



PUBLIC NOTICE **COMMUNITY WORKSHOP**

Monday, July 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.

PZ 07-520-3 (Minor Special Use Permit); Nyland Acres Neighborhood

This request includes outdoor storage, display, and retail sales of ornamental landscape structures. The project will utilize an existing facility owned by the County of Ventura, and no new structures are proposed. Improvements to parking, loading, and drive aisle surfaces are proposed. The project is located at 3400 East Ventura Boulevard. In accordance with the California Environmental Quality Act (CEQA), the project is exempt from environmental review.

Applicant: Juan Acosta & Martin Villia

Phone: (602) 741 -5801

City Contact: Justin Beranich

Phone: (805) 385-7863

PZ 07-510-05 (Special Use Permit); Wilson Neighborhood

A request to permit entertainment, dancing, and the on-site consumption of beer, wine, and spirits (ABC License Type 47) within an existing restaurant (Casa Lopez). The project is located within the Central Business District at 325 South "A" Street. In accordance with the California Environmental Quality Act (CEQA), the project is exempt from environmental review.

Applicant: Robert Boehm, Agent

Phone: (805) 351-3726

City Contact: Douglas Spondello

Phone: (805) 385-3919

PZ 08-500-02 (Special Use Permit); Rio Lindo Neighborhood

A request to add to permit the on-site consumption of beer and wine (ABC License Type 41) within an existing restaurant (Sushi and Yakitori Kiraku). The project is located at 2350 Vineyard Avenue, Unit "B" and is zoned General Commercial-Planned Development. In accordance with CEQA, the project is exempt from environmental review.

Applicant: Elizabeth Callahan, Agent

Phone (805) 385-7444

City Contact: Douglas Spondello

Phone (805) 385-3919

PZ 08-200-13 (Coastal Development Review); Hollywood By The Sea Neighborhood

The proposed restaurant, Moqueca (serving Brazilian cuisine), will be located at the Channel Islands Harbor on the second floor the Marine Emporium Landing building at 3550 South Harbor Boulevard. The Coastal Development Review Permit will provide City approval of on-site sales of alcoholic beverages as part of food and beverage services within the proposed 3,500 square foot restaurant area. Subsequent State of approval of an ABC License Type-47 is required and proposed by the applicant. In accordance with the California Environmental Quality Act (CEQA), the project is exempt from environmental review.

Applicant: Gloria Sarcinelli

Phone: (323) 877-9072

City Contact: Brian Hann

Phone: (805) 385-3943

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PZ 08-510-04 (Special Use Permit); Channel Islands and Via Marina Neighborhoods

The restaurant, Camino Real Mex Grill, is located at 3960 Tradewinds Drive in the Seabridge Shopping Center. The Coastal-Development Design Review Permit will provide City approval of on-site sale of beer and wine alcoholic beverages only as part of food and beverage service within the 2,000 square foot restaurant with no outdoor consumption of alcohol. Subsequent State of approval of an ABC License Type-41 is required and proposed by the applicant. In accordance with the California Environmental Quality Act (CEQA), the project is exempt from environmental review.

Applicant: Ana Maria Vera

Phone: (805) 687-5054

City Contact: Brian Hann

Phone: (805) 385-3943

PZ 08-200-05 (Development Design Review); Blackstock North, Blackstock South, & Bryce Canyon North Neighborhood

A request to repair the exterior and interior of the building, repave the parking lot, and install landscaping and monument signage for the future speculative commercial use of the property located at 3501 Saviers Road (former Oxnard Swap Meet Building). In accordance with CEQA, the proposed project is exempt from environmental review.

Applicant: Lauterbach and Associates

Phone (805) 988-0912

City Contact: Kathleen Mallory

Phone (805) 385-8370

Planning & Zoning permit Nos. 06-620-03 (General Plan Amendment); 06-570-05 (Zone Change); 06-670-02 (Development Agreement and Owner Participation Agreement); 06-300-08 (Tentative Subdivision Map); 08-630-02 (Specific Plan Amendment); and 06-260-01 (Mobile Home Closure Permit) – Wagon Wheel Redevelopment Project; South Bank Neighborhood

The proposed project involves a General Plan Amendment, Zone Change, Development Agreement/Owner's Participation Agreement, Tentative Subdivision Map, Mobile Home Closure Permit, and adoption of a Specific Plan (The Village Specific Plan) to guide future development within the project area. The Specific Plan envisions the phased redevelopment of all existing uses on the site with a mixed-use commercial and residential project and sets forth: 1) the proposed location and extent of land uses within the Specific Plan Area; 2) the location, extent, and general intensity of major components of public and private transportation, sewage, drainage, water, solid waste disposal, energy, and other essential facilities planned to support the land uses described in the Specific Plan; 3) the criteria by which development would proceed, including development standards, design guidelines and a phasing program; and 4) program of implementation measures, including regulations, programs, public works projects, and financing measures.

Each proposed Planning Area has a designated maximum number of allowable dwelling units and building types and the maximum density within each land use category. The total unit count for the Specific Plan Area would not exceed 1,500 residential units and the maximum density for each land use area is not exceeded. Fifteen percent (15%) or 225 of the total units would be designated on site as "affordable housing" and would be required to meet the City's income criteria for very low- and moderate-income families. The project would include closing the existing on site mobile home park. Closure procedures would be consistent with the City of Oxnard's Mobile Home Park Closure Ordinance (Ordinance No. 2097). As part of the relocation benefit package offered to residences of the existing Wagon Wheel Mobile Home Park on site (slated for closure to accommodate the proposed project) the developer would accommodate all qualified mobile home park residents interested in occupying the on site affordable housing units. The total number of on site affordable housing units would not exceed 225. In accordance with the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) has been prepared for this project. The public comment period for the DEIR is from May 30 – July 18, 2008. The Planning Commission will conduct a public hearing on the DEIR at 7:00 p.m. on July 17, 2008.

Applicant: Daly Owens Group

Phone (818) 889-7252

City Contact: Kathleen Mallory

Phone (805) 385-8370

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.