

CITY OF OXNARD DIRECTOR HEARING AGENDA

REGULAR MEETING

West Conference Room, 214 South C Street
Wednesday, December 1, 2021, 4:00 p.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/9aVtVgaNq3BELtsC8>, 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/9aVtVgaNq3BELtsC8> to receive the meeting invitation to participate via Google Meet.

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: Sandpiper Apartments Project** - Planning and Zoning Permit No. 20-200-09 (Major Downtown Design Review Permit). A request for a Major Downtown Design Review (DDR) Permit to authorize the construction of a 54,320 square-foot, 5-story mixed-use apartment building with 56 residential units, 28 parking spaces, 3,545 square feet of commercial space, and private balconies for each unit on a 0.32-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 twenty-four studio apartments, sixteen 1-bedroom units and sixteen 2-bedroom units. All of the units open to an interior hallway. Each unit will have a balcony for private use. The Project will also include six affordable units in compliance with the City of Oxnard inclusionary ordinance. The Project includes the demolition of the existing 13,200 square-foot vacant building.

The Project is located at 155 South A Street in the Downtown General (DT-G) zone (Attachment A). 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 finds the Project to be be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development); and Adopt Resolution 20-200-09 approving Planning and Zoning Permit Nos. 20-200-09 (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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