

CITY OF OXNARD

DOWNTOWN DESIGN REVIEW COMMITTEE

AGENDA

REGULAR MEETING

West Conference Room, 214 South C Street
Thursday, February 24, 2022, 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/f9Aa9XmeEeXaiVnP6>, 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/f9Aa9XmeEeXaiVnP6> 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 – December 9, 2021

D. NOMINATION AND ELECTIONS

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.

1. Nomination and Election of the Downtown Design Review Committee Chair and Vice Chair to Serve for the Calendar Year 2022.

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

F. PUBLIC HEARING

1. **Project Name: Aspire Apartments; - PLANNING AND ZONING PERMIT NO. 21-200-01 (Major Downtown Design Review Permit (DDRP)), 21-535-01 (Density Bonus (DB)), 21-310-01 (Lot Merger (LM)).** The project includes a request for design review of a proposed 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. Proposed development includes commercial space, and parking for the residential and commercial on the ground level, with an additional 4 levels of residential units (for a 5 story building). The proposed building is designed with 56 one bedroom units and 32 two bedroom units. The proposed Density Bonus application would allow for four concessions or incentives under State Density Law, to allow for modifications to the setbacks and parking requirements. The project site is located at 536 Meta Street (APN: 201-0-213-080; 090; & 100) within the Downtown land use designation and Downtown General (DT-G) zoning district. The proposed project is exempt from the California Environmental Quality Act (CEQA), pursuant to Senate Bill 35 and Government Code Section 65913.4. Filed by Luis Hernandez, of Many Mansions, the Applicant, 1259 E. Thousand Oaks Blvd., Thousand Oaks, CA 91362. **City Staff: Joe Pearson II, Project Planner**

G. STUDY SESSION/REPORTS

H. COMMITTEE BUSINESS

I. COMMUNITY DEVELOPMENT STAFF UPDATES

J. 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.

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