

CITY OF OXNARD DIRECTOR HEARING AGENDA

REGULAR MEETING

West Conference Room, 214 South C Street
Wednesday, November 17, 2021, 10:00 a.m.

This Director Hearing Meeting is being held in accordance with the spirit of Assembly Bill 361, allowing members of the public and staff to participate via teleconference.

Consistent with City policies imposed to promote social distancing, the facility where the Director Hearing Meeting is regularly held is temporarily closed to the public.

The public is invited to this digital meeting and may participate in the following ways:

1. EMAILING COMMENTS OR REQUESTS TO SPEAK BEFORE THE MEETING

- a. Submit an email to Planning@oxnard.org no later than 3:00 p.m. on the day of the meeting (Please indicate the agenda item number in the subject line). All email correspondence will be forwarded to the Applicant team prior to the start of the meeting and made part of the administrative record.
- b. Submit a request to speak by no later than 3:00 p.m. on the day of the meeting by using the form <https://forms.gle/5gdP3DoQ6XQtwsE8>, emailing the Planning office at planning@oxnard.org, or calling (805) 385-7878.

2. PROVIDING PUBLIC COMMENTS DURING THE MEETING

- a. Speakers shall have up to three minutes to speak.
- b. Speakers may register to speak by completing the public comment form <https://forms.gle/5gdP3DoQ6XQtwsE8> and the Director Hearing Meeting host will call you.

The meeting will be recorded and available for viewing. Video recordings are typically available online following the meeting at the City's website at <http://www.oxnard.org/city-meetings>

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.

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.

D. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS**E. PUBLIC HEARING**

1. **Project Name: Sandhu Apartments** - Planning and Zoning Permit Nos. 18-200-06 (Development Design Review) & 21-310-09 (Lot Line Adjustment). A request to a) retain an existing single story residence, b) allow the construction of a nine-plex, two-story apartment complex that will consist of two and three bedroom apartment units ranging between 1,669 and 1,822 square feet in area. Eight of the nine units will be attached in duplex configuration, and one will be a stand-alone structure, and each unit will include an attached two-car garage, visitor parking, private balconies, and private back yards, and c) install associated site improvements and infrastructure, including a new 2-car garage for the existing single-family residence. The 43,554 square-foot project site consists of two lots located at 1227 and 1239 South C Street (APN: 203-0-062-010 and 203-0-062-020) within the Multi-Family Residential-Affordable Housing (R-2-AH) zone and Residential Low Medium land use designation. The lots will be adjusted to accommodate an existing two story home on one lot and the apartments on a second lot. Filed by Arun K. Jain, on behalf of the Sandhu Sukhi S-Ranjit K Trust, Property Owner, 437 Foothill Boulevard, La Canada, California 91011.

Project Planner: Juan Martinez, Associate Planner

Recommendation:

That the Community Development Director finds the Project to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development) and adopt a Resolution approving Planning and Zoning Permit No. 18-200-06 (Development Design Review Permit) and 21-310-09 (Lot Line Adjustment), subject to certain findings and conditions.

F. STUDY SESSION/REPORTS**G. COMMUNITY DEVELOPMENT STAFF UPDATES****H. ADJOURNMENT**

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MEMORANDUM

Agenda Item No.: E.1

Date: November 17, 2021

To: Community Development Director

**From: Juan Martinez, Associate Planner (805) 385-7556
Scott Kolwitz, Planning & Environmental Services Manager**

Subject: Transmittal Memo No. 1 – Project Name: Sandhu Apartments -
Planning and Zoning Permit Nos. 18-200-06 (Development Design Review) & 21-310-09 (Lot Line Adjustment). A request to a) retain an existing single story residence, b) allow the construction of a nine-plex, two-story apartment complex that will consist of two and three bedroom apartment units ranging between 1,669 and 1,822 square feet in area. Eight of the nine units will be attached in duplex configuration, and one will be a stand-alone structure, and each unit will include an attached two-car garage, visitor parking, private balconies, and private back yards, and c) install associated site improvements and infrastructure, including a new 2-car garage for the existing single-family residence. The 43,554 square-foot project site consists of two lots located at 1227 and 1239 South C Street (APN: 203-0-062-010 and 203-0-062-020) within the Multi-Family Residential-Affordable Housing (R-2-AH) zone and Residential Low Medium land use designation. The lots will be adjusted to accommodate an existing two story home on one lot and the apartments on a second lot. Filed by Arun K. Jain, on behalf of the Sandhu Sukhi S-Ranjit K Trust, Property Owner, 437 Foothill Boulevard, La Canada, California 91011.

Subsequent to the release of the Staff Report, the Applicant has requested that the Community Development Director continue the project to date uncertain.