

CITY OF OXNARD PLANNING COMMISSION AGENDA

REGULAR MEETING
Council Chambers, 305 West Third Street
Thursday, July 17, 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](https://www.youtube.com/oxnardnews). 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/SD1HOoCZXq2eXKmm9>, 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: 862 7762 2567
 3. Enter the meeting passcode: 454496
 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**E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS****F. PUBLIC HEARING**

1. **Project Name: Esplanade T-Mobile Wireless Facility** - Planning and Zoning Permit No. 24-530-06 (Special Use Permit - Wireless); Property located at 600 East Esplanade Drive (APN: 142-0-022-565) - A request to construct a stealth wireless communication facility with associated rooftop equipment on an existing hotel within a 450 square foot lease area that will be completely concealed by architecturally integrating a new 8-foot high fiberglass reinforced screen walls into the existing building rooftop. The application includes a request for a height 35 feet above the existing 35-foot height limit within the General Commercial Zone. The project is exempt from the California Environmental Quality Act pursuant to Sections 15303 (Class 3 New Construction or Conversion of Small Structures) of the CEQA Guidelines. Filed by designated agent Sydney McLaughlin, Smartlink Group, 12920 SE 38th Street, Bellevue, WA 92660 on behalf of T-Mobile West LLC, on behalf of the property owner JS Hospitality Group LLC, 20342 SW Acacia Street, Newport Beach, CA 92660.

City Staff: Rogelio Solis, City 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 or Conversion of Small Structures); and
2. Adopt Resolution 2025-XX approving Planning and Zoning Permit No. 24-530-06 (Special Use Permit Wireless), subject to certain findings and conditions.

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2. **Project Name: T-Mobile Monopine** - Planning and Zoning Permit No. 23-530-05 (Special Use Permit - Wireless) Property located at 606 North Ventura Road. (APN: 200-0-150-385) - A request to construct a 55-foot tall wireless communications facility designed as a faux pine tree with an associated equipment enclosure on a 31,798 square-foot site. 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 Jerry Ambrose, Eukon Group, 3905 State St #7-188, Santa Barbara, CA, 93105, on behalf of T-Mobile, on behalf of the property owner BGN Investments, 3720 S Susan Street Suite 100, Santa Ana, CA 92704.

City Staff: Michael Lackmann, Associate 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. 23-530-05 (Special Use Permit Wireless), subject to certain findings and conditions.

Please click the following link to view the required Measure M pre-recorded presentation video: https://youtu.be/WnZ_Q3SD_7A

3. **Project Name: Wastewater Facility Building Addition** - Planning and Zoning Permit No. 24-400-01 (Coastal Development Permit), Property Located at 5751 - 6001 Perkins Road, (APN 231-0-091-105) - A request to add a 14,510 square foot addition to the existing Maintenance Building at the Oxnard Wastewater Treatment Plant. Site work includes repaving the existing parking lot and maintenance yard, and replacement of existing high-water-usage turf with native plants / low water use landscape and irrigation at the perimeter of existing parking lot and maintenance yard. The project is exempt from environmental review pursuant to Section 15302 (Class 2, Replacement or Reconstruction) of the California Environmental Quality Act (CEQA) Guidelines. Filed by designated agent Julie Jang - City of Oxnard Public Works, Tarah Brown - RNT Architects, 285 N. Ventura Ave., Suite 102, Ventura, CA 93001 on behalf of the property owner City of Oxnard.

City Staff: Joe Pearson, Planning & Environmental Services Manager

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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 15302 (Class 2, Replacement or Reconstruction); and
2. Adopt a resolution recommending that the City Council approve Planning and Zoning Permit No. 24-400-01 (Coastal Development 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/pEJLgwzpAuk>

4. **Project Name: Mandalay Generating Station Monitoring Well Decommissioning -** Planning and Zoning Permit No. 25-400-01 (Coastal Development Permit); Located at former Southern California Edison (SCE) Mandalay Generating Station site located at 393 North Harbor Boulevard (APNs: 183-0-022-025 & 183-0-023-015) - A request to authorize the abandonment and decommissioning of 18 monitoring wells at the former Southern California Edison (SCE) Mandalay Generating Station site located at the Mandalay Generating Station within the Coastal Zone. The project is exempt from environmental review pursuant to Section 15302 (Class 2, Replacement or Reconstruction) of the California Environmental Quality Act (CEQA) Guidelines. Filed by Xinling Ouyang (Southern California Edison), Walnut Grove Ave, GO 1-Q 2c, Rosemead, California 91770.

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 15302 (Class 2, Replacement or Reconstruction); and
2. Adopt Resolution 2025-XX approving Planning and Zoning Permit No. 25-400-01 (Coastal Development 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/AJ44WatbU_M

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G. STUDY SESSION/REPORTS

H. PLANNING COMMISSION BUSINESS

I. COMMUNITY DEVELOPMENT STAFF UPDATES

J. ADJOURNMENT

FUTURE MEETINGS

Regular Meeting: Thursday, August 7, 2025, 6:00 p.m., Council Chambers

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