

PUBLIC NOTICE
COMMUNITY WORKSHOP
Monday, February 14, 2022

6:00 PM Online with Google Hangouts

This Community Workshop 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 Community Workshop 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 3pm on the day of the meeting by using the form <https://forms.gle/2kA26AEX4494bMn76>, 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/2kA26AEX4494bMn76> and the Community Workshop 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>

The following development projects have been proposed in established neighborhoods within the City of Oxnard and will be presented by the applicant at this meeting. This workshop provides the community with an opportunity to learn about the proposed development, and to provide input to the applicant. No decisions are made at this meeting.

1. **PUBLIC COMMENTS - On Items Not On The Agenda**

At this time, a person may address Community Development staff on matters within the jurisdiction of the Community Development Department, for items not appearing on the agenda. Community Development staff shall limit public comments to three (3) minutes. Community Development staff does not take action on any items on this Community Workshop at the Community Workshop; however, comments are collected and presented to associated decision makers during subsequent public hearings.

2. PROJECT NAME: 613 South C Street Apartments Project; PLANNING AND ZONING PERMIT NO. 20-200-18 (Major Downtown Design Review Permit); Hobson Park East

A request to demolish an existing 1,900 square foot building and construct a 26,308 square foot 5-story mixed use apartment building with 20 residential units (2 affordable), 12 parking spaces, 656 square-feet of non-residential space, and 1,053 square-feet of open space on a 0.16-acre project site located at 613 South C Street within the Downtown General (DT-G) zone. The proposed building is designed with 16 one-bedroom units and 4 two-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 project is anticipated to be exempt from environmental review pursuant to Section 15332 (Infill Development), Class 32 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Raul Orozco, Property Owner
City Contact: Randy Baez, Associate Planner

Phone: (805) 207-4669
Phone: (805) 385-3923

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); Hobson Park East

A request to demolish an existing 1,400 square foot residence and construct a 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 located at 637 and 643 South C Street within the Downtown General (DT-G) zone. The proposed building is designed with 24 one-bedroom units and 8 two-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 project is anticipated to be exempt from environmental review pursuant to Section 15332 (Infill Development), Class 32 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Raul Orozco, Property Owner
City Contact: Randy Baez, Associate Planner

Phone: (805) 207-4669
Phone: (805) 385-3923

4. PROJECT NAME: Aspire Apartments Project; PLANNING AND ZONING PERMIT NOS. 21-200-01 (Major Downtown Design Review Permit), 21-535-01 (Density Bonus), 21-310-01 (Lot Merger); Fivepoints Northeast

A request to demolish an existing 2,700 square foot commercial building and construct a 97,517 square foot 5-story mixed use affordable housing apartment building with 88 residential units, 53 parking spaces, 2,781 square-feet of non-residential (i.e. commercial / office) space, a 5,185 square-foot private open space courtyard, and a 5,606 square foot public open space (Paseo) on a 0.77-acre project site located at 536 Meta Street (APN: 201-0-213-080; 090; & 100) within the Downtown General (DT-G) zoning district. The proposed building is designed with 56 one-bedroom units and 32 two-bedroom units. The proposed Density Bonus application would allow for three concessions or incentives under State Density Law, to allow for modifications to the setbacks and parking requirements. Pursuant to Senate Bill 35, the project is exempt from environmental review under the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Luis Hernandez of Many Mansion, Applicant
City Contact: Joe Pearson II, Senior Planner

Phone: (805) 496-4948
Phone: (805) 385-8272

**For additional project information, please direct your inquiry to the listed contacts, or call the
Planning Division at (805) 385-7858**

Para información en español, favor de llamar al (805) 385-7858