



PUBLIC NOTICE

COMMUNITY WORKSHOP

Monday, January 26, 2009

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 08-500-5 (Special Use Permit for Residential Use in the CBD Zone); Five Points North East Neighborhood: A request to renovate four existing residential duplex buildings, relocate one of the buildings on-site and build an eight-car garage, located at 217 E. Sixth Street. Seven required on-site visitor parking spaces are proposed. Relief to provide one required visitor parking space on the street is requested. The proposed project is exempt from environmental review under Section 15301 of the CEQA Guidelines for Existing Facilities.

Applicant: Michael Sanchez, Coastal Architects

Phone: (805) 985-7654

City Contact: Stephanie Diaz

Phone: (805) 385-3918

PZ 08-300-08 (Tentative Map), PZ 08-540-02 & 03 (Planned Development) and PZ 08-535-01 (Density Bonus); Orchard and Carriage Square Neighborhoods: A request to subdivide one parcel into two and to develop these parcels with two affordable housing communities. The Paseo de Luz project will provide 24 one-bedroom units and one on-site manager's unit for Special Needs Housing. While the City Code allows for up to 17 units, a Density Bonus application for 25 units is requested for Paseo de Luz. Farmworker Housing is proposed with 18 units on the adjacent Camino Gonzales project. The proposed project is exempt from environmental review under Section 15332 of the CEQA Guidelines for In-fill Development Projects.

Applicant: Dan Hardy/Nicole Norori, CEDC

Phone: (805) 201-1273 / 672-2577

City Contact: Brian Hann

Phone: (805) 385-3943

PZ 08-510-14 (Special Use Permit for Alcohol); Channel Islands and Via Marina Neighborhoods: A request to permit general alcohol sales for off-site consumption at an existing supermarket, located at 1291 South Victoria Avenue. The Von's supermarket is located at the Seabridge Shopping Center. The proposed project is exempt from environmental review under Section 15301 of the CEQA Guidelines for Existing Facilities.

Applicant: Christina Avila, Vons/Safeway

Phone: (626) 821-3992

City Contact: Linda Windsor

Phone: (805) 385-7858

PZ 08-510-10 (Special Use Permit for Alcohol); Fremont South Neighborhood: A request to permit the sale of beer and wine from an existing convenience market (Five Star Market), located at 200 South Ventura Road, Suite 250. The proposed project is exempt from environmental review under Section 15301 of the CEQA Guidelines for Existing Facilities.

Applicant: Salvador Magallon, Business Owner

Phone: (805) 487-9620

City Contact: Douglas Spondello

Phone: (805) 385-3919

PZ 08-500-11 (Special Use Permit); El Rio Neighborhood/El Rio West Neighborhood: A request to remodel and occupy for a church use 64,000 square feet of an existing 104,700 square foot building (previously Home Depot). The building is situated on an 11.57 acre parcel located at 2600 North Vineyard Avenue. The proposal includes façade improvements, re-use of a fenced 'Garden Center' and landscape upgrades throughout the site. The proposed project is exempt from environmental review under Section 15301 of the CEQA Guidelines for Existing Facilities.

Applicant: Chuck Swankosky, New Life Community Church Phone: (805) 983-1890
City Contact: Juan Martinez, Associate Planner Phone: (805) 385-7556

PZ 08-550-04 (Special Use Permit); Tierra Vista Neighborhood: Proposes a 3,568 square foot addition to an existing 1,500 square foot building (5,068 square feet total) to create a small multi-tenant commercial retail center. Site improvements include parking, landscaping, and lighting, needs to accommodate the proposed development, located at 2100 East Pleasant Valley Road. The proposed project is exempt from environmental review under Section 15303 of the CEQA Guidelines for New Construction.

Applicant: Renato Santízo, Agent Phone: (805) 983-1890
City Contact: Juan Martínez, Associate Planner Phone: (805) 385-7556

PZ 08-510-12 (Special Use Permit for Alcohol); Blackstock North and Bryce Canyon North Neighborhoods: A request to upgrade an existing beer and wine permit to include alcohol sales for off-site consumption within an existing 2,400 square foot market (Saviors Market) located at 3280 Saviers Road. The proposed project is exempt from environmental review under Section 15301 of the CEQA Guidelines for Existing Facilities.

Applicant: Zaher Hawara, Business Owner Phone: (805) 487-8870
City Contact: Juan Martinez, Associate Planner Phone: (805) 385-7556

PZ 08-510-13 (Special Use Permit for Alcohol); Hobson Park East Neighborhood: A request to permit wine tasting and sales for a proposed wine retailer (Rancho Ventavo Cellars), located at 741 South "A" Street (within Heritage Square). The proposed project is exempt from environmental review under Section 15301 of the CEQA Guidelines for Existing Facilities.

Applicant: Elizabeth Callahan, EDCO Phone: (805) 487-9620
City Contact: Douglas Spondello Phone: (805) 385-3919

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

Para información en español, favor de llamar al (805) 385-7858.