



PUBLIC NOTICE

COMMUNITY WORKSHOP

Monday, September 20, 2010

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 and Zoning Permit No. 10-510-11 (Special Use Permit – Alcohol); Rio Lindo, East Village and West Village Neighborhoods.

A request to allow sale of beer and wine within a proposed restaurant and outdoor dining area (Hook Burger Bistro), located at 1811 N. Rose Avenue at the southwest corner of Rose Avenue and East Gonzales Road, within the Rose Ranch Shopping Center. The project is exempt from environmental review under Section 15301 of the CEQA Guidelines.

Applicant: Brent Reichard
City Contact: Justin Beranich, Assistant Planner

Phone: (805) 683-5050
Phone: (805) 385-7863

Planning & Zoning Permit No. 10-510-10 (Special Use Permit - Alcohol); Wilson Neighborhood.

A special use permit request to allow beer and wine sales (Type 41 ABC license) for on-site consumption within a 150 square foot sit-down dining area of a proposed 2,050 square foot market (Casa Pueblo). The building is located at 310 South C Street, within the Central Business District, and interior tenant improvements are currently underway to install a new kitchen, restrooms, walk-coolers, and related equipment. The project is exempt from environmental review pursuant to CEQA Guidelines Section 15301.

Applicant: Elizabeth Callahan, EDCO
City Contact: Juan Martinez, Associate Planner

Phone: (805) 385-7444
Phone: (805) 385-7556

Planning & Zoning Permit No. 10-200-16 (Development Design Review Permit); RiverPark Neighborhood

A request for approval of a development design review permit to construct a 224-unit three-story apartment project on 9.46 acres, located at the southeast corner of North Oxnard Boulevard and Forest Park Boulevard, within the RiverPark Specific Plan Area. This project was included in EIR No. 00-03 that was previously certified for the *RiverPark Specific Plan*.

Applicant: Todd Temanson, KOH 12-17, LLC
City Contact: Linda Windsor or Juan Martinez, Associate Planner

Phone: (805) 604-0640
Phone: (805) 385-7858

Planning & Zoning Permit No. 10-510-6 (Special Use Permit – Alcohol); South Bank, Orchard, and Rio Lindo Neighborhoods.

A request for approval of a special use permit to allow beer and wine sales (Type 20 Alcoholic Beverage Control license) in 2% of the floor area of the existing Walgreens store located at 2303 North Vineyard Avenue. The project is exempt from environmental review pursuant to CEQA Guidelines Section 15301.

Applicant: Jennifer Chavez, Luce & Forward LLP
City Contact: Brian Foote, Associate Planner

Phone: (619) 236-1414
Phone: (805) 385-8312

Planning & Zoning Permit No. 10-510-7 (Special Use Permit – Alcohol); College Estates Neighborhood.

A request for approval of a special use permit to allow beer and wine sales (Type 20 Alcoholic Beverage Control license) in 2% of the floor area of the existing Walgreens store located at 2851 South Rose Avenue. The project is exempt from environmental review pursuant to CEQA Guidelines Section 15301.

Applicant: Jennifer Chavez, Luce & Forward LLP
City Contact: Brian Foote, Associate Planner

Phone: (619) 236-1414
Phone: (805) 385-8312

Planning & Zoning Permit No. 10-510-9 (Special Use Permit – Alcohol); Fremont South Neighborhood.

A request for approval of a special use permit to allow beer and wine sales (Type 20 Alcoholic Beverage Control license) in 2% of the floor area of the existing Walgreens store located at 481 South Ventura Road. The project is exempt from environmental review pursuant to CEQA Guidelines Section 15301.

Applicant: Jennifer Chavez, Luce & Forward LLP
City Contact: Brian Foote, Associate Planner

Phone: (619) 236-1414
Phone: (805) 385-8312

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.