

CITY OF OXNARD DIRECTOR HEARING AGENDA

REGULAR MEETING

East Conference Room, 214 South C Street
Thursday, February 13, 2025, 3:00 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 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/TQsKMPchOfTwibm29>, emailing the Planning office at 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/83654377326?pwd=luj4JPTQvz65zM9y7jgdUw4h68nkrz.1> or follow the below instructions to join by phone:
 1. Dial phone number (888) 475-4499
 2. Enter the meeting ID: 836 5437 7326
 3. Enter the meeting passcode: 904002
 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.

City of Oxnard internet address: <http://www.oxnard.gov>

1. **Project Name: First Street Apartments Project;** Planning and Zoning Permit No. 22-200-11 (Major Downtown Design Review Permit) : A request for a Major Downtown Design Review (DDR) Permit to authorize the construction of a 44,339 square-foot, 6-story apartment building with 53 residential units, 29 covered parking spaces, and private patio/balconies for each unit on a 0.48-acre project site. The project is exempt from environmental review pursuant to Section 15332 (Class 32, In-Fill Development), Class 32 of the California Environmental Quality Act (CEQA) Guidelines. The project is located at 137 West First Street (APN: 202-0-055-070). Filed by Mike Sanchez, of Coastal Architects (“Agent”) 1567 Spinnaker Drive, Suite 204, Ventura, CA 93001 on behalf of Aldersgate Investments, Inc. (“Owner”), 300 E. Esplanade Drive, Suite 1550, Oxnard, CA 93036.

Project Planner: Rogelio Solis, Assistant 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 15332 Class 32 (New Construction); and
- b) Adopt a Resolution approving Planning and Zoning Permit No. 22-200-11 (Major Downtown Design Review Permit), subject to certain findings and conditions

D. ADJOURNMENT

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