

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 30, 2021, 3:00 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: C Street Apartments** - Planning and Zoning Permit No. 20-200-03 (Major Downtown Design Review Permit (DDRP)). A request to demolish an approximately 27,000 square-foot educational training building and construct a 5-story, 175-unit apartment building (18 affordable units) with 99 parking spaces, a gym, 1,145 square-feet of commercial space, 18,700 square-feet of private open space, and 5,250 square-feet of public open space on a 1.48-acre lot in the Downtown General (DT-G) zone. All units are studio, 1, or 2 bedroom units that will be 532 to 1,355 square-feet. Filed by Matt Mansi, Aldersgate Investment, 300 East Esplanade Drive, Suite 1550, Oxnard, California 93036.
Project Planner: Jay Dobrowalski, Senior Planner

Recommendation:

That the Community Development Director ("Director") continues the Project to a date certain of July 7, 2021 at 5:00 p.m.

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>

2. **Project Name: Harbor Management Group, LLC. - Commercial Cannabis Distribution and Manufacturing DDR** - Planning and Zoning Permit Nos. 20-215-03 (Distribution) and 20-215-04 (Manufacturing): A request to permit the operation of a commercial cannabis distribution facility and a commercial cannabis manufacturing facility Type 6 (Manufacturing using nonvolatile solvents, or performing extractions using mechanical methods) within an existing 3,496 square-foot area (1,662 square feet for distribution and 1,834 square feet for manufacturing) of an existing 18,296 square-foot industrial building on a 2.79-acre site located at 2150 Trabajo Drive (APN: 216-0-030-110) within the Business and Research Park zone. As part of the project there will be a tenant improvement consisting of the installation of interior wall partitioning, plumbing upgrades, upgrades to an existing fire alarm system, security upgrades to the existing building, and installation of secure doors/windows, production infusion stations, freezers, ice machine, and staging racks. Cannabis distribution and manufacturing operations will be conducted between the hours from 8:00 AM to 5:00 PM Monday to Friday. Filed by John A. Muller on behalf of Harbor Management Group, LLC.

Project Planner: Jose Coyotl, Associate 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 15301 (Existing Facilities), and adopt Resolutions approving Planning and Zoning Permit No. 20-215-03 and 20-215-04 (Development Design Review Permit – Cannabis: Distribution and Manufacturing), subject to certain findings and conditions.

F. STUDY SESSION/REPORTS

G. COMMUNITY DEVELOPMENT STAFF UPDATES

H. ADJOURNMENT

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