

CITY OF OXNARD DIRECTOR HEARING AGENDA

REGULAR MEETING

West Conference Room, 214 South C Street
Monday, June 27, 2022, 10:00 a.m.

The public is invited and may participate in the meeting in the following ways:

1. ATTEND THE MEETING AT THE LOCATION LISTED ABOVE: Submit a speaker card.
2. 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 before 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 before the meeting by emailing the Planning office at planning@oxnard.org, or calling (805) 385-7878.
3. PROVIDING PUBLIC COMMENTS DURING THE MEETING
 - a. Speakers shall have up to three minutes to speak.
 - b. Speakers may register to speak by submitting a request to speak by no later than 3:00 p.m. on the day before the meeting by emailing the Planning office at planning@oxnard.org, or calling (805) 385-7878 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 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.

C. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

D. 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>

1. **Project Name: Aspire Apartments** - Planning and Zoning Permit Nos. 21-200-01 (Major Downtown Design Review Permit (DDRP)), 21-535-01 (Density Bonus Permit) 21-310-01 (Lot Merger). 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 within the Downtown General (DT-G) zoning district. The proposed building is designed with 56 one-bedroom units and 32 two-bedroom units. All of the units open to the interior courtyard with seating and green space located in the middle of the second floor. 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 Density Bonus application would allow for four concessions or incentives as requested under State Density Law to allow for changes to parking and setback requirements. The project site is located at 536-538 Meta Street (APNs: 201-0-213-080; 090; & 100) within the Downtown land use designation and Downtown General (DT-G) zoning district. The Lot Merger would merge the proposed building parcels. The proposed project has been found to be 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 Boulevard, Thousand Oaks, CA 91362.

Project Planner: Joe Pearson II, Interim Planning Manager

Recommendation: That the Community Development Director:

- a) Conduct a public hearing;
- b) Find the Project to be Categorically Exempt from environmental review pursuant to Senate Bill 35 and Government Code Section 65913.4; and
- c) Adopt Resolution 21-200-01, 21-535-01, & 21-310-01 approving Planning and Zoning Permit No. 21-200-01 (Major Downtown Design Review Permit (DDRP), 21-535-01 (Density Bonus Permit), 21-310-01 (Lot Merger), subject to certain findings and conditions.

E. ADJOURNMENT

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