

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).

AMENDED AGENDA - ERRATA MEMO # 1 ADDED TO ITEM F.1

**CITY OF OXNARD
DIRECTOR HEARING
AGENDA**

REGULAR MEETING

West Conference Room, 214 South C Street
Wednesday, February 3, 2021, 4:00 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: Cypress Place at Garden City** - Planning and Zoning Permit Nos. 20-200-14 (Development Design Review - All Affordable Housing Opportunity Program "AAHOP"); 20-535-02 (Density Bonus Permit); & 20-310-09 (Lot Line Adjustment). The Project proposes to demolish two abandoned residential structures and related structures for an existing commercial agricultural use (nursery); and construct an all affordable 150-unit residential apartment complex with associated site improvements on a 5.24 acre site that consists of two lots that will be adjusted to accommodate new infrastructure. Site improvements will consist of six, three story buildings with one to three bedroom units ranging between 562 and 1012 square feet in size; including a two-story 7,967 square foot learning center/community building with centralized laundry room and community kitchen. Additional onsite amenities include outdoor recreational areas for residents. The Project is

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requesting two concessions that would provide relief from City City Code Sections 16-362F to eliminate requirements for private balconies and Section 16-322 for reduction of 21 parking spaces from 273 to 252. The project site is located within the Residential low Medium land use designation and Multiple-Family Affordable Housing (R-2-AH) zoning district. Filed by Lauren Nichols, Peoples' Self Help, 56 East Main Street, Suite 200, Ventura, California 93001.

Project Planners: Juan Martinez, Associate Planner

Recommendation:

That the Community Development Director find the Project to be exempt from the California Environmental Quality Act (CEQA), pursuant to Senate Bill 35 and Government Code Section 65913.4, and adopt Resolutions 20-200-14 (Development Design Review - All Affordable Housing Opportunity Program "AAHOP"); 20-535-02 (Density Bonus Permit); & 20-310-09 (Lot Line Adjustment), subject to certain findings and conditions.

G. STUDY SESSION/REPORTS

H. COMMUNITY DEVELOPMENT STAFF UPDATES

I. ADJOURNMENT

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