

MINUTES
OXNARD PLANNING COMMISSION
Thursday, November 7, 2024

A. ROLL CALL

1. At 6:00 pm the Oxnard Planning Commission convened in the Oxnard Chambers.
2. Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Dr. Lopez, Connelly, Nash, and Zielsdorf were present. Commissioner Schuelke was absent.
3. Staff members present were: Joe Pearson II, Planning & Environmental Services Manager; Ken Rozell, Chief Assistant City Attorney, and Iris Rodriguez, Administration Services Technician.
4. Chair Arruejo presided and called the meeting to order.

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

1. Commissioner Nash led the pledge of allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. None.

D. CONSENT AGENDA

1. None.

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. Commissioner Nash recused himself from item F.1.

F. PUBLIC HEARING

1. **Project Name: AT&T Mono-Eucalyptus Tower - Planning and Zoning Permit No. 23-530-04 (Special Use Permit - Wireless) - A request to construct a 44-foot tall wireless communication stealth facility designed to resemble a eucalyptus tree with an associated ground equipment enclosure within a 324 square-foot lease area of a 7.36 acre property developed with an existing hotel, located at 2101 West Vineyard Avenue, within the General Commercial Planned Development zone within the Northwest Community Specific Plan. The project is exempt from environmental review pursuant to Section 15303, Class 3 (New Construction) of the California Environmental Quality Act (CEQA) Guidelines. Filed by designated agent John McDonald, Eukon Group, 65 Post Suite 1000, Irvine, CA 92618, on behalf of AT&T Mobility, on behalf of the property owner Cavort Properties LP, 20342 SW Acacia Street, Newport Beach, CA 92660.**
City Staff: Rogelio Solis, Assistant Planner

Recommendation: That the Planning Commission:

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. Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 Class 3 (New Construction); and
- b. Adopt Resolution 2024-26 approving Planning and Zoning Permit No. 23-530-04 (Special Use Permit Wireless), subject to certain findings and conditions.

Rogelio Solis, Assistant Planner provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/Vwh66ehJD9s>

City Staff including: Joe Pearson, Planning & Environmental Services Manager, and Kenneth Rozell, Chief Assistant City Attorney were available for questions.

Rogelio Solis, Assistant Planner, gave a brief introduction of the project.

The applicant, John McDonald, gave a brief overview of the project.

Vice Chair Stewart asked about height requirements and updating the code to reduce the number of SUP's for similar projects. Joe Pearson II explained the reasoning behind SUP's and how it relates to particular zones. Chair Arruejo asked questions to staff relating to the stealth of the project.

Chair Arruejo opened the public comments portion of the public hearing. The in person public speakers included Diane Mitchell and Kang Lu.

The applicant, John McDonald, responded to the public's comments and questions, clarifying how the tower works.

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

MOTION:

Vice Chair Stewart moved and Commissioner Connelly seconded the motion Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 Class 3 (New Construction); and Adopt Resolution 2024-26 approving Planning and Zoning Permit No. 23-530-04 (Special Use Permit Wireless), subject to certain findings and conditions.

MOTION VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Dr. Lopez, Connelly, and Zielsdorf voted in favor. Commissioner Schuelke was absent.

Commissioner Nash recused himself. The motion carried 5:0:1:0:1¹

- 2. Project Name: Update to the City of Oxnard, California Environmental Quality Act (CEQA) Threshold Guidelines** - The proposed project is an update of the City's CEQA Threshold Guidelines that were adopted by the City Council on June 27, 2017. The proposed CEQA Threshold Guidelines are consistent with the current (2024) State CEQA Statute & Guidelines. The applicant is the City of Oxnard, Community Development Department, 214 South C Street, Oxnard.

City Staff: Kathleen Mallory, AICP, Long Range Planning and Sustainability Manager, Heather Davis, Project Planner

Recommendation: That the Planning Commission:

- a. Find the project Exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3); and
- b. Adopt resolution 2024-27 recommending that the City Council adopt a resolution to repeal Resolution No. 15,040 and approve updated CEQA Threshold Guidelines.

Kathleen Mallory, AICP, Long Range Planning and Sustainability Manager provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda:: <https://youtu.be/gBmxUbBYSxI>

City Staff including: Joe Pearson, AICP, Planning & Environmental Services Manager, Kathleen Mallory, AICP, Long Range Planning and Sustainability Manager and Kenneth Rozell, Chief Assistant City Attorney were available for questions.

Kathleen Mallory gave a brief introduction of the project.

Vice Chair Dr. Stewart clarified the requests and specifications of the project. Chair Arruejo clarified the impact of the new City Council members. Ken Rozell responded to the questions.

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

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

MOTION:

Vice Chair Dr. Stewart moved and Commissioner Nash seconded the motion to Find the project Exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3); and

¹ In Favor: Against: Absent: Abstain: Recused

adopt resolution 2024-27 recommending that the City Council adopt a resolution to repeal Resolution No. 15,040 and approve updated CEQA Threshold Guidelines.

MOTION VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Dr. Lopez, Connelly, Nash and Zielsdorf voted in favor. Commissioner Schuelke was absent. The motion carried 6:0:1:0:0²

G. STUDY SESSION/REPORTS

1. None.

H. PLANNING COMMISSION BUSINESS

1. Chair Arruejo reminded those Commissioners who are up for reappointment to submit their application by the deadline by November 23.

I. COMMUNITY DEVELOPMENT STAFF UPDATES

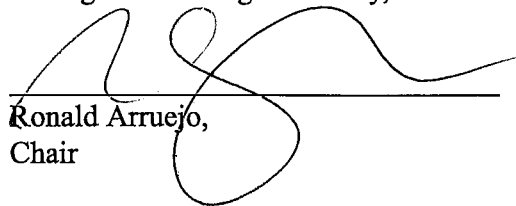
1. Joe Pearson II informed the Planning Commission of the Teal Club Specific Plan presented at the upcoming meeting November 21, 2024.

J. ADJOURNMENT

1. At 6:42 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

Regular Meeting: Thursday, November 21, 2024, 6:00 p.m, Oxnard Chambers



Ronald Arruejo,
Chair

ATTEST



Joe Pearson II, AICP
Planning & Environmental Services Manager

² In Favor: Against: Absent: Abstain: Recused