

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, May 12, 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 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: Santiago Industrial Suites - Planning and Zoning Permit No. 20-200-07 (Development Design Review Permit): A request to construct two industrial buildings on a vacant 4.16-acre lot within the Limited Manufacturing (M-L) zone. Building A has a 32,764 square foot footprint with a 9,736 square foot mezzanine (for a total of 42,500 square feet) and is 35 feet tall. Building B is 32,270 square feet (with no mezzanine) and 28 feet tall. Both buildings have 12 separate tenant spaces. Each building has two 3,617 square foot tenant spaces on the ends, and ten 2,553 square foot tenant spaces in the middle. Each space includes an office space, a restroom, and open floor plan. Each unit includes access from the pedestrian (outer facing) side with a door, and access from the vehicle (inward facing) side with a pedestrian door and a roll up garage door. The site includes parking around the perimeter with landscaping and related on-and off-site improvements. The Project is located at 2301 Santiago Court (APN: 214-0-031-025). Filed

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.org>

by Brian Poliquin, PK Architecture, 5126 Clareton Drive, Suite 110, Agoura Hills, California 91301.

Project Planner: Jay Dobrowalski, Principal Planner

Recommendation:

That the Community Development Director (“Director”) finds the Project to be Categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-fill Development) of the CEQA Guidelines, and adopt the Resolution approving Planning and Zoning Permit No. 20-200-07 (Development Design Review Permit) subject to certain findings and conditions.

2. **Project Name: Urban Lofts Project** - Planning and Zoning Permit No. 20-200-15 (Major Downtown Design Review Permit): A request to construct a 20,361 square foot 5-story mixed use apartment building with 20 residential units (2 affordable units), 10 parking spaces, 357 square-feet of commercial space, and 510 square-feet of open space on a 0.16-acre project site. Proposed development includes commercial space, and parking for the residences on the ground level, with an additional 4 levels of residential units (for a 5 story building). The proposed building is designed with four 1-bedroom units and sixteen 2-bedroom units. All of the units open to the south side of the building. On the second floor, a 510 square foot roof deck over the first floor is provided as common spaces for the residents. This common will contain seating areas and planters. Additionally, each unit will have a small balcony for private use. The Project would demolish the existing 1,500 square foot vacant building. The Project is located at 136 South B Street in the Downtown General (DT-G) zone. Filed by Dylan Chappell, of Chappell Architecture (“Agent”) 175 South Ventura Avenue, Suite 104A, Ventura, CA 93001 on behalf of Justin Egerer, of Sandpiper Property Management (“Owner”), 1811 State Street, Santa Barbara, CA. 93101.

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 the Resolution approving Planning and Zoning Permit Nos. 20-200-15 (Major Downtown Design Review Permit) subject to certain findings and conditions.

F. STUDY SESSION/REPORTS

G. COMMUNITY DEVELOPMENT STAFF UPDATES

H. ADJOURNMENT

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