

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, June 23, 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: 941 Mandalay Single Family Home** - Planning and Zoning Permit No. 20-400-05 (Coastal Development Permit (CDP)). The applicant is requesting to construct a two-story, 6,678 square-foot single family dwelling on a vacant 5,000 square foot lot. The proposed home includes 5,636 square feet of living space, a 1,042 square foot three-car garage, and 209 square feet of deck space. The Project is located at 941 Mandalay Beach Road (APN: 191-0-051-355) within the Residential Existing (REX) land use designation and Beachfront Residential (R-BF) zoning district within the Coastal Zone. Filed by James and Dori Sandefer, 2933 Stafford Road, Thousand Oaks, CA 91361.

Project Planner: Joe Pearson, Senior Planner

Recommendation:

That the Community Development Director ("Director") finds the Project to be Categorically exempt from the California Environmental Quality Act (CEQA), pursuant to

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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.

Sections 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, and adopt the Resolution approving Planning and Zoning Permit No. 20-400-05 (Coastal Development Permit), subject to certain findings and conditions.

2. **Project Name: Chick-Fil-A at The Landing at Riverpark** - Planning and Zoning Permit No. 20-200-08 (Development Design Review Permit): A request to allow for the construction of a 2,707 square-foot restaurant, partially covered outdoor patio with drive-through with a 2-lane, 26-vehicle capacity, an associated parking lot for 39 vehicles on a 1-acre site located on Lot 2 of Tract 6004, within the West Corridor Commercial District of the RiverPark Specific Plan. The project includes a Shared Parking and Management Plan. Filed by Dynamic Real Estate Partners, Kelly Harrison, Designated Agent, on behalf of Shea Properties, LLC, 130 Vantis Suite 200, Aliso Viejo, CA 92656-2691.

Project Planner: Randy Baez, Associate 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) of the California Environmental Quality Act, and adopt the Resolution approving Planning and Zoning Permit Nos. 20-200-08 (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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