

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, July 7, 2021, 5:00 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 Dobrowski, Senior Planner

Recommendation:

That the Community Development Director (“**Director**”) finds the Project to be Categorically Exempt from environmental review pursuant to the California Environmental

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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.

Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development), and adopt the Resolution approving Planning and Zoning Permit No. 20-200-03 (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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