CITY OF OXNARD CALIFORNIA

PUBLIC NOTICE

COMMUNITY WORKSHOP

Monday, August 17, 2020

6:00 PM Online with Google Hangouts

Pursuant to the Ventura County Public Health Official's order and Governor's Executive Order N-33-20, all City buildings are temporarily closed to the public until further notice. The City is working to keep the public safe from any potential COVID-19 exposure while maintaining normal operations to the maximum extent feasible.

The public is invited to this digital meeting. Please RSVP to the City Contact listed below the project details to receive an invitation to the meeting. Only those who have been added by a City Employee will be able to participate in the meeting by video conference or phone. Public comments will be accepted via email before the meeting and shared at the meeting. The meeting will be recorded and available for viewing.

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. **PROJECT NAME: Las Cortes Phase 3; PLANNING AND ZONING PERMIT NO. 20-200-01 (Development Design Review Permit) - La Colonia Neighborhood**

A request to construct Phase 3 of the previously permitted development known as Las Cortes II. Phase 3 includes a total of 8 residential buildings with a total of 109 units (7 buildings have 12 units and 1 building has 25 units) with garage and carport parking, a community center, a laundry building, and park improvements on three lots (for a total of 8.2 acres) located in the 1500-1700 blocks of San Gorgonio Avenue, north of First Street, generally between Nadar Street and Dolores Court (APNs: 201-0-100-040, 201-0-080-090) within the Garden Apartment (R-3) zone. The proposed project requires an Addendum to an Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Mark Irving Phone: (714) 835-3955
City Contact: Jay Dobrowalski Phone: (805) 385-3948

2. **PROJECT NAME: Central Terrace Apartments; PLANNING AND ZONING PERMIT NO. 20-200-06 (Development Design Review Permit); Five Points Neighborhood**

A request to construct a 5-story, 74,303 square-foot, 88 unit (87-one bedroom units and 1-two bedroom manager unit) podium apartment building on a 0.42 acre lot located at 217-235 East Sixth Street (APN: 201-0-213-110) within the Downtown General zone. The proposed building includes a first floor with 34 parking spaces and approximately 2,375 SF of common space including offices, restroom, & kitchenette and four floors of residential units. The applicant requests Density Bonus concessions to allow for a reduction in parking and setback requirements. The project is exempt from environmental review pursuant to Section 15332 (In-fill Development Projects), Class 32 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Henry Casillas Phone: (805) 385-3565
City Contact: Joe Pearson II Phone: (805) 385-8272

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3. PROJECT NAME: Riverpark Specific Plan Amendment - Residential: Very High; PLANNING AND ZONING PERMIT NO. 20-630-01 (Specific Plan Amendment); Riverpark Neighborhood

A request for text and map amendments to the RiverPark Specific Plan located north of the Ventura Freeway (Highway 101), west of East Vineyard Avenue, east of the Santa Clara River, and south of Central Avenue. The amendment will introduce a new Residential: Very High (30-80 units/acre) land use designation, and associated standards into the Riverpark Specific Plan. The new designation will be applied to three properties located within Planning Districts B, C, and D, allowing for the development of up to 1,194 additional units under the specific plan. It is anticipated that the project will be reviewed under an Addendum to Final Environmental Impact Report (FEIR) No. 00-03 for the RiverPark Specific Plan.

Applicant: Ann Walsh Phone: (805) 988-7886
City Contact: Joe Pearson II Phone: (805) 385-8272

4. PROJECT NAME: Fore Apartments at Riverpark; PLANNING AND ZONING PERMIT NO. 19-200-16 (Development Design Review Permit); Riverpark Neighborhood

A request to construct a five-story, 333 unit, multi-family residential apartment building on a 4.2 acre site in District B within the RiverPark Specific Plan Area located east of Ventura Road between the 101 Freeway and Town Center Drive (APNs: 132-0-100-095, -085) within the proposed Residential: Very High zone. The project's environmental review will be a consistency analysis with the Riverpark Specific Plan EIR and Addenda pursuant to the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Jonathan Cornelius Phone: (805) 456-8344
City Contact: Joe Pearson II Phone: (805) 385-8272

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