

This meeting is held pursuant to the State Emergency Services Act, the Governor's Emergency Declaration, and Governor's Executive Order N-29-20 to allow members of the City Council or staff to participate via teleconference.

The public may provide comments to the Director Hearing via email at planning@oxnard.org no later than 2:00 p.m. on the day of the meeting. Please identify the meeting date and agenda item in the Subject line.

A telephone option for public comments is also available at this time due to the State of California "Stay At Home" order. Requests to speak must be submitted no later than 2:00 p.m. on the day of the meeting. Call the Planning office at (805) 385-7878, or email your request to planning@oxnard.org. (identify the agenda item in the Subject line).

CITY OF OXNARD DIRECTOR HEARING AGENDA

REGULAR MEETING

West Conference Room, 214 South C Street
Monday, November 30, 2020, 3:00 p.m.

- A. ROLL CALL**
- B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES**
- C. PUBLIC COMMENTS - On Items Not On The Agenda**

At this time, a person may address the Community Development Director on matters within the jurisdiction of the Community Development Department, including information/consent items and any item not appearing on the agenda. The Director shall limit public comments to three (3) minutes. The Community Development Director cannot take action on any item presented during public comments that is not on the agenda and such item may only be referred to the Community Development Director Secretary. Persons wishing to speak on public hearing items should do so at the time of the public hearing.
- D. CONSENT AGENDA**
- E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS**
- F. PUBLIC HEARING**

1. **Project Name: Arctic Cold Storage Facility** - Planning and Zoning Permit Nos.: PZ 20-200-05 (Development Design Review Permit), and PZ 20-310-11 Lot Line Adjustment (Merger). The applicant proposes to construct a cold storage and fruit processing facility on a 31.8-acre site within the Light Manufacturing (M-1) zone within Planning Area 5 of the Sakioka Farms Business Park Specific Plan. The proposed development includes a 576,000 square-foot industrial building with a vehicle parking area, accessory structures and related public improvements. The project requires a Lot Line Adjustment (Merger) to merge 5 lots into one 31.8-acre lot. The project site is located on Lots 1-5 of Tract 5996-1, in the Sakioka Farms Business Park Specific Plan Area south of US 101, east of and adjacent to Rice Avenue, north of Latigo Avenue, and west of Del Norte Boulevard. Pursuant to the provisions of the California Environmental Quality Act (CEQA-Public Resources Code, Section 21083 et. seq.) Guidelines Section 15168(c)(4)-(5) and (e), a consistency

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evaluation determination will be considered by the Director. The proposed project activities are covered by and within the scope of the program approved by a previously certified Environmental Impact Report, which adequately describes the project for purposes of CEQA, and therefore, no further environmental documentation is required. Filed by Scott Uhles, Delane Engineering, 2812 Santa Monica Boulevard, Suite 206, Santa Monica, California 90404.

Project Planners: Jay Dobrowalski, Senior Planner

Recommendation:

That the Community Development Director adopt a Resolution, as submitted, finding the Project is not subject to additional environmental review pursuant to the provisions of the California Environmental Quality Act (CEQA-Public Resources Code, Section 21083 et. seq.) Guidelines Section 15168(c)(4)-(5) and (e), and as demonstrated by the substantial evidence contained in the Consistency Evaluation, and the associated administrative record, prepared for this project. The project activities are covered by and within the scope of the program approved by a previously certified EIR, which adequately describes the project for purposes of CEQA, and Adopt Resolution 20-200-05 (Development Design Review Permit); and PZ 20-310-11 (Lot Line Adjustment - Merger), subject to certain findings and conditions.

2. **Project Name: Navigation Center Project** - Planning and Zoning Permit Nos. 20-200-13 (Major Downtown Design Review Permit (DDRP)), 20-535-04 (Density Bonus Permit) and 20-310-08 (Lot Line Adjustment (Merger)). The project request is to permit the construction of a 60,098-square foot 5-story mixed use apartment building with 56 residential units, 2,094 square feet of leasing and community services office space, approximately 15,000 square-feet of leasing and non-residential space on the ground floor, a private outdoor courtyard, 10 parking spaces, and a 1,944 square-foot public entry plaza on a 0.48-acre project site. Proposed development includes commercial space and parking for the residential and commercial on the ground level, with an additional 4 levels of residential units (for a 5 story building). The proposed building is designed with 44 one bedroom units and 12 two bedroom units. The proposed Density Bonus application, if granted, would eliminate the requirement for parking for the residential units pursuant to a Parking Standard Modification under State Density Law. The project requires a Lot Line Adjustment (Merger) to merge two lots into one 0.48-acre lot. The DDRP will also allow for the demolition of the existing 7,500 square foot vacant building. The project site is located at 241 West Second Street (APNs: 202-0-054-075 & -080) within the Downtown land use designation and Downtown General (DT-G) zoning district. Filed by Brittany Seniff, of Community Development Partners, Applicant, on behalf of the City of Oxnard, Property Owner.

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Project Planners: Joe Pearson II, Senior Planner

Recommendation:

That the Community Development Director finds the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development), and adopt Resolution PZ 20-200-13 (Development Design Review Permit) and 20-310-08 (Lot Line Adjustment (Merger)), subject to certain findings and conditions.

G. STUDY SESSION/REPORTS

H. COMMUNITY DEVELOPMENT STAFF UPDATES

I. ADJOURNMENT

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