

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.

As a precautionary measure to help slow the spread of COVID-19, the City Council facilities are temporarily closed to the public. The public is encouraged to view the meeting from home on the City's website at Oxnard.org/city-meetings, Spectrum channel 10, Frontier channel 35, or YouTube at Youtube.com/oxnardnews. Video recordings are typically available online immediately following the meeting.

The public may provide comments to the Planning Commission via email at planning@oxnard.org no later than 3:00 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 3:00 p.m. on the day of the meeting. Use the form on the city's website to submit your request: Oxnard.org/city-meetings, or call the Planning Division Office at (805) 385-7878, or email your request to planning@oxnard.org.

AMENDED AGENDA (Item F1 - See Recommendation)

**CITY OF OXNARD
PLANNING COMMISSION
AGENDA**

REGULAR MEETING

Council Chambers, 305 West Third Street
Thursday, May 6, 2021, 6:00 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 Planning Commission on matters within the jurisdiction of the Planning Commission, including information/consent items and any item not appearing on the agenda. The Chair shall limit public comments to three (3) minutes. The Planning Commission 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 Commission Secretary. Persons wishing to speak on public hearing items should do so at the time of the public hearing.

D. CONSENT AGENDA

1. APPROVAL OF MINUTES – April 15, 2021

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

F. PUBLIC HEARING

1. **Project Name: Central Terrace Apartments** - Planning and Zoning Permit No. 20-535-01 (Density Bonus Permit), requesting the ministerial approval of a Density Bonus Permit (Density Bonus) to allow for three concessions pursuant to State Density Bonus Law and Oxnard City Code Section 16-410L, and subject to the approval of the Planning Commission. The three concessions as follows:
 - (1) Reduction of the rear ground floor setback from 5 feet to zero feet.
 - (2) Reduction of the rear upper story setback for residential buildings from ten feet to zero

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.

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feet.

- (3) Reduction of the required residential parking from 87 spaces to 29 residential spaces and reduction of the required commercial spaces from three (3) spaces to zero (0) spaces.

The Density Bonus is related to the proposed 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 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 applicant is proposing a 100 percent affordable housing project with all units, except for the managers unit, affordable to at least persons and families at the very-low income level, exceeding the Density Bonus and inclusionary ordinance requirements. 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, the Applicant and Owner, 1259 E. Thousand Oaks Blvd., Thousand Oaks, CA 91362.

City Staff: Joe Pearson II, Senior Planner

Recommendation: That the Planning Commission continue the Project to a date certain of May 20, 2021.

Please click the following link to view the required Measure M pre-recorded presentation video: <https://youtu.be/jBOwZuWEI2I>

G. STUDY SESSION/REPORTS

1. **Project Name:** Elevator Regulations Discussion
Project Planner: Jeff Pengilley, P.E., Assistant Community Development Director
Scott Kolwitz, Planning and Environmental Services Manager

Recommendation: That the Planning Commission receive and file this report.

H. PLANNING COMMISSION BUSINESS

I. COMMUNITY DEVELOPMENT STAFF UPDATES

J. ADJOURNMENT

FUTURE MEETINGS

Thursday, May 20, 2021, 6:00 p.m., City Council Chambers

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