

CITY OF OXNARD DIRECTOR HEARING AGENDA

REGULAR MEETING

West Conference Room, 214 South C Street
Monday, January 31, 2022, 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/rBPYofiXVAaZSMxA9>, 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/rBPYofiXVAaZSMxA9> 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.

City of Oxnard internet address: <http://www.oxnard.org>

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

1. **Project Name: Keyser Residence** - Planning and Zoning Permit No. 21-200-05 (Development Design Review) & 21-131-03 (Accessory Dwelling Unit): Located at 527 North Mckinley Avenue (APN 201-0-031-320). A request to convert a former church structure into a three bedroom, 1,490 square-foot single family house and designate a detached 640 square-foot structure as a two bedroom, Accessory Dwelling Unit (ADU). The conversion proposes interior alterations to existing open floor areas and improvements to accommodate habitable areas that will consist of a new kitchen, living room, dining room, bathroom and three bedrooms. The 4,800 square foot developed lot is located at 527 North Mckinley Avenue, within La Colonia Neighborhood in the Single Family Residential (R-1) zone. Filed by Ronald Keyser, on behalf of Provident Trust Group LLC, Property Owner, 316 El Tuaca Court, Camarillo, California 93010 ("Applicant").

Project Planner: Juan Martinez, Associate Planner

Recommendation: That the Community Development Director:

- a) Find the Project to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures); and
- b) Adopt a Resolution approving Planning and Zoning Permit No. 21-200-05 (Development Design Review Permit) and 21-131-03 (Accessory Dwelling Unit), subject to certain findings and conditions.

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

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