

# CITY OF OXNARD DIRECTOR HEARING AGENDA

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## REGULAR MEETING

East Conference Room, 214 South C Street  
Tuesday, December 17, 2024, 2:00 p.m.

**The public is invited and 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](mailto:Planning@oxnard.org) no later than 10:00 a.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 Applicant team prior to the start of the meeting and made part of the administrative record.
  - b. Submit a request to speak or view by no later than 10:00 a.m. on the day of the meeting by using the form <https://forms.gle/41m2fzVVKq7T3hNXA>, emailing the Planning office at [planning@oxnard.org](mailto:planning@oxnard.org), or calling (805) 385-7878.
3. VIEWING OR PROVIDING PUBLIC COMMENTS DURING THE MEETING
  - a. If you wish to view or speak during a particular item on the agenda, please use the following link <https://us06web.zoom.us/j/83785052498?pwd=Sl84a19laQ8EUgf1ZflA3jZ7cJXp8y.1> or follow the below instructions to join by phone:
    1. Dial phone number (888) 475-4499
    2. Enter the meeting ID: 837 8505 2498
    3. Enter the meeting passcode: 098252
    4. Wait in the Zoom waiting room. Once the Director calls for public speakers, press \*9 to raise your hand to inform City staff you would like to speak.
  - b. Speakers shall have up to three minutes to speak.
  - c. Public comments on items on the agenda shall be taken following the announcement of the item.

**The meeting will be recorded and available for viewing. Video recordings are typically available online following the meeting at the City's website at <https://www.oxnard.gov/city-clerks-office/meeting-agendas>**

### **A. ROLL CALL**

### **B. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS**

### **C. PUBLIC HEARING**

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 Community Development Director 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.

1. **Project Name: 1105 Capri Way Residence** - Planning and Zoning Permit No. 24-400-02 (Coastal Development Permit): A request for a Coastal Development Permit (CDP) to amend conditions in an existing CDP (PZ 22-400-05) in order to switch from building the house on driven piles to caissons. The project is exempt from environmental review pursuant to Section 15303 (New Construction of Small Structures), Class 3 of the California Environmental Quality Act (CEQA) Guidelines. The project is located at 1105 Capri Way. Filed by Walt Philipp, Integral Design, Inc. & Construction, LLC, 950 County Square Drive, Suite 116, Ventura, California.

**Project Planner:** Daniel Houck, Associate Planner

**Recommendation:** That the Community Development Director:

- 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 a Resolution approving Planning and Zoning Permit No. 24-400-02 (Coastal Development Permit), subject to certain findings and conditions
2. **Project Name: The Pointe Apartments** - Planning And Zoning Permit No. 23-200-01 (Development Design Review): A request to construct a 546,524 square foot building comprised of 341,324 square feet of apartment building reaching 4 stories and 280 residential units as well as a 205,200 square foot 5.5-story centrally located parking structure with 490 residential parking spaces on a 4.85-acre project site within the Residential Very High zone of the River Park Specific Plan. The proposed project has been found to be consistent with the RPSP and FEIR No. 00-03 and is therefore exempt from further environmental review pursuant to Section 15162 of the CEQA Guidelines. Filed by the property owner, Ann Walsh of Shea Properties, 2751 Park View Court #261, Oxnard, CA 93036.

**Project Planner:** Daniel Houck, Associate Planner

**Recommendation:** That the Community Development Director:

- a. Find the Project to be consistent with Final Environmental Impact Report (FEIR No. 00-03) and subsequent addendums prepared for the RiverPark Specific Plan and therefore exempt from further environmental review pursuant to Sections 15162 through 15164 and 15183 of the CEQA Guidelines; and
- b. Adopt Resolution 23-200-01 approving Planning and Zoning Permit No. 23-200-01 (Development Design Review Permit), subject to certain findings and conditions.

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**D. ADJOURNMENT**

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