OXNARD PLANNING COMMISSION
Thursday, February 15, 2024

## A. ROLL CALL

1. At 6:00 pm the Oxnard Planning Commission convened in the Oxnard Chambers.
2. Chair Arruejo, Vice Chair Dr. Stewart, and Commissioners Dr. Lopez, Nash, Zielsdorf, Connelly, and Schuelke were present.
3. Staff members present were: Joe Pearson II, Planning & Environmental Services Manager; Ken Rozell, Chief Assistant City Attorney; Daniel Houck, Associate Planner; and Christen Guzman, 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. Commissioner Schuelke led the Pledge of Allegiance.

## C. PUBLIC COMMENTS - On Items Not On The Agenda

1. None

## D. CONSENT AGENDA

1. None

## E. NOMINATIONS AND ELECTIONS

1. Nomination and Election of the Planning Commission Chair and Vice Chair to Serve for Calendar Year 2024

**CHAIR NOMINATIONS:**

Commissioner Nash moved and Commissioner Dr. Stewart seconded a nomination for Chair Arruejo to serve as Chair for Calendar year 2024.

**VOTE:**

Chair Arruejo, Vice-Chair Dr. Stewart and Commissioners Dr. Lopez, Connelly, Zielsdorf, Schuelke, and Nash voted in favor. The motion carried 7:0:0:0:0[1].

**VICE CHAIR NOMINATIONS:**

Commissioner Nash moved and Commissioner Dr. Lopez seconded a nomination for Commissioner Stewart to serve as Vice Chair for Calendar year 2024.

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

**VOTE:**

Chair Arruejo, Vice-Chair Dr. Stewart and Commissioners Dr. Lopez, Connelly, Zielsdorf, Schuelke, and Nash voted in favor. The motion carried 7:0:0:0:0[2].

## F. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. None

## F. PUBLIC HEARING

1. **Project Name: Dish Wireless Mono-Eucalyptus;** Planning and Zoning Permit No. 23-530-03 (Special Use Permit - Wireless); Property located at 1301 West Channel Islands Boulevard (APN: 205-0-580-065). A request to construct a 70-foot tall wireless communication facility designed to resemble a eucalyptus with an associated ground equipment enclosure on a 1.57 acre lot in the C-2 zone. The request includes the allowance for an increase in height from 35 feet to 70 feet. 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 Adrian Culici, Eukon Group, 65 Post, Suite 1000, Irvine, CA, 92618 on behalf of Dish Wireless, on behalf of the property owner Port Place Shoppers LLC, 1341 W. Channel Islands Blvd, Oxnard, CA 93030.

   **City Staff: Daniel Houck, Associate Planner**

   **Recommendation:** That the Planning Commission:

   a. Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 Class 3 (New Construction); and

   b. Adopt Resolution 2024-03 approving Planning and Zoning Permit No. 23-530-03 (Special Use Permit Wireless), subject to certain findings and conditions.

   Daniel Houck, Associate Planner provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: https://youtu.be/cKprh6qzqqE

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

City Staff including: Joe Pearson, Planning & Environmental Services Manager; Ken Rozell, Chief Assistant City Attorney; and Daniel Houck, Associate Planner were available for questions.

The applicant Sonal Thakur was available for questions.

Verbal comments and questions were received by Commissioner Dr. Lopez and Commissioners Nash on the requested height increase, noise of equipment, need for the new facilities and impacts of the lack of the facilities, services supported by antennas, number of trees, and tree screening were discussed.

No verbal comments received by public speakers

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

Discussion ensued among the Commissioners and staff about key topics, including: sound given proximity to housing and improved coverage.

**MOTION:**

Commissioner Dr. Lopez moved and Commissioner Connelly seconded the motion to find project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 Class 3 (New Construction); and adopt Adopt Resolution 2024-03 approving Planning and Zoning Permit No. 23-530-03 (Special Use Permit Wireless), subject to certain findings and conditions.

**MOTION VOTE:**

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Nash, Dr. Lopez, Zielsdorf, Connelly, and Schuelke voted in favor. The motion carried 7:0:0:0:0.

## G. STUDY SESSION/REPORTS

1. None

## H. PLANNING COMMISSION BUSINESS

1. Commissioner Connelly introduced a young realtor Andrew Tilson. Commissioner Connelly noted that friends' homes were flooded during the December 2023 storms, and wanted to thank Councilmember Teran for being the neighborhood checking on community members after the floods.

2. Commissioner Dr. Lopez thanked Chair Arruejo and Vice Chair Dr. Stewart for their past year of serving as Chair and Vice Chair and for accepting the positions moving forward. Dr. Lopez welcomed the new Commissioner Schuelke and Thanked the commission

3. Vice Chair Dr. Stewart thanked the commission for their confidence in him. Vice Chair Dr. Stewart asked about the impacts of Measure M as it relates to the ability to give presentations. He noted that Cal State Channel Islands is having super sunday at the Oxnard Performing Arts Center to talk about and encourage college attendance.

4. Commissioner Nash discussed the possibility of having live presentations in light of Measure M.

5. Arruejo recommended that the Commission adopt standing rules to have staff present before each agenda item and opened the floor to a motion.

**MAIN MOTION:**
Commissioner Nash moved and Vice Chair Dr. Stewart seconded the motion to have the staff present before each item and make it into a standing rule of the Commission.

**MAIN MOTION VOTE**
Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Nash, Dr. Lopez, Zielsdorf, Connelly, and Schuelke voted in favor. The motion carried 7:0:0:0:0.

6. Chair Arruejo thanked the commission for appointing him to a second term. Provided clarification on parliamentary procedure and Robert's rules. Chair Arruejo recommended relooking at the by-laws and wanted to look at having study sessions and a non-binding resolution to recommend City Council provide a stipend to the Planning Commission. Mr. Rozell recommended that the items come back for discussion of future items at a subsequent meeting.

## I. COMMUNITY DEVELOPMENT STAFF UPDATES

1. Joe Pearson II commented that the U-Haul project was scheduled to return to the City Council for final action in March.

## J. ADJOURNMENT

1. At 6:43 pm., the Planning Commission concurred to adjourn.

## FUTURE MEETINGS

Regular Meeting: Thursday, March 7, 2024, 6:00 p.m, Oxnard Chambers

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| Ronald Arruejo,<br>Chair | ATTEST<br>Joe Pearson II,<br>Planning & Environmental Services Manager |