

CITY OF OXNARD PLANNING COMMISSION AGENDA

REGULAR MEETING

Council Chambers, 305 West Third Street
Thursday, September 4, 2025, 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](http://www.oxnardnews.com). 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 before by no later than 3pm on the day of the meeting by using the form <https://forms.gle/Ao45HaAtuMx3qWXbA>, 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: 826 1977 7357
 3. Enter the meeting passcode: 548813
 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 - August 7, 2025****E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS****F. PUBLIC HEARING**

- 1. Project Name: Left Turn, Inc: Magnavino Cellars Winery/Public Realm Brewery - Alcohol Special Use Permit;** Planning and Zoning Permit No. 25-510-01 (Special Use Permit - Alcohol); Located at 961 N. Rice Ave. Suite 5, (APN: 214-0-034-025) A request to to modify the existing Special Use Permit (SUP) No. 09-510-06 to include a new Type 23 Alcoholic Beverage Control (ABC) License (small beer manufacturer) and a new Type 04 ABC License (distilled spirits manufacturer) with a proposed 1,705 square foot expansion to include a new brewery and taproom to an existing 5,237 square foot winery located at 961 North Rice Avenue, Suite 5. For purposes of this staff report, the foregoing project description shall be referred to as the "Project." Filed by David Rice, Business Owner, on behalf of property owner Maulhardt Properties Company, 1000 South Seaward Avenue, Ventura, CA, 93001.

City Staff: John-Miguel Dalbey, Associate Planner

Recommendation: That the Planning Commission:

1. Find the Project to be Categorically Exempt (Class 1) from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and
2. Adopt Resolution 2025-XX approving Planning and Zoning Permit No. 25-510-01 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/6vKPcqB2uIQ>

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G. STUDY SESSION/REPORTS**H. PLANNING COMMISSION BUSINESS**

- 1. Parliamentary Informational Mini-Session:** Review the current wording and structure of the meeting script and process with members. Discuss the requirements and responsibilities of the Planning Commission as it relates to the Bylaws.

I. COMMUNITY DEVELOPMENT STAFF UPDATES

- 1. Update on Status of Active Development Projects in the City**

J. ADJOURNMENT**FUTURE MEETINGS**

Regular Meeting: Thursday, September 18, 2025, 6:00 p.m., Council Chambers

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<http://www.oxnard.org>

DRAFT
MINUTES
OXNARD PLANNING COMMISSION
Thursday, August 7, 2025

A. ROLL CALL

1. At 6:00 p.m., the Oxnard Planning Commission convened in the Oxnard Chambers.
2. Vice Chair Dr. Vincent Stewart, Commissioner, Dr. Lopez, Nash, Schuelke, and Barcena were present. Chair Arruejo was absent.
3. Staff members present were: Jamie Peltier, Acting Planning & Environmental Services Manager; Jason Zaragoza, Deputy City Attorney III, Carlos Torres, Associate Planner, and Christen Guzman, Administration Services Specialist.
4. Vice Chair Dr. Stewart presided and called the meeting to order.

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

1. Vice Chair Dr. Stewart led the pledge of allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. None.

D. CONSENT AGENDA

1. APPROVAL OF MINUTES - June 5, 2025
2. APPROVAL OF MINUTES - July 17, 2025

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. None.

F. PUBLIC HEARING

1. **Project Name: Industrial Code Matrix Text Amendment** - Planning and Zoning Permit No. 25-580-01- A request to amend Oxnard City Code Chapter 16 (Zoning Code) to include “Agricultural and Construction Vehicles Sales with incidental repair and service” use to OCC Chapter 16, Article III, Section 16-163 (Industrial Land Uses by Zone: Industrial Land Uses Matrix) for areas zoned Heavy Manufacturing (M-2) as a permitted use within the City of Oxnard. The Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(C) (2) & (3) and 15061(b)(3) (Common Sense Exemption) of the CEQA Guidelines. Filed by designated agent Hollee King Winegar, SitesPacific, Incorporated, 7584 Eisenhower Street, Ventura, CA 93003, on behalf Todd Industrial Park, 5755 Velentine Road, Suite 203, Ventura, CA 93003.

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City Staff: Juan Carlos Torres, Associate Planner

Recommendation: That the Planning Commission:

1. 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
2. Adopt Resolution 2025-21 recommending that the City Council approve Planning and Zoning Permit No. 25-580-01 (Zone Text Amendment).

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/8A-VIb-kjFw>

City Staff including: Jamie Peltier, Acting Planning & Environmental Services Manager, Juan Carlos Torres, Assistant Planner, and Jason Zaragoza, Deputy City Attorney III were available for questions.

Hollee Winegar, applicant, was available for questions.

Commissioner Nash noted the various uses of the M2 zone.

Jamie Peltier, Planning Supervisor, addresses Commissioner Nash's comment informing him of the intent of the zone and future update of the code after the General Plan update.

Vice Chair Dr. Stewart opened the public comments portion of the public hearing.

No comments received by public speakers.

Vice Chair Dr. Stewart closed the public comments portion of the public hearing.

MOTION:

Commissioner Nash moved and Commissioner Barcena seconded, to 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 adopt Resolution 2025-XX recommending that the City Council approve Planning and Zoning Permit No. 25-580-01 (Zone Text Amendment).

MOTION VOTE:

Vice Chair Dr. Stewart, Commissioners Dr. Lopez, Nash, Schuelke, and Barcena voted in favor. Chair Arruejo was absent. The motion carried 5:0:1:0:0.

G. STUDY SESSION/REPORTS

1. Commissioner Nash commented on future uses of solar canopies in the City of Oxnard.

H. PLANNING COMMISSION BUSINESS

1. None.

I. COMMUNITY DEVELOPMENT STAFF UPDATES

1. None.

J. ADJOURNMENT

1. At 6:13 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

Regular Meeting: Thursday, September 4, 2025 6:00 p.m., Oxnard Chambers

Dr. Vincent Stewart,
Vice Chair

ATTEST _____
Joe Pearson II, AICP
Planning & Environmental Services Manager