

MINUTES
OXNARD PLANNING COMMISSION
Thursday, September 4, 2025

A. ROLL CALL

1. At 6:01 p.m., the Oxnard Planning Commission convened in the Oxnard Chambers.
2. Chair Arruejo, Vice Chair Dr. Stewart, Commissioners; Dr. Lopez, Nash were present. Commissioner Schuelke, and Barcena were absent.
3. Staff members present were: Joe Pearson, Planning & Environmental Services Manager; Jason Zaragoza, Deputy City Attorney III, Christopher Murillo, John-Miguel Dalbey, 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 led the pledge of allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. None.

D. CONSENT AGENDA

1. APPROVAL OF MINUTES - August 7, 2025

MOTION:

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

MOTION VOTE:

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

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. None.

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

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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.

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, Assistant 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 2025-22 approving Planning and Zoning Permit No. 25-510-01 for an Alcohol Special Use Permit, subject to certain findings and conditions.

John-Miguel Dalbey, Planning Manager provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/6vKPcqB2uIQ>

City Staff including: Joe Pearson, Planning & Environmental Services Manager; Jason Zaragoza, Deputy City Attorney III, John-Miguel Dalbey, Assistant Planner were available for questions.

John-Miguel Dabley introduced the project and noted there were two comment letters in support of the project submitted by the public and distributed to the commissioners.

David Rice, applicant, was available for questions.

Vice Chair Dr. Stewart clarified the project's proposals and noted the good review from the Police Department. Chair Arreujo also asked clarifying questions regarding why the SUP was needed, it was confirmed the type of alcohol sales would be updated.

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

No comments were received by public speakers.

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

MOTION:

Vice Chair Dr. Stewart moved and Commissioner Nash seconded, to 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 adopt Resolution 2025-22 recommending that the City Council approve 25-510-01 for an Alcohol Special Use Permit.

MOTION VOTE:

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

G. STUDY SESSION/REPORTS

1. None.

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.

Chair Arruejo requested to postpone the Parliamentary Informational Mini-Session to the next meeting.

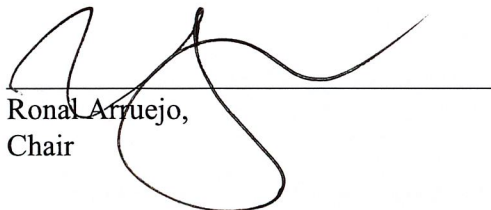
I. COMMUNITY DEVELOPMENT STAFF UPDATES

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

Joe Pearson II introduced Rogelio Solis, Assistant Planner, and Christopher Murillo, Assistant Planner who presented the Update on Status of Active Development Projects in the City.

FUTURE MEETINGS

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


Ronal Arruejo,
Chair

ATTEST


Joe Pearson II
Planning & Environmental Services Manager