

PUBLIC NOTICE
COMMUNITY WORKSHOP
Monday, March 20, 2017

City of Oxnard Community Room
300 West Third Street, First Floor, 6:00 PM
(Please use the "B" Street entrance)

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. Planning & Zoning Permit No. 16-520-05 (Special Use Permit)

Five Points Northeast Neighborhood

A request to construct a detached 1,295 square-foot garage with alley access on a developed, 8,140 square-foot lot, located at 1020 Donlon Avenue. An existing 1,400 square-foot, single-story house on the property is considered legal non-conforming, as it predates Section 16-148(I) of the Oxnard Municipal Code which requires a Special Use Permit for residential uses within the Central Business District (CBD). The property is listed in the Oxnard Historical Resources Survey under code 5S3, which is a property that may be individually eligible for local listing or designation through survey evaluation. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities).

Applicant: Saul Vigil

Phone: (805) 479-4974

City Contact: James Combs, Assistant Planner

Phone: (805) 385-7952

2. Planning & Zoning Permit No. 15-500-04 (Special Use Permit)

Wilson Neighborhood

A request to construct two detached residential units on a vacant 7,000 square-foot lot located on South "B" Street, between West First Street and West Second Street (APN: 202-0-054-100). The Project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15303 (Small Structures).

Applicant: Eddie Alvarado

Phone: (805) 223-9142

City Contact: Vincent Acuna, Assistant Planner

Phone: (805) 385-3923

3. Planning and Zoning Permit No. 16-500-08 (Special Use Permit); PZ No. 16-535-2 (Density Bonus); and PZ No. 16-300-09 (Tentative Tract Map)

La Colonia Neighborhood

A request to construct six affordable single-family residences, and subdivide 5 parcels into 6 parcels on a 0.48 acre parcel. The single-story homes will range from 968 to 1,253 square feet in size and are designed to front Hayes Street with rear access for two-car garage parking off of an existing alley. The project is located at the northwest corner of First Street and Hayes Avenue. The Project is anticipated to be exempt from environmental review pursuant to State CEQA Guidelines Section 15332 (In-Fill Development).

Applicant: Habitat For Humanity (Steven J. Dwyer)

Phone: (805) 485-6065 x105

City Contact: Isidro Figueroa, Principal Planner

Phone: (805) 385-8207

**4. Planning & Zoning Permit No. 15-200-01 (Design Development Review)
Mar Vista, Terra Vista and College Park Neighborhood**

A request to develop 42 low-income, two and three-story apartments on a vacant 1.98 acre parcel (21 units/acre density) around a central open space recreation area with parking lots creating a buffer to the adjoining cemeteries in accordance with the City's adopted All Affordable Housing Opportunity Program (AAHOP). Resident access is from Etting Road with only emergency and waste pick up access from Pleasant Valley Road. The Etting Road frontage would be improved with curb, gutter, and parking spaces. Sixteen mature windrow Eucalyptus globulus (Blum Gum) are removed and 16 are pruned and retained along the property's east edge. The project includes landscaping, sidewalks, fencing, community garden spaces, recreation equipment, and a community room/learning center. The Project is exempt from environmental review pursuant to State CEQA Guidelines Sections 15332 (In-Fill Development).

Applicant: Cabrillo Economic Development, Roberto Jimenez
City Contact: Chris Williamson (Consultant)

Phone: (805) 659-3791 x 114
Phone: (805) 385-8156

**5. Planning & Zoning Permit No. 16-520-03 (Special Use Permit)
Hobson Park East Neighborhood**

A request to construct a detached three-car garage to accommodate two single-family residential dwelling units at the second floor of an existing two-story commercial building at 509-513 South C Street. The property predates Section 16-148(I) of the Oxnard Municipal Code which requires a Special Use Permit for residential uses within the Central Business District (CBD). The property is listed in the Oxnard Historical Resources Survey under code 5S3, which is a property that may be individually eligible for local listing or designation through survey evaluation. The project is categorically exempt from environmental review pursuant to State CEQA Guidelines Section 15301 (Existing Facilities).

Applicant: Jeff Zook, Architect
City Contact: Juan Martinez, Associate Planner

Phone: (805) 985-7654
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