

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.

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.

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.

Hollie 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

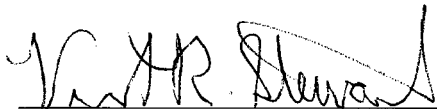
1. None.

J. ADJOURNMENT

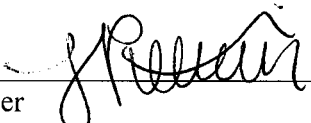
1. At 6:13 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

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



Dr. Vincent Stewart,
Vice Chair

ATTEST 

Jamie Peltier
Planning Supervisor