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December 16, 2024

**VIA EMAIL**

Jeff Pengilley, Director  
Community Development Department  
City of Oxnard  
214 South C Street  
Oxnard, CA 93030  
Planning@oxnard.org

**Re: Comment on The Pointe Apartments Project December 17, 2024  
Community Development Director Hearing Agenda Item 2**

Dear Director Pengilley:

This comment is submitted on behalf of **Supporters Alliance for Environmental Responsibility ("SAFER")** regarding The Pointe Apartments Project (Planning and Zoning Permit No. 23-200-01), which proposes the construction of a 546,524 square foot building comprised of 341,324 square feet for an apartment building reaching 4 stories and 280 residential units as well as a 205,200 square foot 5.5-story parking structure with 490 residential parking spaces on a 4.85-acre project site, located at 2801 North Oxnard Blvd (APN: 32-0-110-315) in the City of Oxnard ("Project"), to be heard as Agenda Item 2 at the Community Development Director's December 17, 2024 meeting.

SAFER objects to the City's reliance on an Addendum to the River Park Specific Plan Environmental Impact Report (SCH No. 2000051046), certified in 2002 ("RPSP EIR"), for the Project. Under the California Environmental Quality Act ("CEQA"), an addendum is not appropriate because the Project is not within the scope of the prior program EIR and there is new information available since certification of the 2002 RPSP EIR indicating new significant impacts and/or the availability of new mitigation measures. Also, under CEQA Guidelines Section 15183, the Project will have peculiar impacts, cumulative impacts, and offsite impacts not analyzed in the RPSP EIR. Finally, the RPSP EIR left several impacts significant and unmitigated. These impacts must be analyzed at the project-level to ensure adequate mitigation. Therefore, SAFER requests that the Community Development Director refrain from taking any action on the Project at this time and, instead, direct staff to prepare an initial study for the Project, followed by a project-specific EIR or negative declaration as required by CEQA.

December 16, 2024

Comment on The Pointe Apartments Project December 17, 2024 Community Development  
Director Hearing Agenda Item 2

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Sincerely,

A handwritten signature in black ink, appearing to read "Richard Drury". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Richard Drury  
Lozeau Drury LLP



CITY CLERK OXNARD  
DEC 27 '24 AM 11:10

# REQUEST FOR APPEAL

## Community Development Department

Use this form to request an appeal of a decision rendered on one of the following type of permits: Administrative Wireless Permit; Discretionary Development Permit decision rendered by the Development Services Director; or a Discretionary Development Permit decision rendered by the Planning Commission.

After paying the required appeal fee to the Planning Division, submit the original request for appeal and two (2) copies along with verification that the appropriate appeal fee has been paid to the City Clerk's Office. To determine your appeal fee go to: [oxnard.org/planning](http://oxnard.org/planning) and click on planning handouts and applications or contact the Planning Division at (805) 385-7858.

I, Richard Drury, on behalf of Supporters Alliance for Environmental Responsibility (SAFER), am requesting an appeal of a decision made by \_\_\_\_\_

Print name

\_\_The Community Development Director\_\_ that was made on \_\_December 17, 2024\_\_ regarding  
State decision making body Date

\_\_The Pointe Apartments (Planning And Zoning Permit No. 23-200-01)\_\_\_\_  
Specify PZ No.

### Check one of the following:

- Appeal of a Decision Rendered on a Wireless Permit.** Pursuant to Section No. 16-488 (C) of the Oxnard City Code, I am submitting an appeal to the Secretary of the Planning Commission and I am paying the necessary fees to the Planning Division. I am filing this appeal within 10 days of the Planning Manager's decision on a wireless communications facility permit. I am requesting that this appeal be considered by the Planning Commission.
- Appeal of a Decision Rendered on a Discretionary Permit - Development Services Director.** Pursuant to Section No. 16-525 (B) of the Oxnard City Code, I am submitting an appeal to the City Clerk and I am paying the necessary fees to the Planning Division. I am filing this appeal within 10 days of the Development Services Director's decision on a discretionary permit. I am requesting that this appeal be considered by the Planning Commission.
- Appeal of a Decision Rendered on a Discretionary Permit - Planning Commission.** Pursuant to Section 16-545/17-58(J) of the Oxnard City Code, I am submitting an appeal to the City Clerk and I am paying the necessary fees to the Planning Division. I am filing this appeal within 18 days / 10 working days of the Planning Commission's decision on a discretionary permit. I am requesting that this appeal be considered by the City Council.

**State the grounds, facts, and if known the code sections supporting your request:** (Provide additional sheets if necessary)

For the reasons set forth in the attached comment letter dated December 16, 2024, the Project's approval was made in error.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

x   
Appellant Signature

12/27/2024

Date

cc: City Attorney  
Director  
Project Planner  
Applicant

OFFICE USE ONLY	
Date Received:	
Received By:	
Contacted Dept/Division Rep:	