

CITY OF OXNARD

DOWNTOWN DESIGN REVIEW COMMITTEE

AGENDA

REGULAR MEETING

West Conference Room, 214 South C Street
Thursday, December 9, 2021, 9:00 a.m.

This Downtown Design Review Committee 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 Downtown Design Review Committee 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 8:00 a.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 8 a.m. on the day of the meeting by using the form <https://forms.gle/o5VkaGeuMJYDrUqK7>, 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/o5VkaGeuMJYDrUqK7> 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. PUBLIC COMMENTS - On Items Not On The Agenda

At this time, a person may address the Downtown Design Review Committee on matters within the jurisdiction of the Downtown Design Review Committee, including information/consent items and any item not appearing on the agenda. The Chair shall limit public comments to three (3) minutes. The Downtown Design Review Committee 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 Committee Secretary. Persons wishing to speak on public hearing items should do so at the time of the public hearing.

C. CONSENT AGENDA

1. APPROVAL OF MINUTES – October 14, 2021

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 Downtown Design Review Committee 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: Palm Drive Mixed Use Development;** - PLANNING AND ZONING PERMIT NO. 21-200-04 (Major Downtown Design Review Permit (DDRP)). The project request proposes to construct a two-story mixed use development with 900 sf commercial space and 994 square foot, two-bedroom apartment on the first floor and two, one-bedroom apartments on the second floor. The 5,250 square foot undeveloped site is zoned for Downtown General (DT-G) and is located at 140 Palm Drive (APN: 200-0-052-130), within the Wilson Neighborhood. The project is exempt from environmental review pursuant to Section 15332 (Infill Development), Class 32 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Lizette Elenes with ERA Architects on behalf of the property owner Vicente & Lilia Martinez, 1971 Hazeltine Drive Oxnard, California 93036. (the "Applicant"). **City Staff: Juan Martinez, Project Planner**
2. **Project Name: Kind Lifestyle Market LLC dba Kind Lifestyle Market;** - PLANNING AND ZONING PERMIT NO. 21-516-11 (Special Use Permit - Cannabis (SUP)). A request to permit architectural revisions associated with the operation of a commercial cannabis retail facility within an existing 3,616 square-foot commercial building on a 0.27-acre site located at 911 South Oxnard Boulevard (APN: 202-0-192-010) within the Downtown General (DT-G) zone. Proposed development includes tenant improvements: installation of interior wall partitioning, plumbing upgrades, upgrades to an existing fire alarm system, security upgrades to the existing building, installation of new secure doors/windows, and providing exterior facade improvements. Cannabis retail operations will be conducted between the hours from 9:00 AM to 9:00 PM daily. The proposed project is exempt from environmental review, pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act. Filed by Kristine Byers on behalf of Kind Lifestyle Market, LLC., 2801 B Street, San Diego, CA 92101. **City Staff: Jose Coyotl, Project Planner**
3. **Project Name: 637/643 South C Street Apartments Project;** - PLANNING AND ZONING PERMIT NOS. 20-200-19 (Major Downtown Design Review Permit) and 21-310-10 (Lot Merger). The project includes a request for design review of a proposed 57,274 square foot 5-story mixed use apartment building with 36 residential units (4 affordable), 20 parking spaces, 1,619 square-feet of non-residential space and open space 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 1-bedroom units and eight 2-bedroom units. All of the units open to the south side of the building. Approximately 3,605 square feet of open space for residents will be provided via a second floor plaza, roof deck, and private decks. The existing residence will be demolished. The Project is located at 637 and 643 South C Street within the Downtown land use designation and Downtown General (DT-G) zone. The project is exempt from

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 Downtown Design Review Committee 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.

environmental review pursuant to Section 15332 (Infill Development), Class 32 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Mike Sanchez, of Coastal Architects (“Agent”) 505 S. A Street, Suite 200, Oxnard, CA 93030 on behalf of Raul Orozco (“Owner”). **City Staff: Joe Pearson II, Project Planner**

4. **Project Name: 613 South C Street Apartments Project; - PLANNING AND ZONING PERMIT NO. 20-200-18 (Major Downtown Design Review Permit (DDRP)).** The project includes a request for design review of a proposed 26,308 square foot 5-story mixed use apartment building with 20 residential units (2 affordable), 10 parking spaces, 656 square-feet of non-residential space, and 1,053 square-feet of open space on a 0.16-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 sixteen 1-bedroom units and four 2-bedroom units. All of the units open to the south side of the building. The roof deck is provided as common space for the residents. The existing vacant building will be demolished. The Project is located at 613 South C Street within the Downtown land use designation and Downtown General (DT-G) zone. The project is exempt from environmental review pursuant to Section 15332 (Infill Development), Class 32 of the California Environmental Quality Act (CEQA) Guidelines. Filed by Mike Sanchez, of Coastal Architects (“Agent”) 505 S. A Street, Suite 200, Oxnard, CA 93030 on behalf of Raul Orozco (“Owner”). **City Staff: Joe Pearson II, Project Planner**

F. STUDY SESSION/REPORTS

G. COMMITTEE BUSINESS

H. COMMUNITY DEVELOPMENT STAFF UPDATES

I. ADJOURNMENT

FUTURE MEETINGS

None scheduled at this time. Future meetings will be scheduled on a as needed basis on the 2nd and 4th Thursday of each month.

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 Downtown Design Review Committee 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.