

CITY OF OXNARD DIRECTOR HEARING AGENDA

REGULAR MEETING

East Conference Room, 214 South C Street
Thursday, May 8, 2025, 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 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: 810 3548 7801
 3. Enter the meeting passcode: 594491
 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: Sandhu Apartment;** Planning And Zoning Permit Nos. 23-200-11 (Development Design Review), 23-535-02 (Density Bonus) and 24-310-02 (Lot Line Adjustment/Lot Merger): A request to construct a 31,636 square foot building comprised of a three story 23 unit (5 affordable units) apartment building with 41 uncovered parking spaces on a 0.99-acre project site. The project will include amenities and associated improvements, landscaping, hardscaping, rooftop deck with barbeque and fitness room. The Project also includes a request for the ministerial approval of a Density Bonus Permit to allow for a Density Bonus to increase the maximum number of units from 12 units to 23 units and to waive, reduce or modify four development standards related to building height, open space, balcony size, lawn area, and interior yard space. A Lot Line Adjustment (Merger) to merge the two properties and create the 0.99 acre project parcel. The project is located at 1227 and 1239 South C Street (APN: 203-0-062-010 and 203-0-062-020). Filed by Rosy Hernandez, of Lauterbach and Associates (Agent) 300 Montgomery Avenue, Oxnard, CA 93036 on behalf of Sukhi Sandhu (Owner), 3490 Trego Court, Simi Valley, 93033.

Project Planner: Marcum Caldwell, 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 15332 Class 32 (New Construction); and
- b) Adopt a Resolution approving Planning and Zoning Permit Nos. 23-200-11 (Development Design Review Permit), 23-535-06 (Density Bonus) and 24-310-02 (Lot Line Adjustment/Merger), subject to certain findings and conditions.

D. ADJOURNMENT

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