Chapter 16, Division 20
Iron, steel, brass, or copper foundry or fabrication plant				SUP	DDR	
Kennels and animal boarding	DDR		DDR	DDR	DDR	
Kennel day care	P		P	P	P	
Laboratories, research only		P	P			
Laundry, commercial	P		P	P	P	

Light metal fabrication (for example, sheet metal, wrought iron, and the like)	P		P	P	P	
Lumber yards with incidental sales of building and hardware supplies (outside storage)	SUP			SUP	P	
Machine shops	P		P	P	P	
Manufacture and assembly of electrical and electronic instruments, devices, and components	P	P	P	P	P	
Manufacturing and maintenance of electric neon signs	P		P	P	P	
Manufacturing, compounding assembly, or treatment of articles or merchandise from prepared materials such as, but not limited to, canvas, cloth, stones, wood products, and leather			P	P	P	
Manufacturing, compounding, processing, packaging, or treatment of food products such as, but not limited to, bakery, dairy, fruits and vegetables, and honey			P	P	P	
Marine equipment sales with incidental repair and service	P		P	P	P	
Medical product sales	P	P	P			
Medical: hospitals and medical centers		SUP				
Metals recycling and storage, including sales				SUP	DDR	
Mini-warehouses and self-storage facilities	SUP		SUP	SUP	SUP	Refer to Resolution No. 6446
Mobile home sales and display	DDR		DDR	DDR	DDR	

Motels, hotels, and convention facilities	SUP	SUP				
Multifamily Residential uses up to 30 dwelling units per acre on parcels identified in the AHD additive zone, subject to the provisions in section 16-420		SUP				
Off-site non-accessory signs or billboards					SUP	Refer to section 16-608(G)
Oilcloth or linoleum manufacture					P	
Outdoor storage or assembly as a primary use					SUP	
Outdoor storage, incidental/accessory to uses otherwise permitted			DDR	DDR	DDR	
Paint, oil, shellac, turpentine, and varnish manufacture					DDR	
Paper and pulp manufacture					DDR	
Pawnshops	SUP					
Petroleum bulk plants and distribution				SUP	DDR	
Petroleum refining					DDR	
Photographic studios and services	P	P	P			
Planning mills				SUP	DDR	
Plastic manufacture				P	P	
Plumbing supply	P		P	P		
Printing shop, lithographing, photocopying, blueprinting, and publishing	P	P	P	P	P	
Product assembly plants and production facilities primarily engaged in final or partial assembling of packaging of premanufactured, treated, or	P	P	P	P	P	

fabricated components, materials, or products						
Public service uses - communications, fire and police, water, and other governmental or public facilities	DDR	DDR	DDR	DDR	DDR	
Radio or television broadcasting station	P	P	P	P	P	
Railroad support services				SUP	DDR	
Recycling collection: collection recycling facility for the acceptance of materials from the public including a bulk or single-feed reverse vending machine, a kiosk unit, or a permanent building				DDR	DDR	
Recycling mobile unit: mobile recycling unit used for the collection of recycled materials including the bins, boxes, or containers for the collection of recyclable materials	DDR		DDR	DDR	DDR	
Recycling processing facility: processing facility for ferrous and non-ferrous materials including the preparation of material for efficient shipment which includes baling, briquetting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and re-manufacturing. Outdoor bin storage allowed for the collection of recycled materials				SUP	SUP	
Refrigeration and air conditioning repair and service	P		P	P	P	
Research and development, experimental or developmental laboratories		P	P	P	P	
Research, development, and clinical laboratories and uses		P				

including associated incidental and outpatient clinics						
Restaurants and delicatessens	P	P	P	DDR	DDR	
Rock crusher or distribution of rock, sand, or gravel					DDR	
Sale of building and hardware supplies within a building	P		P	P	P	
Specialized commercial retail centers oriented toward major transportation elements such as freeways, expressways, and other major transportation corridors. Specialized commercial uses include promotional, discount, factory outlet, and off-price shopping centers, as well as centers that are tourist-oriented or oriented to other specialized markets. Specialized commercial uses may also include general commercial uses in special or unique settings		SUP				
Stationery and office supplies	P	P				
Supportive housing	SUP					
Taxidermist	P		P	P		
Textiles manufacturing			P	P	P	
Trade schools, public and private schools and colleges, dance, and performing arts studios	P	P	DDR			
Transitional housing	SUP					
Vehicle assembly				SUP	DDR	
Vehicle and equipment dismantling and recycling, including sale of parts and vehicles					SUP	
Vehicle rental agencies	DDR	DDR	DDR			

Vehicle repair, including engine overhaul, body and fender work, transmission, radiator repair, painting, and upholstery	P		P	P	P	
Vehicle service stations	SUP	SUP	SUP	SUP	DDR	
Vehicle storage				SUP	SUP	
Veterinarians with on-site kennels	DDR		DDR	DDR	DDR	
Veterinarians with no on-site kennels	P		P	P	P	
Welding shops			P	P	P	
Wine production facility			SUP	P	P	
Wine tasting with or without cafes		SUP	SUP	SUP		

(Ord. No. 2958, 2961, 2985, 3001, 3032)

Planning Commission Hearing August 7, 2025

Industrial Code Matrix Text Amendment

Zone Text Amendment (PZ 25-580-01)

Applicant: Julie McCaslin, Todd Industrial Park

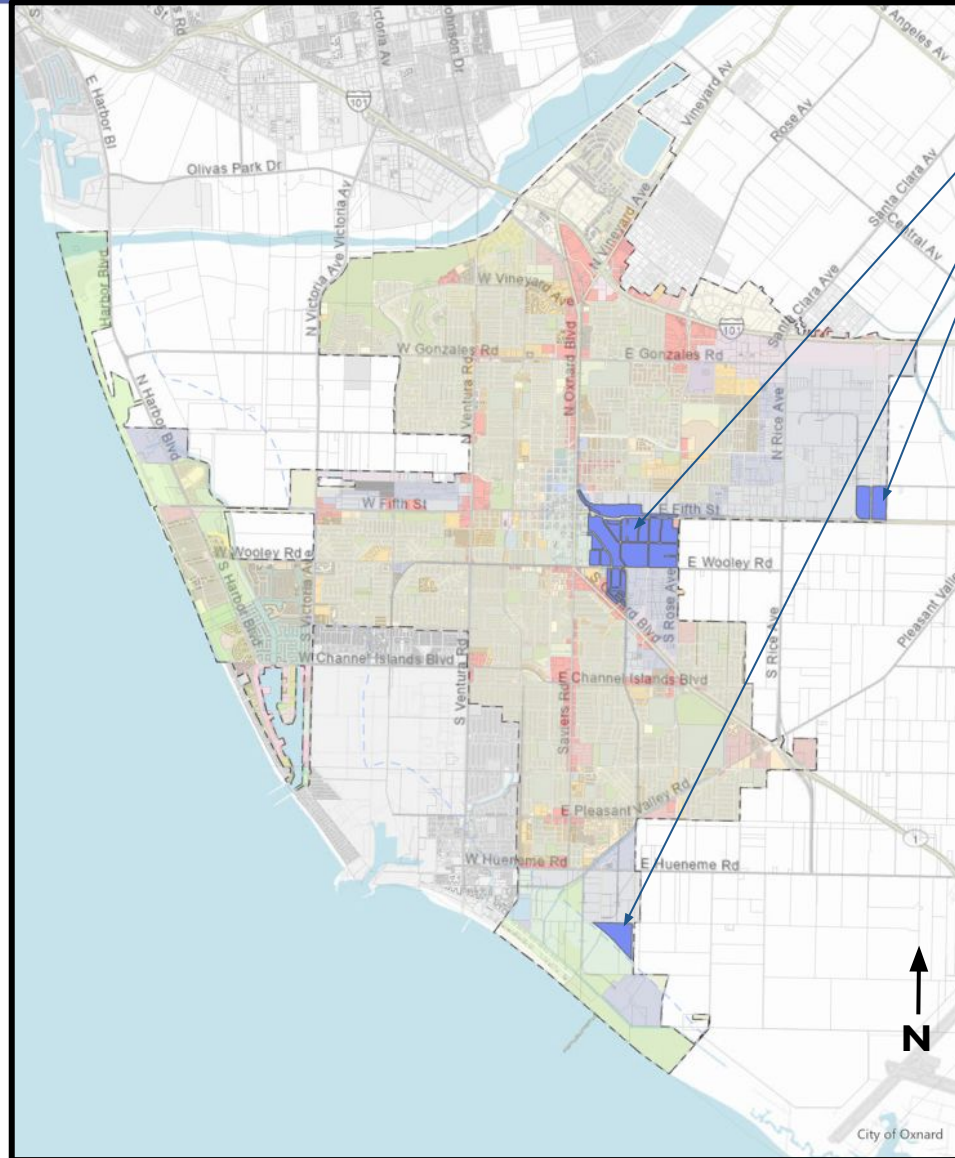
Case Planner: Juan Carlos Torres, Associate Planner

- Zone Text Amendment (ZTA) to the Oxnard City Code (OCC) Chapter 16, Article III, Division 11, Section 16-163 Industrial Land Use By Zone of the Industrial Land Use Matrix:
 - To allow Agricultural and Construction Vehicles Sales with Incidental Repair and Service Use for industrial areas zoned Heavy Manufacturing (M-2).
 - Agricultural and construction vehicles sales uses would require approval of a Development Design Review (DDR) Permit and shall comply with the development standards of the M-2 Zone.
 - Future DDRs pursuant to the request would be subject to approval by the Community Development Director.

- Agricultural and Construction Vehicles Sales with Incidental Repair and Service use are currently permitted in the following Zones:
 - Limited Manufacturing (M-L)
 - Light Manufacturing (M-I)
- The M-2 zone allows for other similar uses under a DDR Permit or a Special Use Permit (SUP) as follows:
 - Marine Equipment Sales with Incidental Repair and Service,
 - Freight Classification Yard, Including Truck and Bus storage,
 - Mobile Home Sales and Display,
 - Outdoor Storage or Assembly as Primary Use,
 - Vehicle Service Stations, and
 - Vehicle Storage

City Wide Project Locations, M-2 Zones

25



City's M-2 Zones

There are approximately 29 M-2 Parcel within the City Limits

Zone Text Amendment (ZTA) will be consistent with the General Plan goals and policies because:

- The proposed ZTA does not conflict with General Plan Land Use , Goals , and Policies.
- The proposed land use consists of outdoor display of large agricultural and construction equipment, sales, and other ancillary services similar in kind to the existing land uses established in the Industrial Heavy and Central Industrial Area Land Use designations.
- The proposed zone text amendment would be compatible with the City's General Plan Goal CD-6-Compatible Agriculture, as the City continues to promote agriculture uses within the City's Planning Area by allowing agricultural compatible and ancillary uses such as agricultural and construction vehicles sales with incidental repair and service in the M-2 zones, for the existing City's agricultural industry.

Heavy Manufacturing allowed uses consist of industrial uses that are primarily involve general manufacturing, processing, fabrication activities and outdoor storage in which do not require highly restrictive performance and development standards.

The proposed Zone Text Amendment will be consistent with the Heavy Manufacturing zone because:

- The permissible uses currently listed in the M-2 zone are similar in kind; such as marine equipment sales with incidental repair and service, mobile home sales and display, outdoor storage as primary use, vehicle service stations, vehicle storage, and freight classification yard, including truck and bus storage.
- The existing listed permitted uses are similar to the proposed land use zoning text amendment as it primarily consist of outdoor display, storage, and sales of large items or equipment which are typically found in heavy industrial areas.

- In accordance with Section 15060 (C)(2) & (3) (Preliminary of Review) and 15061(b)(3)(Review for Exemption) of the California Environmental Quality Act (CEQA) Guidelines, characterized as the industrial zoning text amendment would not result in a physical change in the environment, may be found to be exempt from the requirements of CEQA.
- The project includes a zoning text amendment to allow an Agricultural and Construction Vehicles Sales and Incidental Repairs use for areas in the M-2 Zone.
- No Exceptions to the Exemptions (§15300.2) apply to defeat the Exemption.
- No substantial evidence the project will have a significant effect on the environment.
- Any future project would be subject to appropriate CEQA review process, at that time.
- A Notice of Exemption will be filed.

- The Project is not in a General Plan designated neighborhood, so it was not required to be presented to the community during a Community Workshop.
- Notice of PC hearing was provided:
 - Newspaper
- To date, no public comments have been received.

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 Sections 15060 (c) (2) & (3) & 15061(b)(3) (Zone Text Amendment is not a project and CEQA applies only to projects which have the potential for causing a significant effect on the environment); and
- b) Adopt a resolution recommending that the City Council approve Planning and Zoning Permit No. 25-580-01

End of Staff Presentation