

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.

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: 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

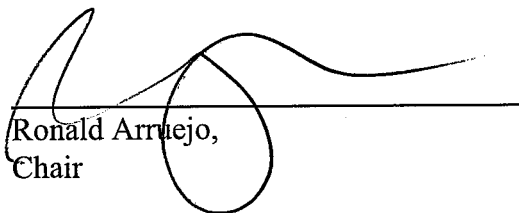
1. Joe Pearson, Planning & Environmental Services Manager, indicated that due to lack of quorum for the upcoming May 15th meeting, said meeting will be canceled.
2. In addition, Mr. Pearson mentioned that the Teal Club specific plan went to its second reading on Tuesday, April 29 and was approved, saying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