

CITY OF OXNARD PLANNING COMMISSION AGENDA

REGULAR MEETING
Council Chambers, 305 West Third Street
Thursday, June 5, 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/FahwxTmeB9Ei8o25A>, 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: 816 9966 6077
 3. Enter the meeting passcode: 319965
 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 - April 3, 2025
2. APPROVAL OF MINUTES - May 1, 2025

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS**F. PUBLIC HEARING**

1. **Project Name: 2030 General Plan and Local Coastal Plan Conformity Determination for the City of Oxnard Mid-Cycle Update to the Capital Improvement Program (CIP) Fiscal Years (FY) 2025-2029** - The Planning Commission will review the Mid-Cycle Update to the CIP for FY 2025-2029 to confirm the projects are in conformance with the City of Oxnard 2030 General Plan and relevant Coastal Land Use Plan policies pursuant to Section 65401 of the Government Code. The CIP includes a range of roadway improvements, maintenance of public facilities, stormwater drainage improvements and other miscellaneous projects. The whole of the proposed CIP projects are located throughout the City of Oxnard and vary in scope and funding. Filed by the City of Oxnard Public Works Department, 305 West Third Street - Third Floor, Oxnard, Oxnard, CA 93030. *(Item Continued From May 1, 2025 Hearing)*

City Staff: Morgan Kessler, City Engineer

Recommendation: That the Planning Commission:

1. Find the Mid-Cycle Update to the Capital Improvement Program (CIP) projects for FY 2025-2029 is not a “project” under the California Environmental Quality Act pursuant to section 15601 (b)(3) and 15378(b)(4); and
2. Adopt Resolution 2025-XX finding that the proposed additional Mid-Cycle Update to the Capital Improvement Program (CIP) projects for FY 2025-2029 are in conformance

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with the City of Oxnard 2030 General Plan and relevant Coastal Land Use Plan policies pursuant to Section 65401 of the Government Code.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/J5pM2iCaNrI>

2. **Project Name: Albany Apartments** - Planning and Zoning Permit No. 24-500-03 (Special Use Permit), 24-300-03 (Tentative Parcel Map) & 24-535-01 (Density Bonus); Property located at 2929- 2931 Albany Drive (APNs 221-0-061-195 & 221-0-061-035) - A request to partially demolish classroom buildings totalling 7,977 square feet. The project site construction includes reuse of an existing class room building (5,500 square feet) and new construction of two new buildings totaling 36,618 square feet to allow for a 20-unit, 42,204 square feet apartment complex with ten 2-bedroom and ten 3-bedroom units. The project also includes a Tentative Parcel Map merging three existing lots into one lot and vacating and relocation of an alleyway. The project also includes the ministerial approval of a Density Bonus Permit to allow the reduction to the setbacks and parking. The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15315 & 15332 (Class 15, Minor Land Division & Class 32, In-Fill Development Projects) of the CEQA Guidelines. Filed by designated agent Andrew Althaus, 3 Sixty Architecture & Design, 31368 Via Colinas, Suite 105, Westlake Village, CA 91362, on behalf of the property owner Albany Apartments of Oxnard LLC, James Allen, P.O. Box 1003, Thousand Oaks, CA 91358.

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 Sections 15315 and 15332 (Minor Land Division & In-fill Development Projects) of the CEQA Guidelines; and
2. Adopt Resolution 2025-XX recommending that the City Council approve Planning and Zoning Permit No. 24-300-03 (Tentative Parcel Map and vacating and relocation of alley) subject to certain findings and conditions.
3. Adopt Resolution 2025-XX approving Planning and Zoning Permit No. 24-500-03 (Special Use Permit) and Planning and Zoning Permit No. 24-535-01 (Density Bonus), subject to certain findings and conditions.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/CGxymDOb68E>

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3. **Project Name: Sturgis Business Park Tentative Parcel Map** - Planning and Zoning Permit No. 24-500-04 (Special Use Permit) and 24-300-02 (Tentative Parcel Map); Property located at 2360, 2362, & 2364 Sturgis Road (APN: 216-0-194-215) - A request to subdivide an existing industrial developed property of approximately 3.215-acre lot for condominium purposes. The Tentative Subdivision Map would subdivide the existing site and current buildings to create one lot for common area (containing parking, driveways, landscaping and pedestrian pathways) and 22 lots matching the buildings for industrial condominiums. The project would also include minor site improvements including relocation of compact parking spaces within the site and replacement of the existing sidewalk and driveway approach along Sturgis Road to comply with the Americans with Disability Act (ADA) requirements. The project is exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301(k) (Existing Facilities) of the CEQA Guidelines. Filed by designated agent Scott Uhles, Delane Engineering, Inc., 2812 Santa Monica Boulevard, Suite 206, Santa Monica, CA 90404, on behalf of the property owner, James Leff, LT Sturgis LLC, 29601 Agoura Road, Calabasas, CA 91303.

City Staff: Juan Carlos Torres, Associate Planner

Recommendation: That the Planning Commission:

1. Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301(k) (Existing Facilities); and
2. Adopt Resolution 2025-XX recommending that the City Council approve Planning and Zoning Permit No. 24-300-02 for a Tentative Subdivision Map (Tentative Parcel Map No. 24-300-02), subject to certain findings and conditions; and,
3. Adopt Resolution 2025-XX approving Planning and Zoning Permit No. 24-500-04 for a 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/9QpREZZjDj8>

4. **Project Name: Pantoja Trucking Facility;** Planning and Zoning Permit No. 24-500-05 (Special Use Permit); Property located at 210 and 320 East Hueneme Road (APNs 231-0-092-260, -270, and -280) - The applicant requests a Special Use Permit to authorize the construction of a 0.77 acre truck parking area, perimeter fencing with landscaping, drainage improvements, and restore a portion of the westernmost lot to vacant undeveloped land on a 4.76 acre developed site within the Light Manufacturing, Planned Development (M-1-PD) zone. The request includes certification of the proposed Final Initial Study/Mitigated Negative Declaration and adoption of the Mitigation Monitoring and Reporting Program which has been prepared pursuant to provisions of the California

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Environmental Quality Act. Filed by Wade Lewis, Robert William Company, on behalf of property owners Jesus A. Pantoja and Rebecca O. Pantoja, Pantoja Truckline, Incorporated, 320 East Hueneme Road, Oxnard, California 93033.

City Staff: Jay Dobrowalski, Planning Supervisor

Recommendation: That the Planning Commission:

1. Adopt a Resolution adopting Final Initial Study/ Mitigated Negative Declaration (IS/MND) No. 25-01; and
2. Adopt Resolution No. 2025-XX approving Planning and Zoning Permit No. 24-500-05 (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/RgvrCGu8hNw>

G. STUDY SESSION/REPORTS

H. PLANNING COMMISSION BUSINESS

I. COMMUNITY DEVELOPMENT STAFF UPDATES

J. ADJOURNMENT

FUTURE MEETINGS

Regular Meeting: Thursday, June 19, 2025, 6:00 p.m., Council Chambers

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<http://www.oxnard.org>

DRAFT
MINUTES
OXNARD PLANNING COMMISSION
Thursday, April 3, 2025

A. ROLL CALL

1. At 6:03 p.m., the Oxnard Planning Commission convened in the Oxnard Chambers.
2. Chair Arruejo, Vice Chair Dr. Stewart, Commissioner Lopez, and Schuelke were present. Commissioner Nash was absent.
3. Staff members present were: Joe Pearson II, Planning & Environmental Services Manager; Jason Zaragoza, Deputy City Attorney III, and Christen Guzman, Administrative Services Specialist.
4. Chair Arruejo presided and called the meeting to order.

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

1. Commissioner Dr. Stewart led the pledge of allegiance.

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. Katherine Connelly spoke about her beloved time as a Commissioner. Thanking the Commissioners, Staff and noting the month of April is fair housing month.
2. Mayor Pro Tem, Gabe Teran, called in to the meeting to thank Katherine Connelly for her time served as a planning commissioner.

D. CONSENT AGENDA

1. MINUTES -FEBRUARY 6, 2025
2. MINUTES - FEBRUARY 20, 2025
3. MINUTES -MARCH 6, 2025

MOTION:

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

VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Schuelke and Dr. Lopez voted in favor. Commissioner Nash was absent. The motion carried 4:0:1:0:0¹.

E. NOMINATIONS AND ELECTIONS

¹ In Favor: Against: Absent: Abstain: Recused

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1. Nomination and Election of the Planning Commission Chair and Vice Chair to Serve for Calendar Year 2025.

CHAIR NOMINATIONS:

Commissioner Dr. Stewart nominated Commissioner Arruejo to serve as Chair for Calendar year 2025.

VOTE:

Commissioner; Arruejo, Dr. Stewart, Dr. Lopez and Schuelke voted in favor. Commissioner Nash was absent. The motion carried 4:0:1:0:0².

VICE CHAIR NOMINATIONS:

Commissioner Dr. Lopez nominated Commissioner Dr. Stewart to serve as Vice-Chair for Calendar year 2025.

VOTE:

Chair Arruejo, and Commissioners; Dr. Stewart, Dr. Lopez, and Schuelke voted in favor. Commissioner Nash was absent. The motion carried 4:0:1:0:0³.

F. PUBLIC HEARING

1. **Project Name: Oxnard Sand Management Plan** - Planning and Zoning Permit No. 22-400-06 (Coastal Development Permit) - A request for a Coastal Development Permit to implement a Sand Management Plan for the coastal areas generally within the Oxnard Shores community. The project includes collecting wind-blown beach sand from beach access points, sidewalks, streets, and walkways and redepositing the sand back onto the beach at 13 locations. The project is exempt from environmental review pursuant to Section 15304 of the CEQA Guidelines. Filed by Brian Yanez, Assistant Public Works Director on behalf of the City of Oxnard.

City Staff: Joe Pearson II, Planning and Environmental Services Manager

Recommendation: That the Planning Commission:

1. Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15304 (Class 4, Minor Alterations to Land); and
2. Adopt Resolution 2025-XX approving Planning and Zoning Permit No. 22-400-06 (Coastal Development Permit), subject to certain findings and conditions.

² In Favor: Against: Absent: Abstain: Recused

³ In Favor: Against: Absent: Abstain: Recused

Joe Pearson II, Planning Manager provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/KA08MOVqi10>

Joe Pearson, Planning & Environmental Services Manager, gave a brief explanation of why the item was returning to the Planning Commission. Explaining a technical error was made, therefore it was again open for public comment.

City Staff including: Joe Pearson, Planning & Environmental Services Manager, Brian Yanez, Assistant Public Works Director, and Jason Zaragoza, Deputy City Attorney III were available for questions.

There were no questions, nor deliberation by the committee.

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 Dr. Lopez seconded, to find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15304 (Class 4, Minor Alterations to Land); and adopt Resolution 2025-XX approving Planning and Zoning Permit No. 22-400-06 (Coastal Development Permit), subject to certain findings and conditions.

MOTION VOTE:

Chair Arruejo, Vice Chair Dr. Stewart and Commissioners Dr. Lopez, and Schuelke voted in favor. Commissioner Nash was absent. The motion carried 4:0:1:0:0

2. **Project Name: AT&T Temporary Tower** - Planning and Zoning Permit No. 24-530-05 (Special Use Permit - Wireless) - A request to install a 40-foot temporary cell on wheels (COW) facility on a 41,382 square-foot developed site within the General Commercial-Planned Development (C-2-PD) zone. The application includes a request for the removal of three parking spaces and a height 5 feet above the existing 35-foot height limit within the General Commercial Zone. The project is exempt from environmental review pursuant to Section 15303 of the CEQA Guidelines. Filed by designated agent

David Elliot, Eukon Group, 65 Post Suite 1000, Irvine, CA 92618 on behalf of AT&T Mobility on behalf of the property owner Don Wickman, 21241 Ventura Blvd., Woodland Hills, CA 91364.

City Staff: Chantal Power, Contract Planner

Recommendation: That the Planning Commission:

1. Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 Class 3 (New Construction); and
2. Adopt Resolution 2025-XX approving Planning and Zoning Permit No. 24-530-05 (Special Use Permit Wireless), subject to certain findings and conditions.

Chantal Power, Contract Planner provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda:: <https://youtu.be/keEfD3871GA>

Chantal Power, Contract Planner, gave a brief description of the project.

City Staff including: Joe Pearson, Planning & Environmental Services Manager, Chantal Power, Contract Planner, and Jason Zaragoza, Deputy City Attorney III were available for questions.

Vice Chair Dr. Stewart suggested the standard height limit be increased. He also noted the new parking situation and commended the use of the temporary tower. Commissioner Dr. Lopez asked if this was a usual request for a temporary tower to be constructed. Commissioner Dr. Lopez asked the applicant if they had plans to maintain the temporary tower and how they planned to monitor the tower. Chantal Power, contact planner, clarified that a timeframe of 1-2 years would be the worst case scenario, and the applicant intended to get a permanent tower in place sooner than the 1-2 year timeframe.

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

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

MOTION:

Commissioner Schuelke moved and Commissioner Vice Chair Dr. Stewart seconded, to find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 Class 3 (New Construction); and adopt Resolution 2025-XX approving Planning and Zoning Permit No. 24-530-05 (Special Use

Permit Wireless), subject to certain findings and conditions.

MOTION VOTE:

Chair Arruejo, Vice Chair Dr. Stewart and Commissioners Dr. Lopez, and Schuelke voted in favor. Commissioner Nash was absent. The motion carried 4:0:1:0:0

H. STUDY SESSION/REPORTS

1. None

I. PLANNING COMMISSION BUSINESS

1. Appreciation for Commissioner Katherine Connelly's 4 Years of Service on the Planning Commission
2. Appreciation for Commissioner Anna Zielsdorf's 2.5 Years of Service on the Planning Commission

Chair Arruejo thanked Councilmember Rodriguez for appointing him for another 4 years on the planning commission. Chair Arruejo noted that the planning commission stipend was approved by the financial committee. Chair Arruejo noted that there may be a new commissioner if he gets approved by the City Council. Commissioner Dr. Lopez thanked Mayor Zaragoza for initially appointing him to the planning commission, and thanked councilmember Perez for reappointing him to another 4 years.

J. COMMUNITY DEVELOPMENT STAFF UPDATES

1. Joe Pearson II noted the Teal Club Specific Plan would be going to City Council on April 15, 2025. Joe Pearson II noted that April 17, 2025 would be cancelled as there were no items for the agenda, so the next meeting would be May 1, 2025.
2. Jason Zaragoza, Deputy City Attorney III, gave a brief introduction of himself at the request of Chair Arruejo.

K. ADJOURNMENT

1. At 6:48 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

Regular Meeting: Thursday, April 17, 2025 6:00 p.m., Oxnard Chambers

Ronald Arruejo,
Chair

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

DRAFT
MINUTES
OXNARD PLANNING COMMISSION
Thursday, May 1, 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, Commissioner Dr. Lopez, and Nash were present. Commissioner Schuelke was absent.
3. Staff members present were: Joe Pearson II, Planning & Environmental Services Manager; Jason Zaragoza, Deputy City Attorney III, Chantal Power, Contract Planner, and Michael Lackman, Assistant Planner, 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. Jason Zaragoza 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. None.

F. PUBLIC HEARING

1. **Project Name: 2030 General Plan and Local Coastal Plan Conformity Determination for the City of Oxnard Mid-Cycle Update to the Capital Improvement Program (CIP) Fiscal Years (FY) 2025-2029** - The Planning Commission will review the Mid-Cycle Update to the CIP for FY 2025-2029 to confirm the projects are in conformance with the City of Oxnard 2030 General Plan and relevant Coastal Land Use Plan policies pursuant to Section 65401 of the Government Code. The CIP includes a range of roadway improvements, maintenance of public facilities, stormwater drainage improvements and other miscellaneous projects. The whole of the proposed CIP projects are located throughout the City of Oxnard and vary in scope and funding. Filed by the City of Oxnard Public Works Department, 305 West Third Street - Third Floor, Oxnard, Oxnard, CA 93030.

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City Staff: Joe Pearson II, Planning and Environmental Services Manager**Recommendation:** That the Planning Commission:

- a. Continue the 2030 General Plan and Local Coastal Plan Conformity Determination for the City of Oxnard Mid-Cycle Update to the Capital Improvement Program (CIP) Fiscal Years (FY) 2025-2029 to the Planning Commission hearing date of June 5, 2025.

Joe Pearson II addressed the Commissioners to clarify the item only needed to be continued to the June 5, 2025 meeting.

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

No comments received by public speakers.

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

MOTION:

Chair Arruejo moved and Vice Chair Dr. Stewart seconded, to continue the 2030 General Plan and Local Coastal Plan Conformity Determination for the City of Oxnard Mid-Cycle Update to Capital Improvement Program Plan item to the Planning Commission hearing date of June 5, 2025.

MOTION VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Dr. Lopez, and Nash, voted in favor. Commissioner Schuelke was absent. The motion carried 4:0:1:0:0.

2. **Project Name: AT&T Mono-Eucalyptus Wireless Facility** - Planning and Zoning Permit No. 24-530-04 (Special Use Permit - Wireless); Property located at 921 Ventura Boulevard (APN: 145-0-222-065, -055) - A request to construct a 50-foot tall wireless communication stealth facility designed to resemble a eucalyptus tree with an associated ground equipment enclosure within a 364 square-foot lease area of a 0.96 acre property developed with existing commercial-retail building within the General Commercial Planned Development (C-2-PD). The application includes a request for a height 15 feet above the existing 35-foot height limit within the General Commercial Zone (C-2) pursuant to Article 16, Section 16-108 of Oxnard City Code, which allows height increases through approval of a special use permit. 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: Chantal Power. Contract Planner**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 Section 15301 (Existing Facilities); and
- b) Adopt Resolution 2025-10 approving Planning and Zoning Permit No. 24-530-04 (Special Use Permit - Wireless), subject to certain findings and conditions.

Chantal Power, Contract Planner provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/svmePkmQO5o>

City Staff including: Joe Pearson, Planning & Environmental Services Manager, Chantal Power, Contract Planner, and Jason Zaragoza, Deputy City Attorney III were available for questions.

Chantal Power addressed the Commissioners and answered questions.

Joe Pearson II noted questions that were received from the commissioners before the hearing: 1. The expected life span of the monopole, which was answered by the Applicant team, who indicated that it varies from company to company but they all have a good reputation; 2. If there has been occurrence of any part of the monopole structure (antenna or hardware) falling off, Joe Pearson II indicated that at this point in time there has not been occurrences of that within the city and also mentioned that this is also part of the Building process review; and 3. Have the monopoles been tested to stand wind and other events, which is also part of the Building process review.

Chair Arruejo commented that it would be easier in terms of time and cost if there is not a need for a Special Use Permit to increase the height of the antenna.

The applicant was present to answer any questions.

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

No comments received by public speakers.

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

MOTION:

Commissioner Nash moved and Commissioner Dr. Lopez seconded, to find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities); and Adopt Resolution 2025-10 approving Planning and Zoning Permit No. 24-530-04 (Special Use Permit - Wireless), subject to certain findings and conditions.

MOTION VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Dr. Lopez, and Nash, voted in favor. Commissioner Schuelke was absent. The motion carried 4:0:1:0:0.

3. **Project Name: Verizon Mono-Eucalyptus Tower** - Planning and Zoning Permit No. 24-530-02 (Special Use Permit - Wireless); Property located at 511 Buena Vista Avenue (APN: 201-0-250-235) - A request to construct a 100-foot tall wireless communication stealth facility designed to resemble a eucalyptus tree with an associated ground equipment enclosure within a 864 square-foot enclosure of a 0.49 acre property developed with a hard-scape art manufacturer and associated office. The property is located within the Heavy Manufacturing (M-2) zoning district. Filed by designated agent Jeremy Siegel, Eukon Group, 65 Post Suite 1000, Irvine, CA 92618 on behalf of APC Towers (“**Applicant**”), on behalf of the property owner Ruben Ortega, 511 Buena Vista Avenue, Oxnard CA.

City Staff: Michael Lackmann, Assistant Planner

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 Section 15301 (Existing Facilities); and
- b) Adopt Resolution 2025-11 approving Planning and Zoning Permit No. 24-530-02 (Special Use Permit - Wireless) subject to certain findings and conditions.

Michael Lackmann, Assistant Planner provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/keEfD3871GA>

City Staff including: Joe Pearson, Planning & Environmental Services Manager, Michael Lackmann, Assistant Planner, and Jason Zaragoza, Deputy City Attorney III were available for questions.

The applicant was present to answer questions.

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

No comments received by public speakers.

Chair Arruejo closed the public comments portion of the public hearing

MOTION VOTE:

Commissioner Vice Chair Dr. Stewart moved and Commissioner Dr. Lopez seconded, to find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction); and Adopt Resolution 2025-11 approving Planning and Zoning Permit No. 24-530-02 (Special Use Permit - Wireless), subject to certain findings and conditions.

MOTION VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Dr. Lopez, and Nash, voted in favor. Commissioner Schuelke was absent. The motion carried 4:0:1:0:0.

F. STUDY SESSION/REPORTS

1. None

G. PLANNING COMMISSION BUSINESS

1. Chair Arruejo did a brief comment in regards to Commissioners' roster, at this time, there are only five official members, thus he is recommended to cancel the May 15th meeting and also again for the June 19th meeting due to Chair Arruejo's absence on that day.

H. COMMUNITY DEVELOPMENT STAFF UPDATES

1. Joe Pearson, Planning & Environmental Services Manager, indicated that due to lack of quorum for the upcoming May 15th meeting, said meeting will be canceled.
2. In addition, Mr. Pearson mentioned that the Teal Club specific plan went to its second reading on Tuesday, April 29 and was approved, saying the project is moving forward, next step is the LAFCo process.

I. ADJOURNMENT

1. At 6:33 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

Regular Meeting: Thursday, June 5, 2025 6:00 p.m., Oxnard Chambers

Ronald Arruejo,
Chair

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