

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. 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
Wednesday, April 21, 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. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS**
- E. PUBLIC HEARING**

1. **Project Name: Central Terrace Apartments** - Planning and Zoning Permit No. 20-200-06 (Major Downtown Design Review Permit (DDRP)) and 20-535-01 (Density Bonus Permit). The project request is to permit the construction of a 73,534 square foot 5-story mixed use apartment building with 87 residential units, 29 parking spaces, 2,375 square-feet of non-residential (i.e. commercial / office) space, and a 2,068 square-foot courtyard on a 0.42-acre project site. Proposed development includes non-residential space, and parking on the ground level, with an additional 4 levels of residential units (for a 5 story building). The proposed building is designed with 86 one bedroom units and 1 two bedroom units. All of the units open to the interior courtyard with seating and green space located in the middle of the second floor. The application also includes a ministerial request for a Density Bonus to allow for three concessions. The project site is located at 217-235 East Sixth Street (APN: 201-0-213-110) within the Downtown land use designation and Downtown General (DT-G) zoning district. Filed by Luis Hernandez, of Many Mansions,

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the Applicant and Owner, 1259 East Thousand Oaks Boulevard, Thousand Oaks, CA 91362.

Project Planner: Joe E. Pearson II, Senior Planner

Recommendation:

That the Community Development Director (“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 a Resolution approving Planning and Zoning Permit Nos. 20-200-06 (Major Downtown Design Review Permit) subject to certain findings and conditions.

2. **Project Name: Saqui Emery Duplex** - Planning and Zoning Permit No. 20-200-10 (Development Design Review Permit): A request to construct a 1,760 square-foot residential building with an attached two-car garage, demolition of an approximately 300 square-foot detached 1-car garage and construction of a new 420 square-foot 2-car garage to be attached to the existing residence on an 8,398 square-foot lot that is currently developed with a 1,058 square-foot single-family dwelling and approximately 300 square-foot detached 1-car garage. The project site is located at 105 South Roosevelt Avenue (APN: 201-0-125-010) within the Multiple Family Residential (R-2) zone. Filed by GR Hammer Construction, designated agent (the “Applicant”) on behalf of Saqui Emery, 2443 Jacaranda Drive, Oxnard, CA 93036, property owner.

Project Planner: Randy Baez, Assistant Planner

Recommendation:

That the Community Development Director (“Director”) finds the Project to be Categorically Exempt from environmental review pursuant to Section 15332 (In-Fill Development), Class 32 of the California Environmental Quality Act (CEQA) Guidelines., and adopt a Resolution approving Planning and Zoning Permit Nos. 20-200-10 (Development Design Review Permit) subject to certain findings and conditions.

F. STUDY SESSION/REPORTS

G. COMMUNITY DEVELOPMENT STAFF UPDATES

H. ADJOURNMENT

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