



PUBLIC NOTICE

COMMUNITY WORKSHOP

Monday, April 21, 2008

City of Oxnard Community Room
300 West Third Street, First Floor, 6:00 PM
(Please use the "B" Street entrance to these facilities.)

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) PZ 07-540-07 (Planned Development Permit); El Rio and El Rio West Neighborhoods

Request to construct an 8,996 square foot shopping center located at 2805 Vineyard Avenue on the northwest corner of Vineyard Avenue and Stroube Road. The project would be located on a 34,000 square foot lot in the General Commercial Planned Development (C-2-PD) zone. In accordance with CEQA, the proposed project is exempt from environmental review.

Applicant: Kevin Rahbar
City Contact: Stephanie Diaz

Phone: (818) 921-0361
Phone: (805) 385-3918

2) PZ 08-510-01 (Special Use Permit); Channel Islands & Via Marina Neighborhoods

Request to sell beer, wine (License Type 41) within an existing 3,400 square foot tenant space located at 1601 South Victoria Avenue on the west side of Victoria Avenue, south of Wooley Road in the Coastal Neighborhood Commercial (CNC) zone for *Me and Ed's Pizza*. In accordance with CEQA, the proposed project is exempt from environmental review.

Applicant: Bill Tucker
City Contact: Justin Beranich

Phone: (818) 921-0361
Phone: (805) 385-7863

3) PZ 07-510-17 (Special Use Permit); Channel Islands & Via Marina Neighborhoods

Request to sell beer, wine and spirits (License Type 47) within an existing 4,650 square foot commercial building located at 1900 South Victoria Avenue on the northeast corner of Victoria Avenue and Hemlock Street in the General Commercial Planned Development (C2-PD) zone for the *Old Dublin Pub and Grill*. In accordance with CEQA, the proposed project is exempt from environmental review.

Applicant: Manuchar Manucharyan
City Contact: Justin Beranich

Phone: (805) 987-1990
Phone: (805) 385-7863

4) PZ 07-400-6 (Coastal Development Permit); Oxnard Dunes Neighborhood

Request to allow the conversion of an existing single-story single-family residence into a two-story duplex located at 4950 Dunes Circle in the Coastal Multiple-Family (R-2-C) zone. The project involves an addition to the main residence, adding an attached one-bedroom dwelling unit to the main house, the demolition of an existing garage, and the construction of two separate garages for a total of three enclosed parking spaces. In accordance with CEQA, the proposed project is exempt from environmental review.

Applicant: Greg & Michelle Kenney
City Contact: Jodi La Chance

Phone: (805) 444-7338
Phone: (805) 385-7886

5) PZ 07-200-03 (Planned Development Permit); Hill Street Neighborhood

A request to construct a two-story mixed-use building with 2,167 square feet dedicated to a bakery on the first floor and 1,296 square feet dedicated to a one bedroom apartment on the second floor located at 942 West Wooley Road in the C2-PD zone and commonly known as Oralia's Bakery. The request includes administrative relief from the parking ordinance in that a loading zone would be placed on I Street instead of on-site. In accordance with CEQA, the proposed project is exempt from environmental review.

Applicant: Ed Campbell, Architect/Agent

Phone: (805) 648-1859

City Contact: Winston Wright, Associate Planner

Phone: (805) 385-7952

6) PZ 07-500-18 (Special Use Permit) Carriage Square & West Village Neighborhoods

A request to construct a three-story mixed-use building with 16,000 square feet of commercial space on the first floor and two story 40 condominiums units on the second floor located at 711 & 747 North Oxnard Blvd in the C2 zone. The request includes a zone change from C2 to C2-PD, a general plan amendment from Central Business District to General Commercial, and includes administrative relief from the parking ordinance to allow on-street and shared parking, as well as other minor zoning deviations. In accordance with CEQA, a Mitigated Negative Declaration will be prepared for the project.

Applicant: Mike Sanchez, Architect/Agent

Phone: (805) 985-7654

City Contact: Ashley Golden, Senior Planner

Phone: (805) 385-7882

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

Para información en Español, por favor directa su llamada a (805) 385-7952.