



## PUBLIC NOTICE

### **COMMUNITY WORKSHOP Monday, January 28, 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 07-300-22 (Tentative Parcel Map); Hill Street Neighborhood**

The proposed tentative parcel map is a request to subdivide one 13,952 square foot lot into two 6,976 square foot lots. The proposed subdivision is for a property located at 1228 and 1232 South C Street. In accordance with CEQA, the proposed project is exempt from environmental review.

**Applicant:** Alejo Barragan, Agent

Phone: (805) 766-0110

**City Contact:** Winston Wright, Associate Planner

Phone: (805) 385-7952

#### **2) PZ 07-200-10 (Development Design Review); PZ 07-300-20 (Tentative Subdivision Map for Tract No. 5781) RiverPark Specific Plan Area**

The project proposes to construct an affordable 168 unit residential complex and subdivide for condominium purposes. The project involves the construction of a half-acre public park (Children's Park). The 6.56 acre project site is located in Planning District F of the RiverPark Specific Plan and it is known as lot 18, of Tract No. 5352-1. The site is bounded by Myrtle Street on two sides and American River Court to the north. In accordance with the California Environmental Quality Act (CEQA), an environmental impact report (EIR No. 00-03) was prepared to analyze potential impacts associated with the approval and the implementation of the *RiverPark Specific Plan* and the anticipated build out of the 701-acre specific plan site.

**Applicant:** Tony Talamante,

(805) 217-5453

**City Contact:** Juan Martinez

(805) 385-7556

#### **3) PZ 07-500-14 (Special Use Permit); PZ 07-620-08 (General Plan Amendment); PZ 07-570-14 (Zone Change), and PZ 07-300-13 (Tentative Parcel Map); College Estates Neighborhood**

The Special Use Permit (SUP) is for the proposed construction of a 13,929 square foot Fresh and Easy grocery store (Tesco) with alcohol sales and approximately 5,630 square feet of additional retail building square footage located on the southwest corner of Rose Avenue and Channel Island Blvd. Approval of a General Plan Amendment (GPA) is being requested to change the land use designation on the site from Residential Low Medium Density to General, Commercial. A Zone Change (ZC) is proposed to change the zoning from R-2, Planned Development (PD) to C-2-PD. A Tentative Parcel Map (TPM) is also proposed to subdivide the project area. The GPA, ZC and TPM will facilitate development of this project and the church project to the south (New Progressive Christian Missionary Baptist Church – PZ 07-500-19). In accordance with the California Environmental Quality Act (CEQA) an Initial Study and Mitigated Negative Declaration is being prepared for this project and the church project to the south.

**Applicant:** Tom Davies

Phone: (805) 496-6449

**City Contact:** Kathleen Mallory

(805) 385-7858

**4) PZ 06-620-05 (General Plan Amendment); PZ 06-570-09 (Zone Change); PZ 06-300-12 (Vesting Parcel Map); and PZ 06-500-14 (Special Use Permit); Channel Islands and Via Marina Neighborhoods**

The Special Use Permit is for the proposed demolition of the existing Channel Islands Shopping Center and Chevron gas station, and the construction of 116 for sale residential condominium units on the northeast corner of South Victoria Avenue and Hemlock Street. Approval of a General Plan Amendment (GPA) is being requested to change the land use designation from Neighborhood Commercial to Medium Density Residential. A Zone Change (ZC) is proposed to change the zoning designation from General Commercial (C-2) to Garden Apartment Zone, Planned Development (R-3-PD). A Vesting Tentative Tract Map (VTM) is proposed to subdivide the entire 7.72 acre site into one parcel. In accordance with the California Environmental Quality Act (CEQA) an Initial Study and Mitigated Negative Declaration has been prepared for this project.

**Applicant:** Anthony Delcau  
**City Contact:** Kathleen Mallory

(818) 223-9499  
(805) 385-7858

**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.**