

MINUTES
OXNARD PLANNING COMMISSION
Thursday, July 17, 2025

A. ROLL CALL

1. At 6:00 p.m., the Oxnard Planning Commission convened in the Oxnard Chambers.
2. Chair Arruejo, Commissioner, Nash, Schuelke, and Barcena were present. Vice Chair Dr. Stewart, and Commissioner Dr. Lopez were absent.
3. Staff members present were: Joe Pearson II, Planning & Environmental Services Manager; Jason Zaragoza, Deputy City Attorney III, Rogelio Solis, Assistant Planner, Michael Lackmann, Assistant Planner, and Christen Guzman, Administration Services Specialist.
4. Chair Arruejo presided and called the meeting to order.

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

1. Chair Arruejo 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: 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,

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.

<http://www.oxnard.org>

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 2025-17 approving Planning and Zoning Permit No. 24-530-06 (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/mwf8fumWYqA>

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

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

Sydney McLaughlin, applicant, commented on the necessity of the cell tower for coverage.

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 Schuelke seconded, to 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 adopt Resolution 2025-17 approving Planning and Zoning Permit No. 24-530-06 (Special Use Permit Wireless), subject to certain findings and conditions.

MOTION VOTE:

Chair Arruejo, Commissioners Nash, Schuelke, and Barcena voted in favor. Vice Chair Dr. Stewart Commissioner Dr. Lopez was absent. The motion carried 4:0:2:0:0.

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 2025-18 approving Planning and Zoning Permit No. 23-530-05 (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/WnZ_Q3SD_7A

Michael Lackmann, Assistant Planner, gave a brief description of the project, and noted a correction on the Resolution, #20, was mistakenly on the resolution, not necessary.

Jerry Ambrose, applicant, was available to answer questions.

Chair Arruejo questioned how the applicant decided on the design of the tower. Commissioner Nash asked about the tower being a co-location in the future. The applicant responded to commissioners' 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 Dr. Lopez moved and Vice Chair Dr. Stewart seconded, to the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 Class 3 (New Construction); and adopt Resolution 2025-18 approving Planning and Zoning Permit No. 23-530-05 (Special Use Permit Wireless), subject to certain findings and conditions, with the inclusion of the following edits:

Condition number 20 shall be deleted as follows:

~~Developer shall install 6 trees in the landscape planters per the proposal in the approved plans. All landscaping shall be maintained as part of the screening and blending in of the tree for the life of the project.~~

MOTION VOTE:

Chair Arruejo, Commissioners Nash, Schuelke, and Barcena voted in favor. Vice Chair Dr. Stewart Commissioner Dr. Lopez was absent. The motion carried 4:0:2:0:0.

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

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 approving Planning and Zoning Permit No. 24-400-01 (Coastal Development Permit), subject to certain findings and conditions.

Joe Pearson, Planning & Environmental Services Manager, Assistant Planner provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/pEJLgwzpAuk>

Joe Pearson, Planning & Environmental Services Manager, gave a brief description of the project.

Jan Hauser, Wastewater Divisions Manager, was present to answer questions.

Chair Arruejo questioned the timing of the project. Commissioner Nash asked if the maintenance crew was involved in the process. Jan Hauser addressed the questions from Chair Arruejo and Steve Nash. He answered by informing the Chair about ongoing projects and informed Commissioner Nash that maintenance was in fact involved.

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 Scheulke moved and Commissioner Vice Chair Dr. Stewart seconded, to find the Project to be Categorical Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15302 (Class 2, Replacement or Reconstruction); and adopt resolution 2025-19 approving Planning and Zoning Permit No. 24-400-01 (Coastal Development Permit), subject to certain findings and conditions.

MOTION VOTE:

Chair Arruejo, Commissioners Nash, Schuelke, and Barcena voted in favor. Vice Chair Dr. Stewart Commissioner Dr. Lopez was absent. The motion carried 4:0:2:0:0.

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 2025-20 approving Planning and Zoning Permit No. 25-400-01 (Coastal Development Permit), subject to certain findings and conditions.

Joe Pearson, Planning & Environmental Services Manager, Assistant Planner provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: https://youtu.be/AJ44WatbU_M

Joe Pearson II, Planning and Environmental Services Manager, gave a brief introduction of the project.

Travis Kegel, representative of Southern California Edison (SCE), was available for questions.

Chair Arruejo asked how many wells total on the site. And the status of their safety. Travis Kegel, representative of Southern California Edison (SCE), was not aware of the wells total, only the wells Southern California Edison (SCE) monitors. Joe Pearson II, Planning and Environmental Services Manager, clarified the other wells are on private property to which the public does not have access to. Chair Arruejo questioned why it took several years for the wells to be decommissioned. Travis Kegel, representative of Southern California Edison (SCE), explained the lengthy process of the study and application process to decommission the wells.

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 Scheulke moved and Commissioner Nash seconded, to 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 adopt Resolution 2025-20 approving Planning and Zoning Permit No. 25-400-01 (Coastal Development Permit), subject to certain findings and conditions.

MOTION VOTE:

Chair Arruejo, Commissioners Nash, Schuelke, and Barcena voted in favor. Vice Chair Dr. Stewart Commissioner Dr. Lopez was absent. The motion carried 4:0:2:0:0.

G. STUDY SESSION/REPORTS

1. None

H. PLANNING COMMISSION BUSINESS

1. Commissioner Schuelke greeted his daughter, Ausha, and wished her a happy birthday.
2. Commissioner Nash and Chair Arruejo greeted her also.
3. Chair Arruejo noted the approval of the planning commission stipend by City Council.
4. Chair Arruejo will be missing all Planning Commission meetings in August.
5. Chair Arruejo congratulated the newly appointed commissioner, Henry Barcena.

I. COMMUNITY DEVELOPMENT STAFF UPDATES

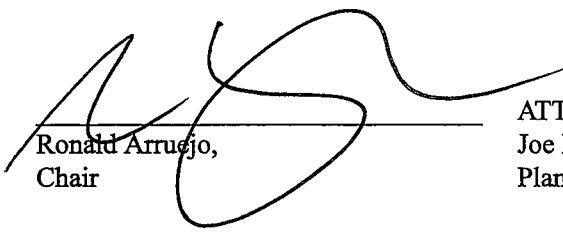
1. Joe Pearson, Planning & Environmental Services Manager, noted the Albany Apartments and Sturgis subdivision will be presented at the July 29, 2025 City Council meeting.
2. In addition, Mr. Pearson mentioned that the Planning Commission has one item for the August 7, 2025 meeting.

J. ADJOURNMENT

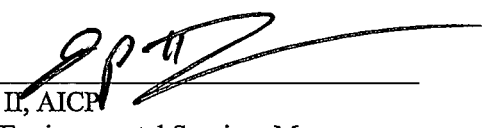
1. At 6:44 p.m., the Planning Commission concurred to adjourn.

FUTURE MEETINGS

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



Ronald Arruajo,
Chair

ATTEST 

Joe Pearson II, AICP
Planning & Environmental Services Manager