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 4:0:1:0:0[1].

E. NOMINATIONS AND ELECTIONS

[1] In Favor: Against: Absent: Abstain: Recused

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 4:0:1:0:0[2].

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 4:0:1:0:0[3].

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