



## PUBLIC NOTICE

### COMMUNITY WORKSHOP

**Monday, December 19, 2011**

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.*

**Planning & Zoning Permit Nos. 11-510-9 and 11-510-10 (Special Use Permit-Alcohol) and 11-570-02 (Zone Change); Cal Gisler, Blackstock North and College Estates Neighborhoods**

Requests to allow: beer and wine sales from a convenience store (Type 20 ABC license) for off-site consumption; to allow beer and wine sales from a restaurant (Type 41 ABC license) for on-site consumption; and a change of zoning from "Commercial and Light Manufacturing-Planned Development" (C-M-PD) to "General Commercial-Planned Development" (CM-PD) on the site of an existing motel and restaurant. The zone change request is consistent with the 2030 General Plan and would affect both 1001 & 1051 East Channel Islands Blvd; sale of alcohol is requested for only 1051 E. Channel Islands Blvd. The project is exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Terri Dickerson, Cadence Capital  
City Contact: Linda Windsor, Associate Planner

Phone: 213-422-1450  
Phone: 805-385-7858

**Planning & Zoning Permit No. 11-500-02 (Special Use Permit); El Rio Neighborhood**

A request to redevelop an abandoned former Home Depot site (2600 North Vineyard Avenue) to accommodate a 45,000 square foot Vallarta Market within the existing 101,460 square foot building. The remaining 56,460 square feet will be subdivided to create multi-tenant commercial storefronts typical of a shopping center. The request includes an application for Vallarta Market to sell alcohol for off-site consumption (ABC Type 21-General off-sale). Redevelopment improvements proposed include removal of a 12,750-square foot (approx) garden center enclosure to add 40 additional parking stalls and two loading wells; new landscaping and upgrades to existing planters; façade improvements. The project is exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Thomas Layman, Architect  
City Contact: Juan Martinez, Associate Planner

Phone: 818-995-8952  
Phone: 805-385-7556

**Planning & Zoning Permit Nos. 11-500-07 (Special Use Permit) and 11-300-03 (Tentative Parcel Map); Commercial Central**

A request to subdivide an irregular shaped 1.32-acre site into two parcels, a 1.14-acre and a 0.18-acre parcel and construct a 6,373 square foot automated drive thru carwash facility on the proposed 1.14-acre site; construct a 1,500 square foot building for (speculative) restaurant on the proposed 0.18-acre lot. The proposed car wash site will accommodate 16 vacuum and drying stations, vending machines for self serve cleaning, and detail services. The project site is located at 1811 E. Channel Islands Blvd. (APN: 220-0-093-045 & 055). The project is exempt from environmental review pursuant to Section 153321 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Scott Boydston, Architect  
City Contact: Juan Martinez, Associate Planner

Phone: 805-648-1234  
Phone: 805-385-7556

**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.**