

PUBLIC NOTICE
COMMUNITY WORKSHOP
Monday, January 11, 2021

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: Encanto; PLANNING AND ZONING PERMIT NO. 20-500-05 (Special Use Permit for Planned Development); PZ 20-300-04 (Tentative Subdivision Map); and PZ 20-535-03 (Density Bonus); Fremont South Neighborhood**

A request to remove existing modular classroom buildings and site improvements formerly serving the Oxnard Union High School's Adult Education Program and construct 27 detached single-family dwelling units on 27 lots ranging between 3,838 and 9,217 square feet in size. The 4.10-acre project site is located at 1101 & 1111 West Second Street (APN: 202-0-233-355) within the Single Family Residential (R-1) zone. The proposed development includes single-story, three bedroom homes with a mix of two plan and unit sizes (1,149 & 1,201 square feet) and attached or detached two-car garages with alley access. The project includes a Density Bonus request to provide 22 market rate single family homes and 5 affordable (low income) single family homes. The project is exempt from environmental review pursuant to Section 15332 (Infill Development), Class 32 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Henry Casillas, Project Manager
City Contact: Juan Martinez, Associate Planner

Phone: (805) 231-3971
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

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The attached documents have been submitted by the applicant for the following item:

- 1. PROJECT NAME: Encanto; PLANNING AND ZONING PERMIT NO. 20-500-05 (Special Use Permit for Planned Development); PZ 20-300-04 (Tentative Subdivision Map); and PZ 20-535-03 (Density Bonus); Fremont South Neighborhood**

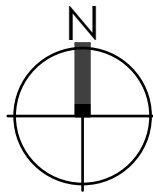
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Heritage Homes II
1101 W 2nd Street
City of Oxnard, California

owner:
Heritage Homes LLC
451 W. 5th Street
Oxnard, CA
contact: Henry Casillas (805) 385-3565

site information:
APN: 202023335
4.10 acres
Zoning: R1 Single Family

proposed development:
27 single-story, three bedroom, two bathroom,
single family homes w/ front porch
detached & attached alley loaded two-car garages

Plan 1 - 1,149 s.f.
Plan 2 - 1,201 s.f.
Garage - 484 s.f.

zoning information:
setbacks:
front - 20' min.
side - 5' min.
rear - 5' to garage
15' to center of alley

interior yard space:
required - 15% of lot area = 575 s.f. min.
provided - 720 s.f. average, 625 s.f. min.

Consultants
architecture:
DiCecco Architecture Inc.
887 Patriot Drive, Suite C
Moorpark, CA 93021
805.552.0088
contact: Mark Di Cecco AIA

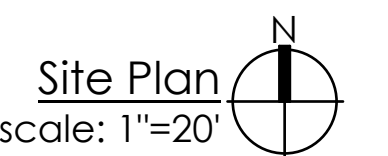
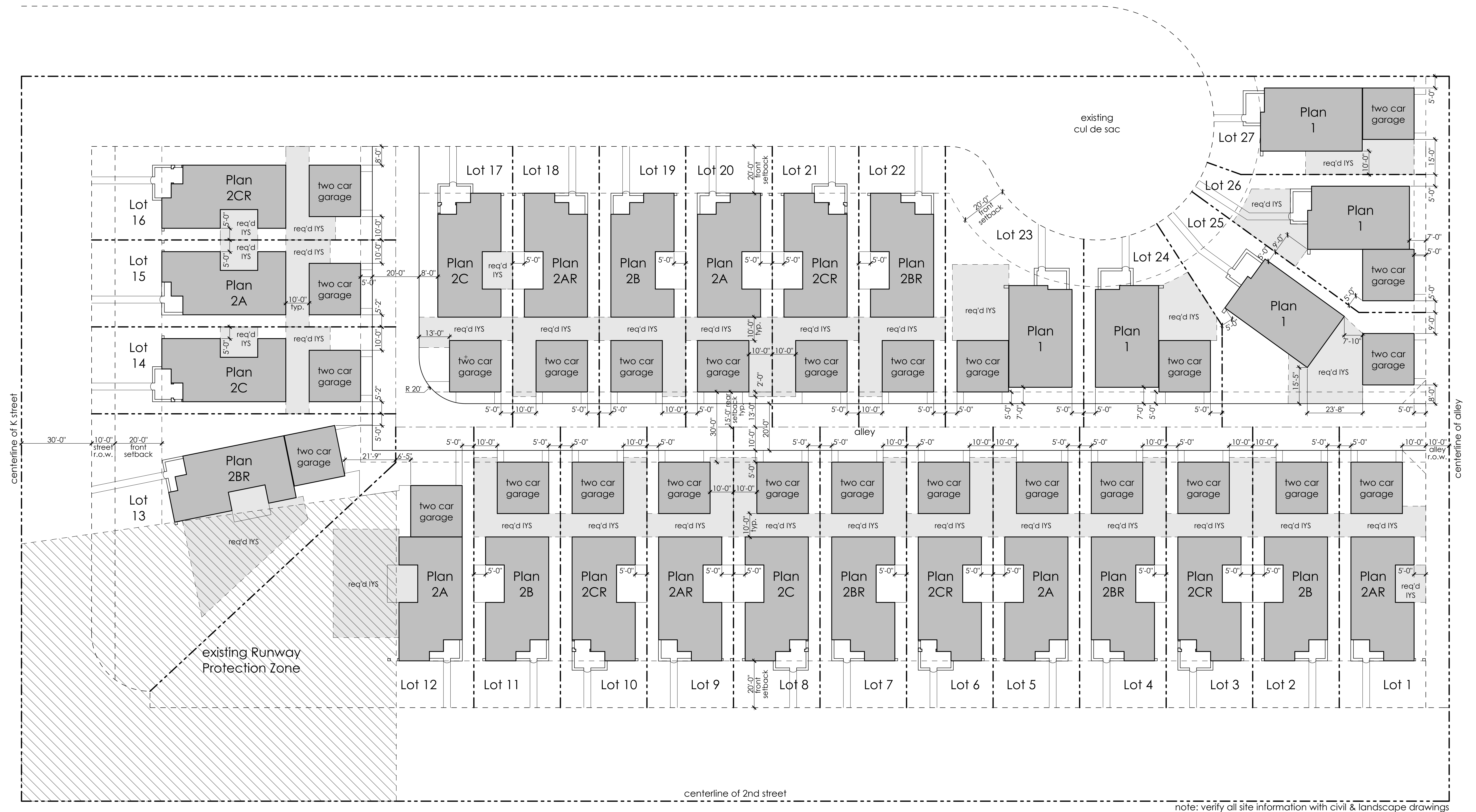
civil engineering:
Encompass Consulting Group
533 N. Lantana Street, Suite 130
Camarillo, CA 93010
805.322.4443
contact: Tristan J. Santos, PE

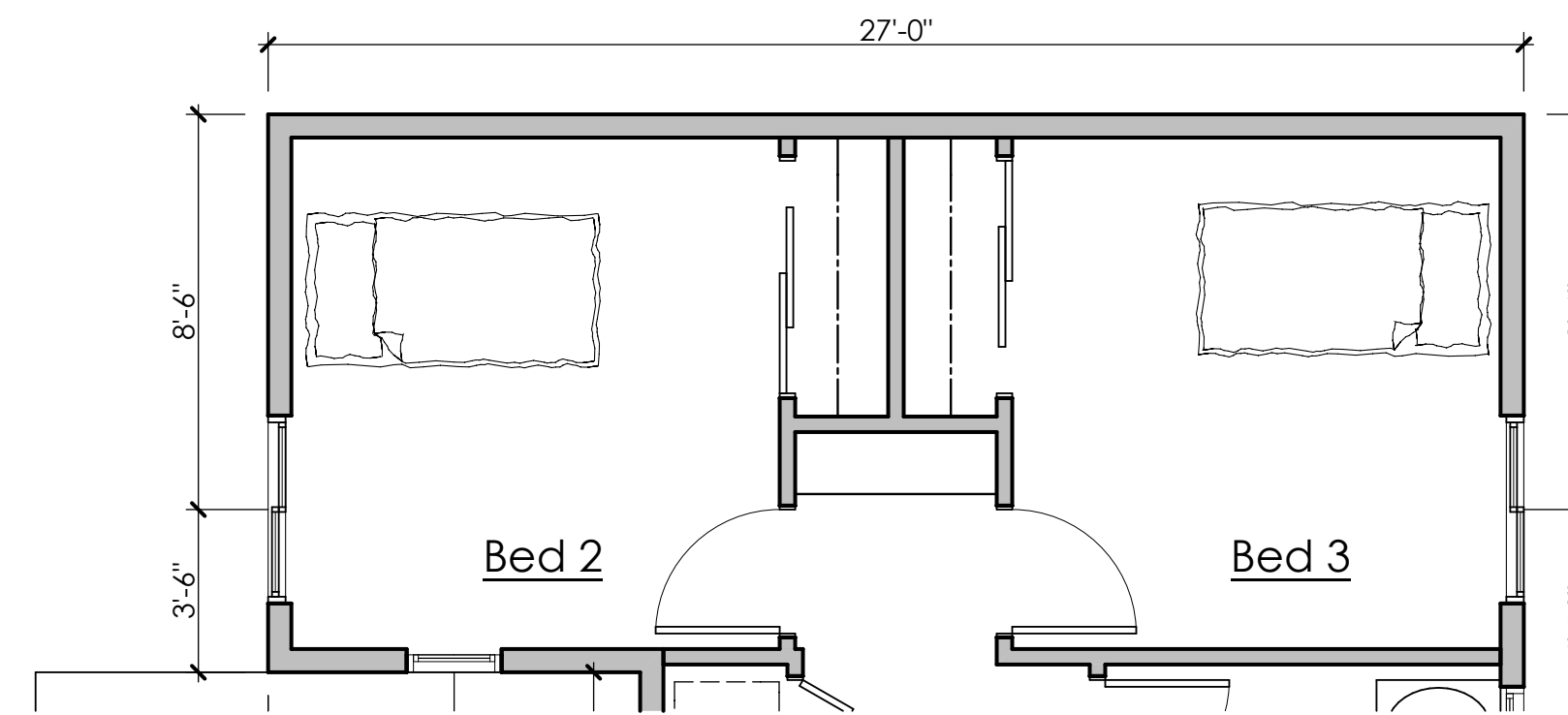
landscape architecture:
La Group Design Works
24103 Ventura Blvd, Suite 201
Calabasas, CA 91302
818.251.9718
contact: Monica D'Angelo-Tomei

<u>Sheet Index</u>	
architecture:	
EA.1	Cover
EA.2	Site Plan
EA.3	Floor Plans
EA.4	Material Board
EA.5	Plan 1 Elevations
EA.6	Plan 2A Elevations
EA.7	Plan 2B Elevations
EA.8	Plan 2C Elevations
EA.9	Garage Elevations

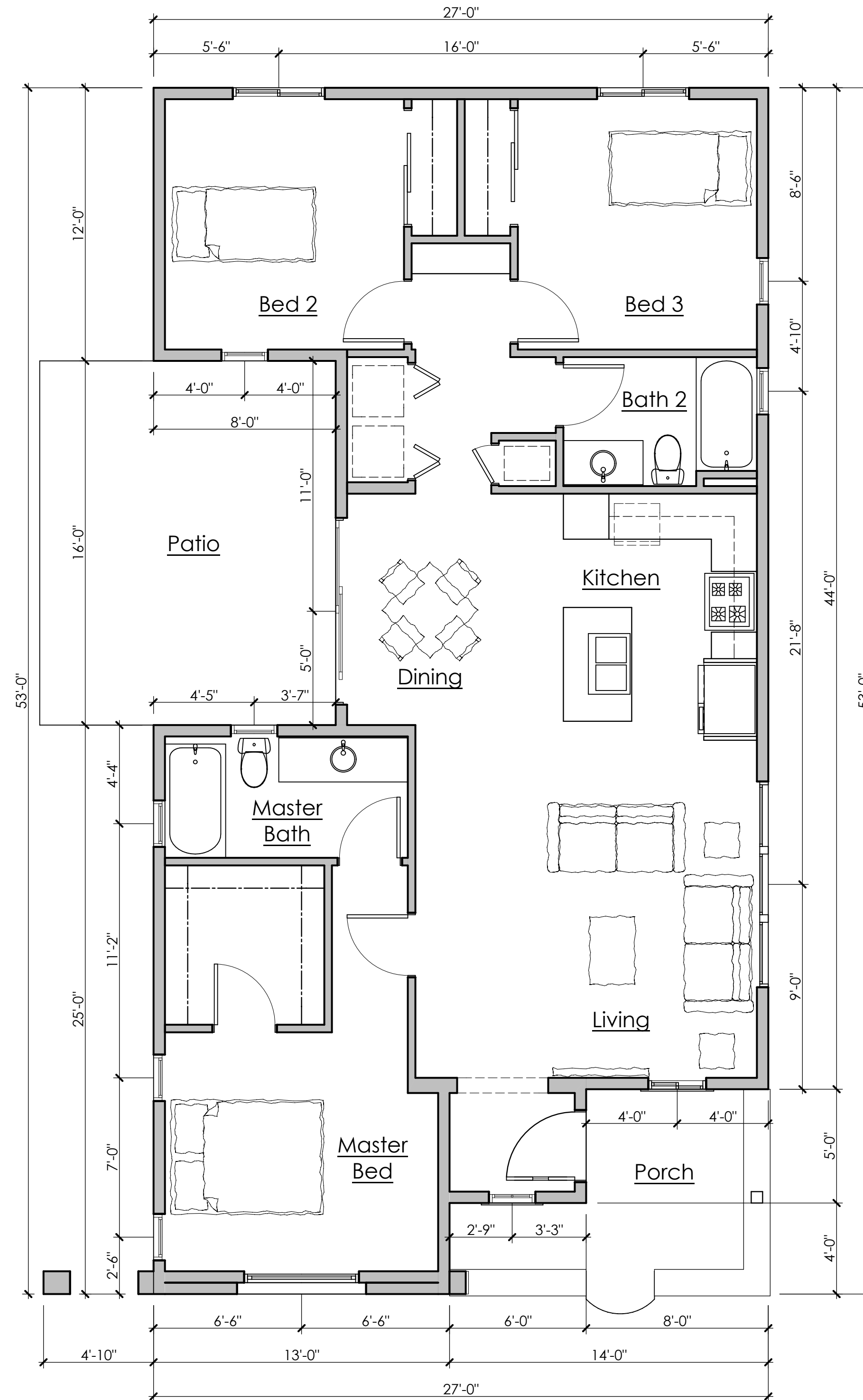
civil:	
1	Grading Exhibit
2	Site Utility Exhibit
3	Fire Hydrant Exhibit
4	Tentative Tract Map Exhibit

landscape:	
L-1	Conceptual Landscape Plan
L-2	Conceptual Landscape Plan



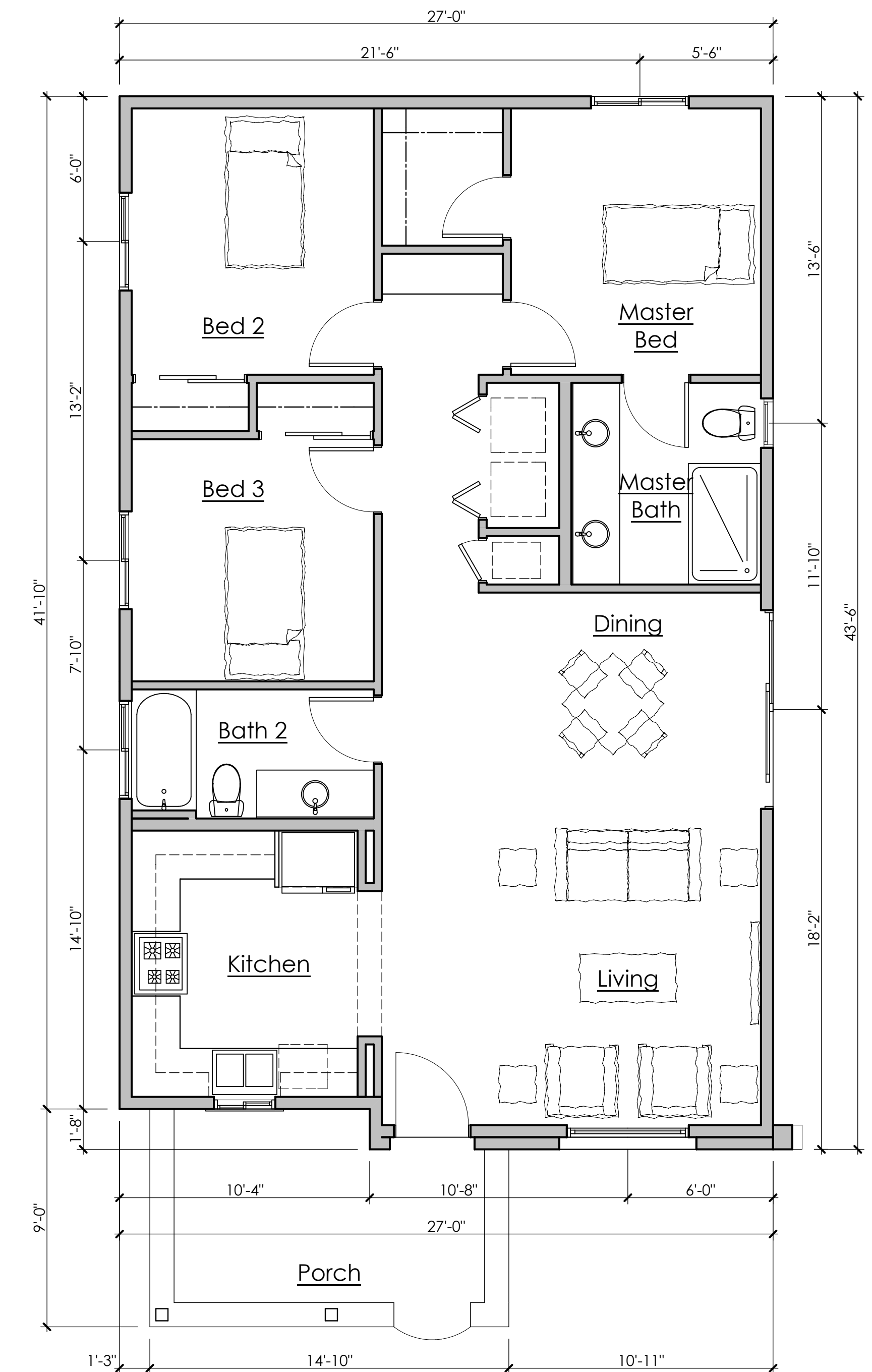


Partial Plan 2 @ Lots 12 & 13
scale: 1/4"=1'-0"



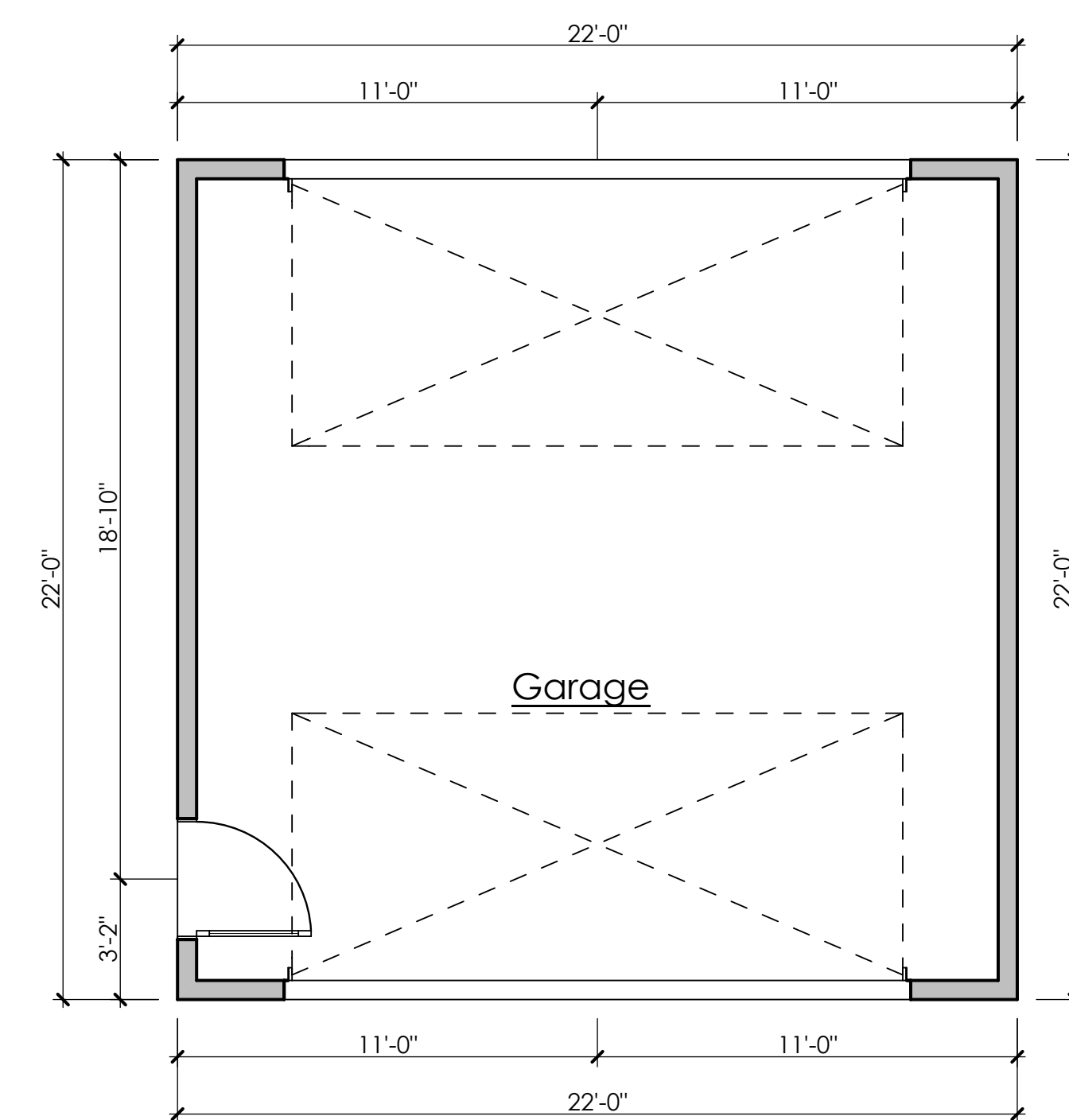
1,201 sf

Plan 2
scale: 1/4"=1'-0"



1,149 sf

Plan 1
scale: 1/4"=1'-0"



484 sf

Typical Garage Plan
scale: 1/4"=1'-0"

Heritage Homes II

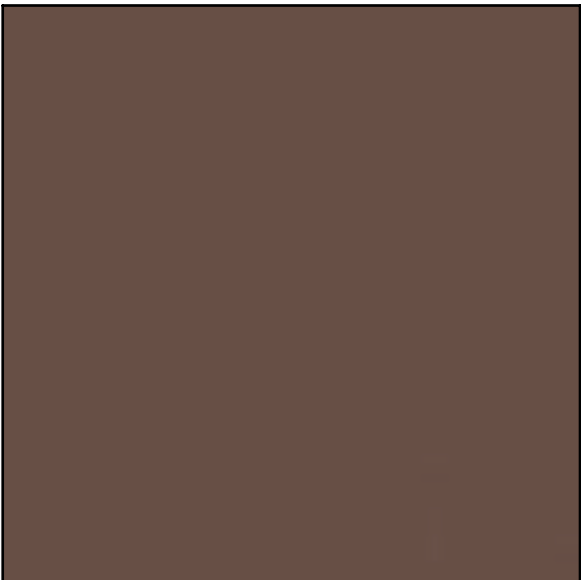
a new affordable housing development in Oxnard, California
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stucco body
Merlex Glacier White p-100
Santa Barbara finish



trim
Dunn Edwards
DET693 Mayan Chocolate

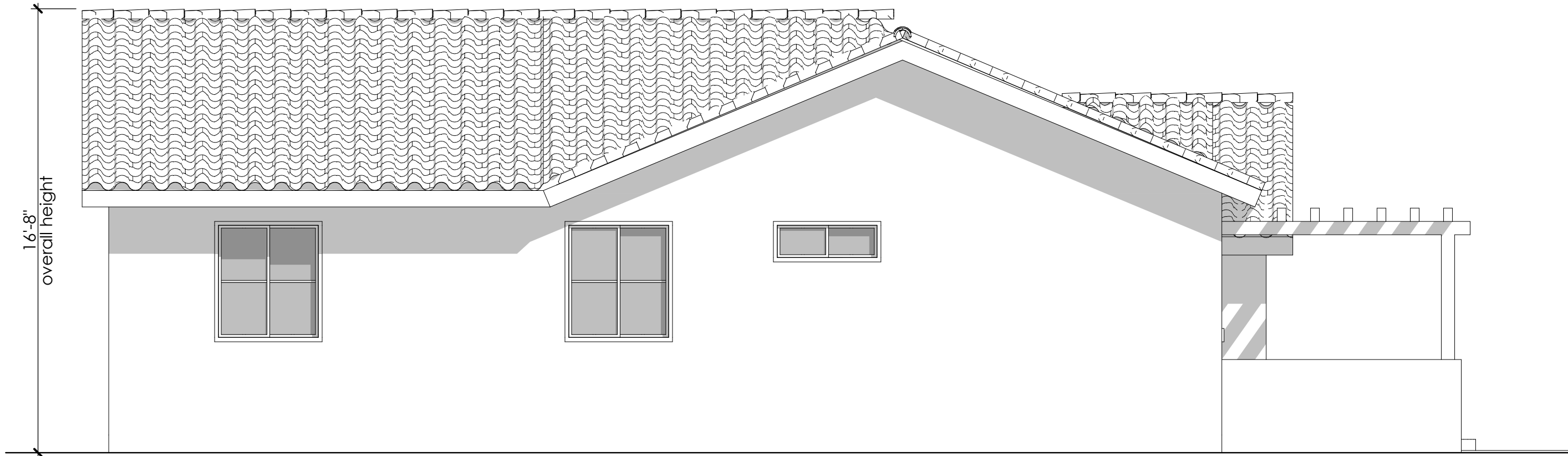


roofing
Eagle Roofing Capistrano
3523 Dark Terracotta

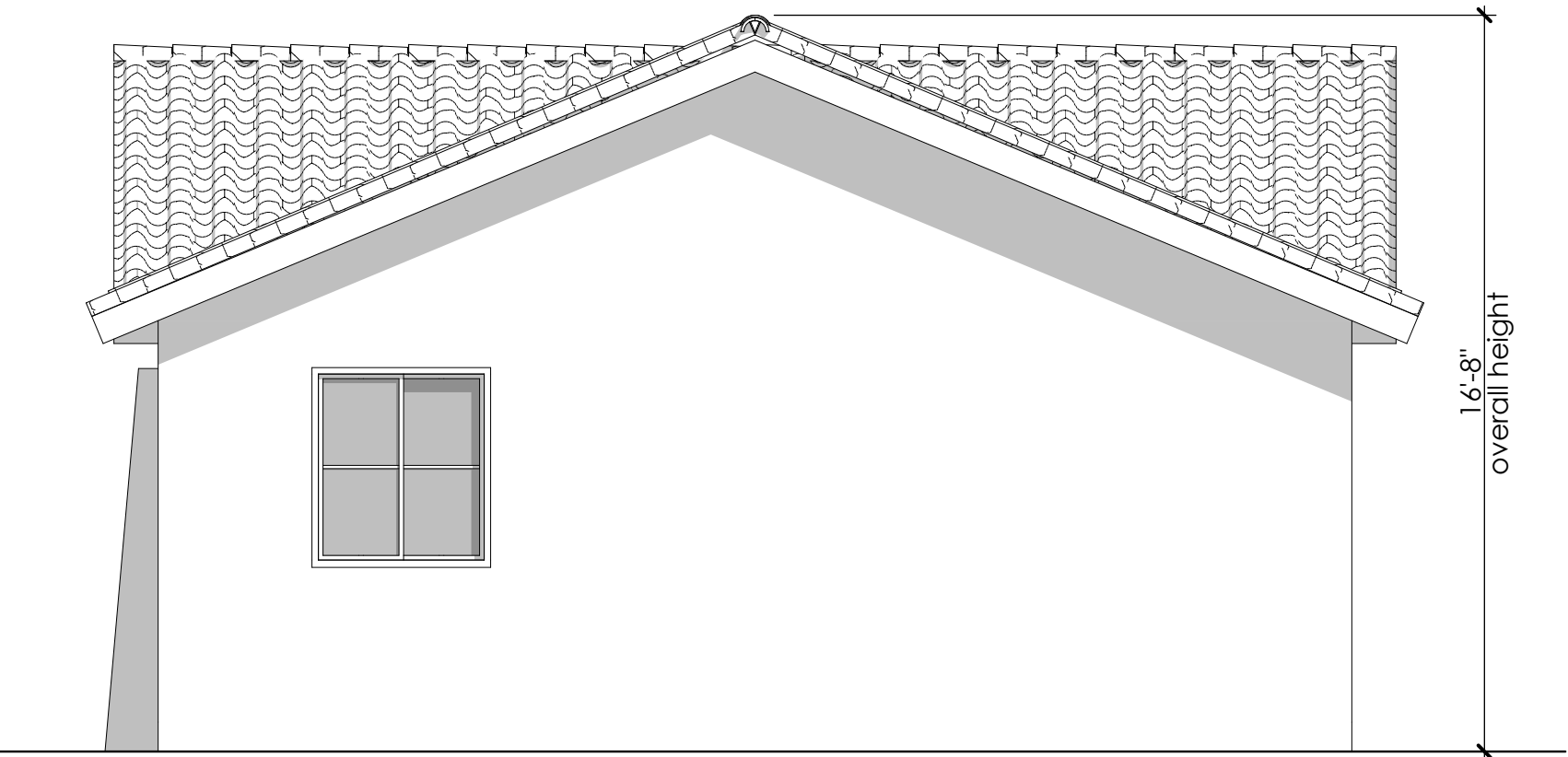


windows
Amsco Artisan
Bronze

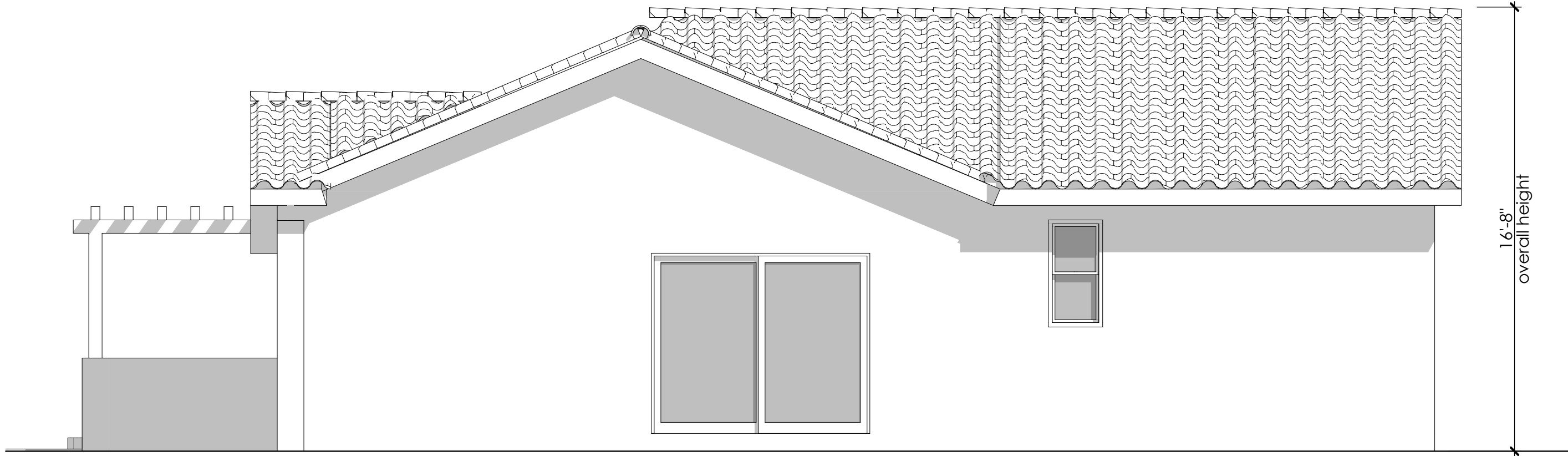




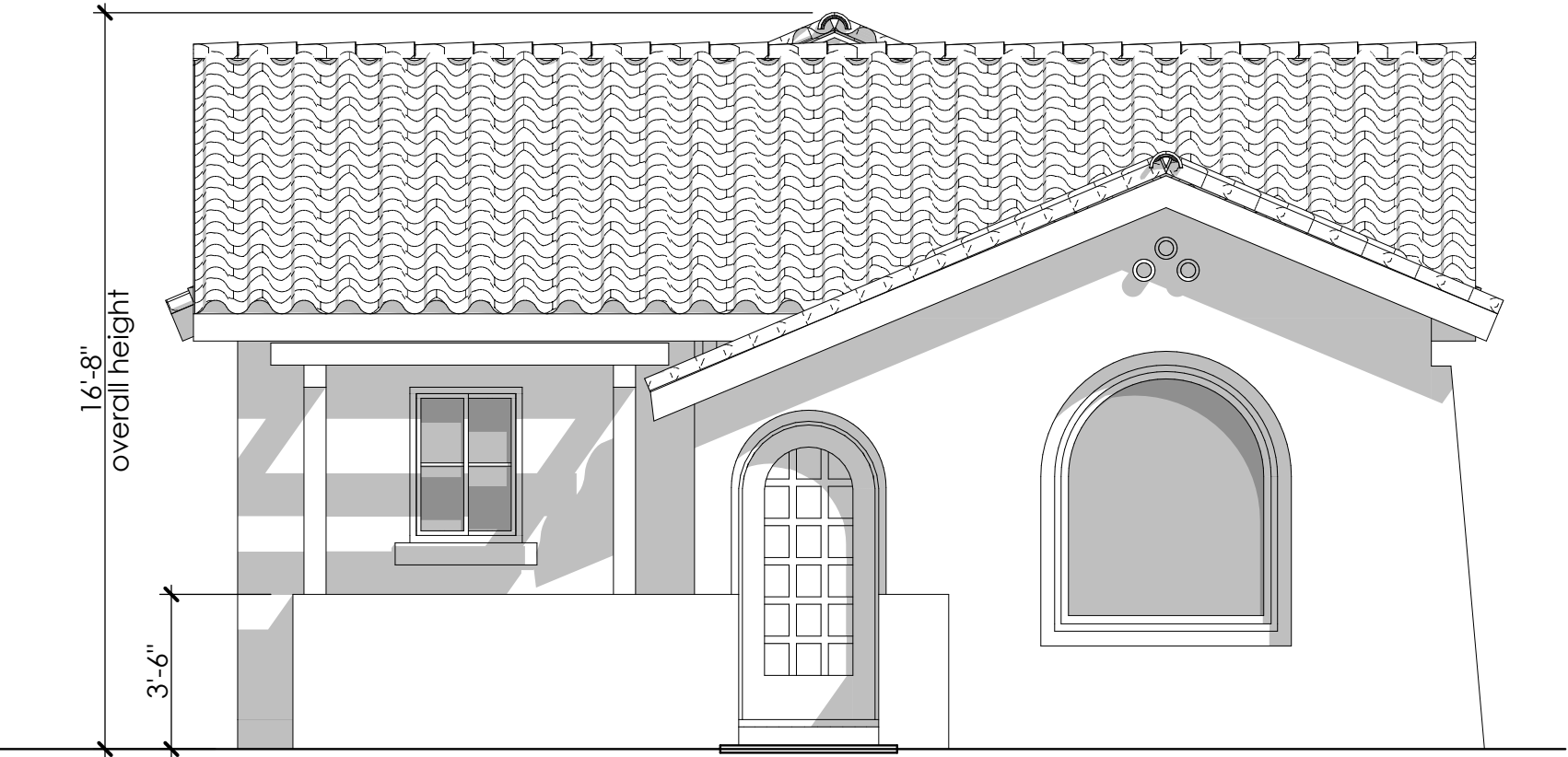
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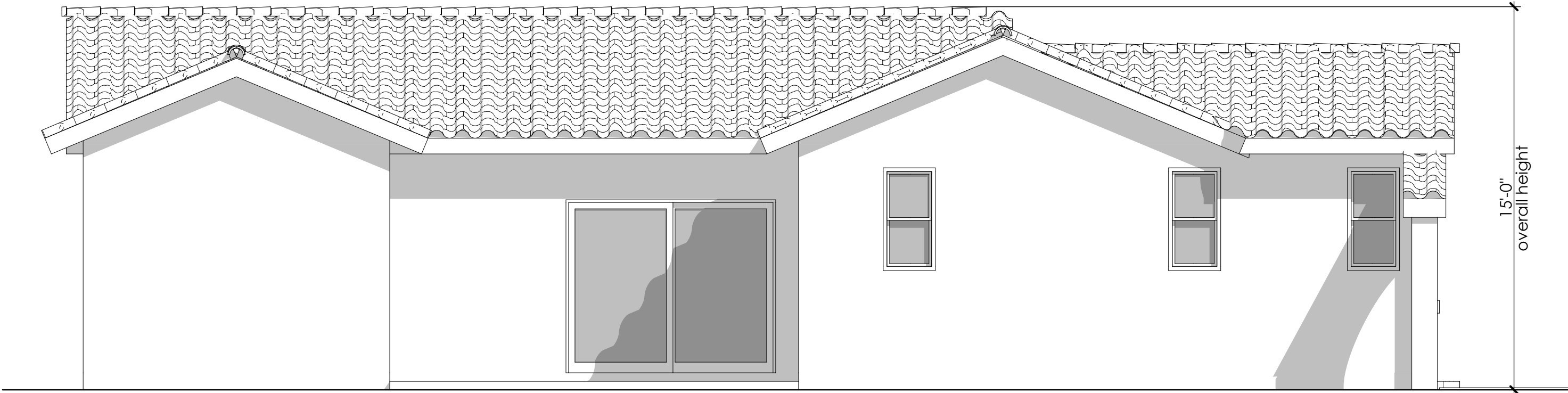
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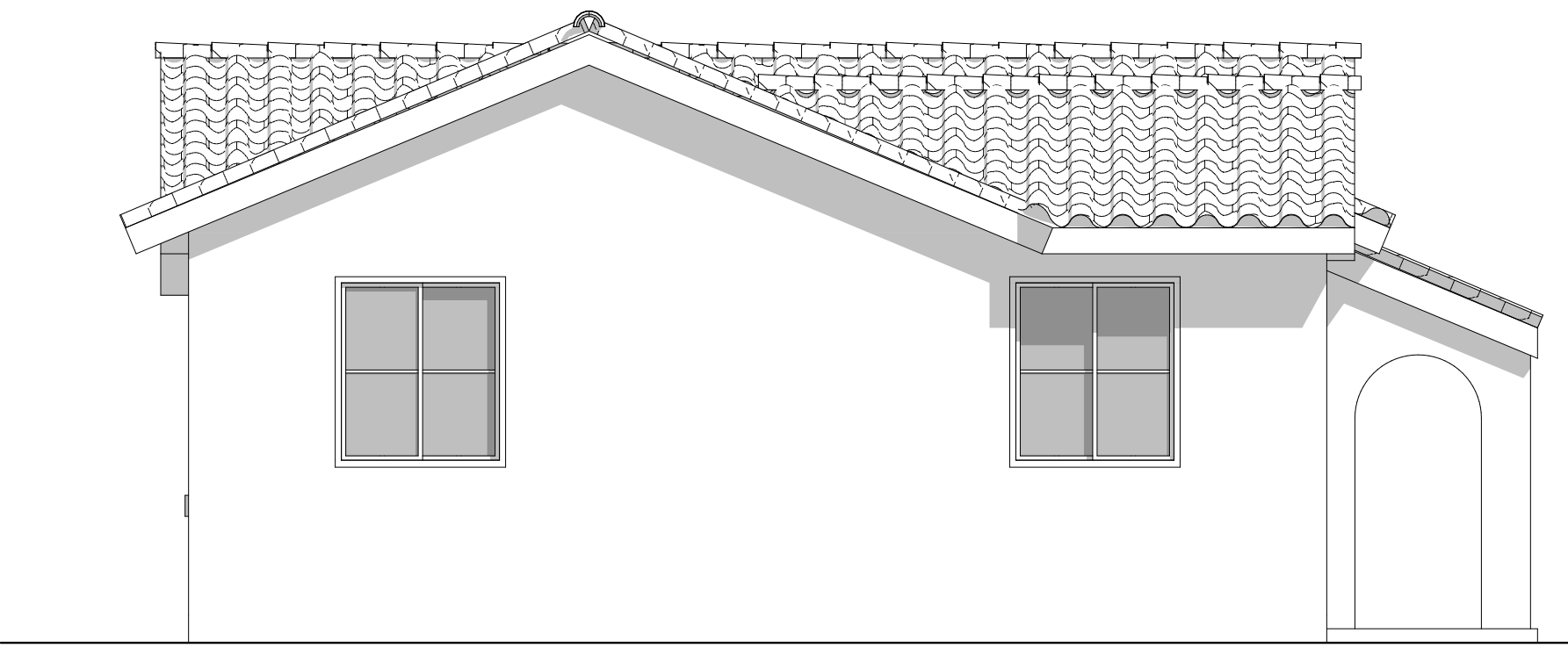
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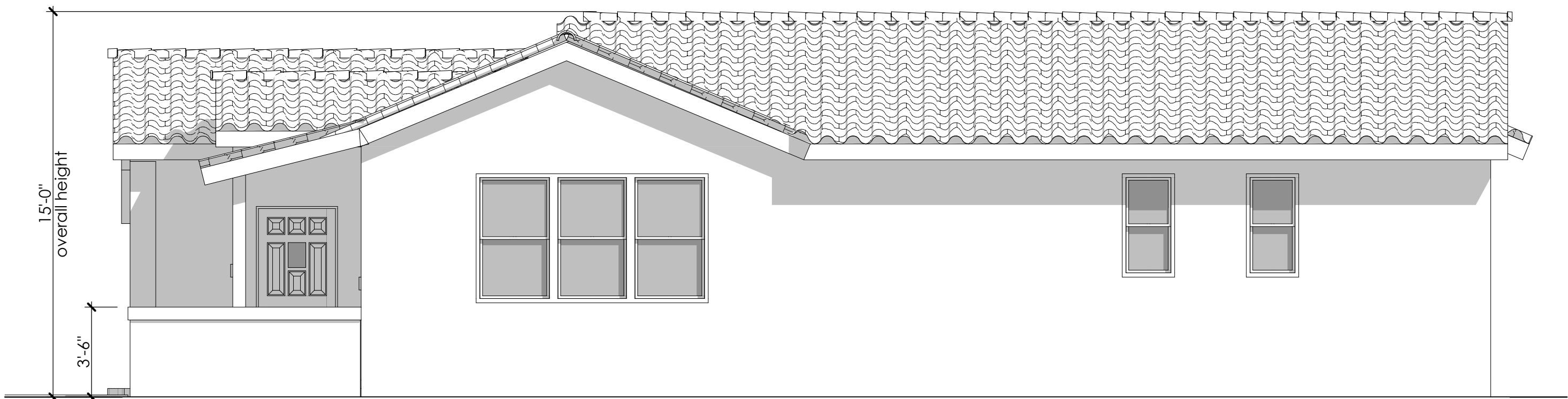
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scale: 1/4"=1'-0"



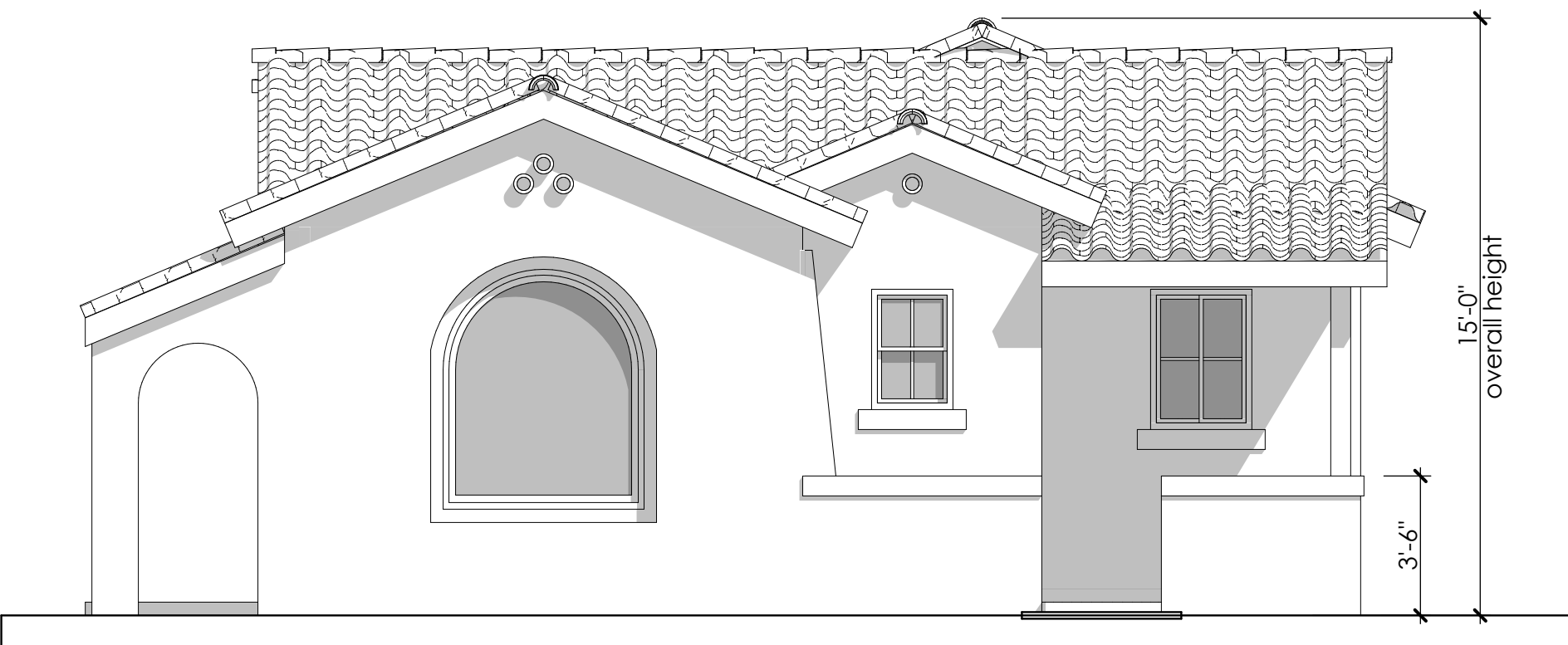
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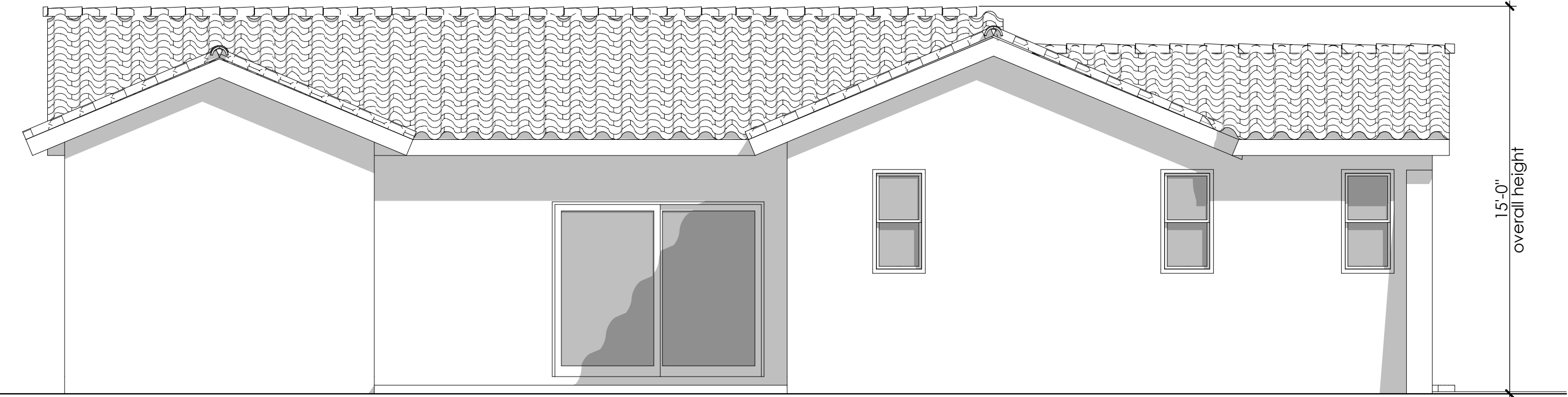
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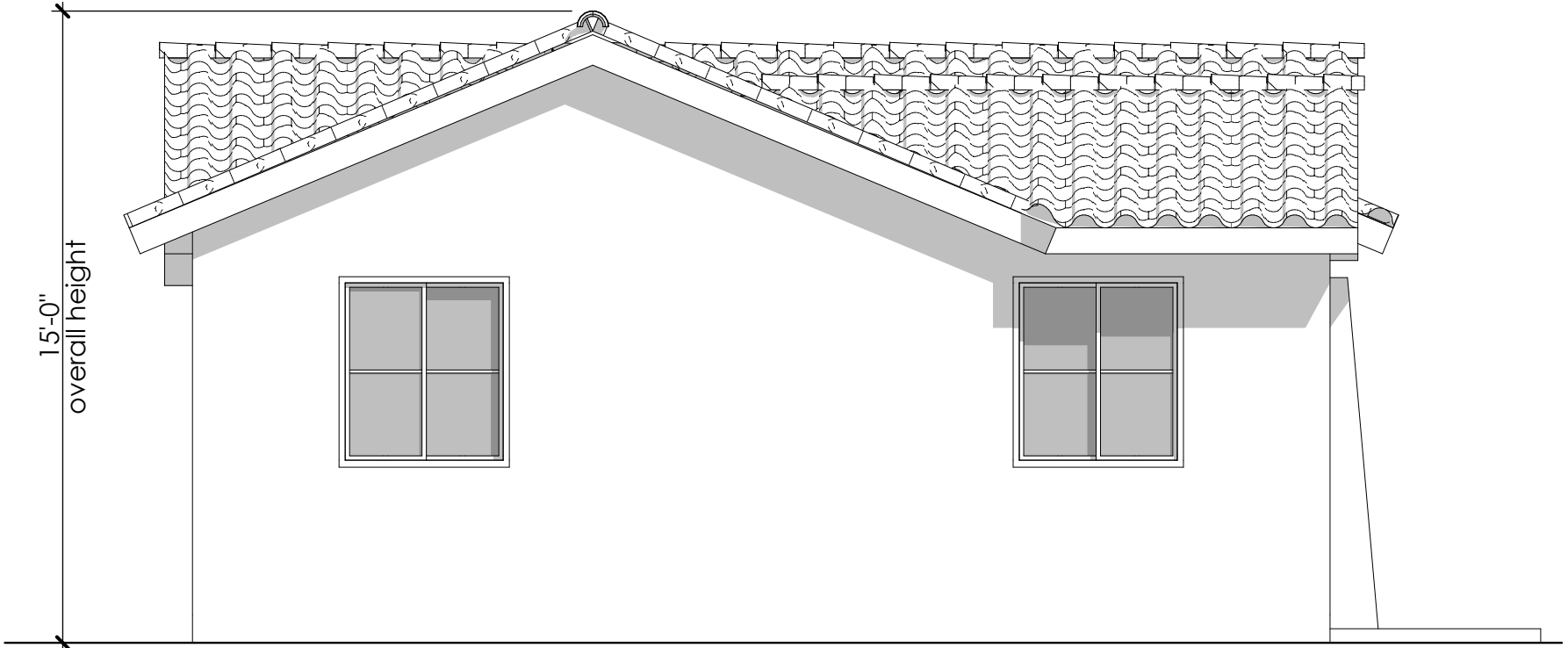
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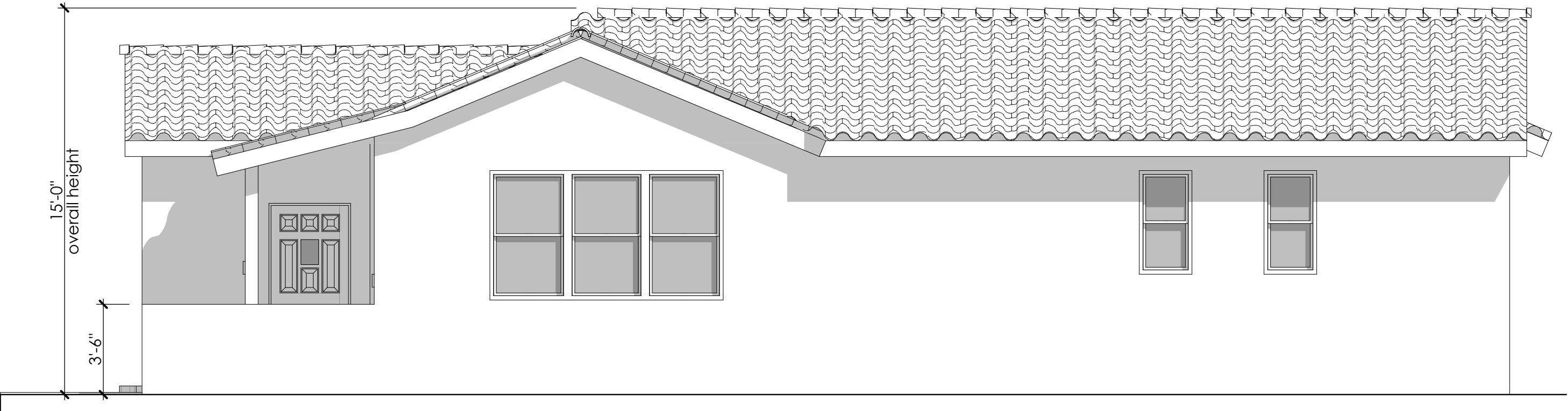
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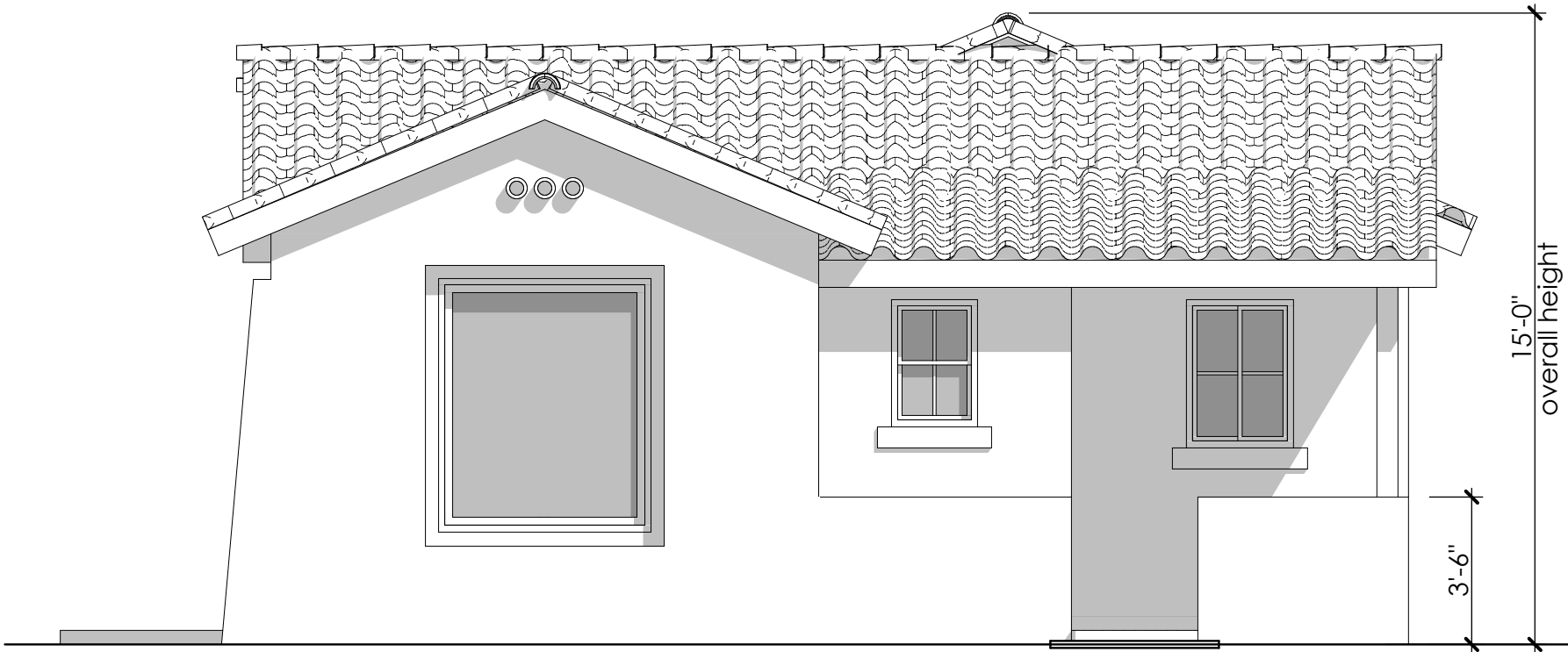
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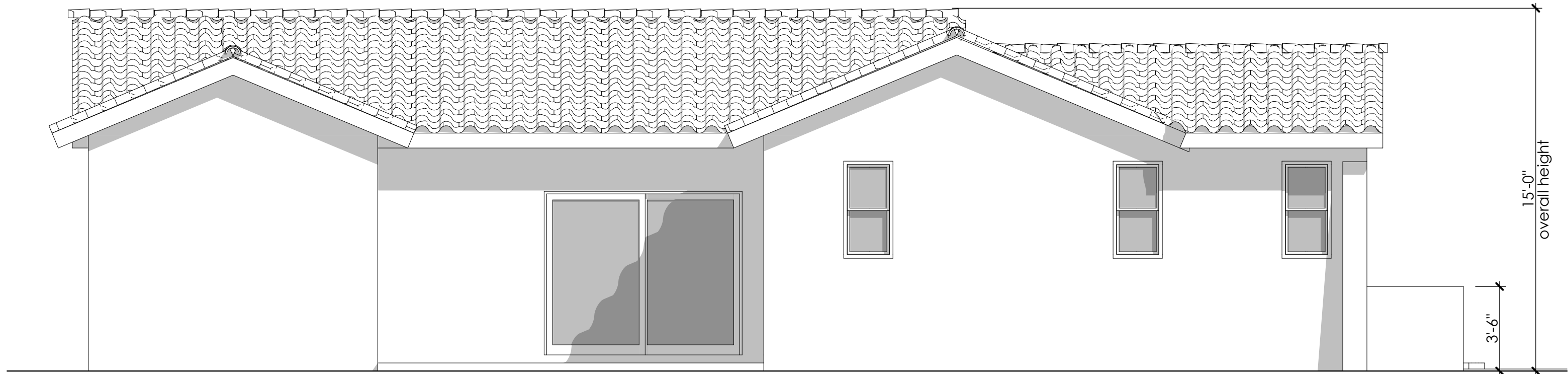
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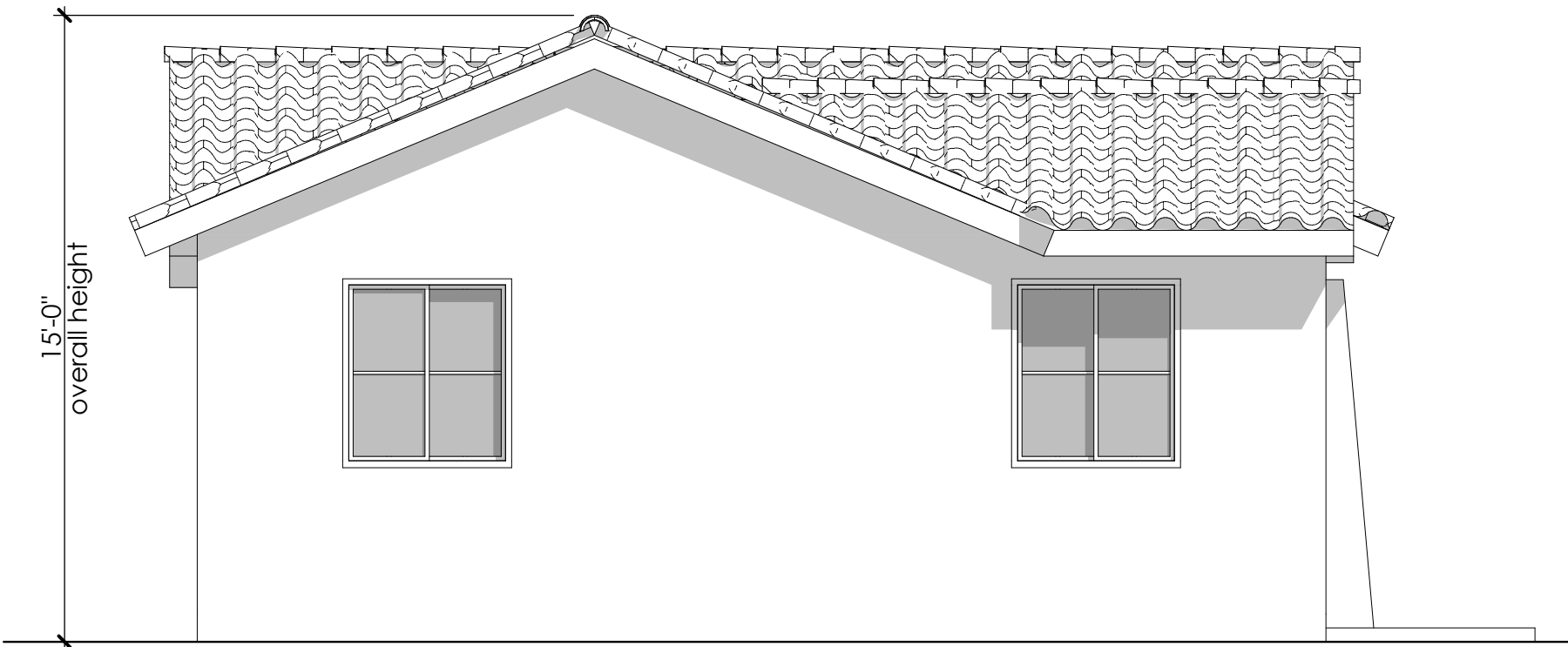
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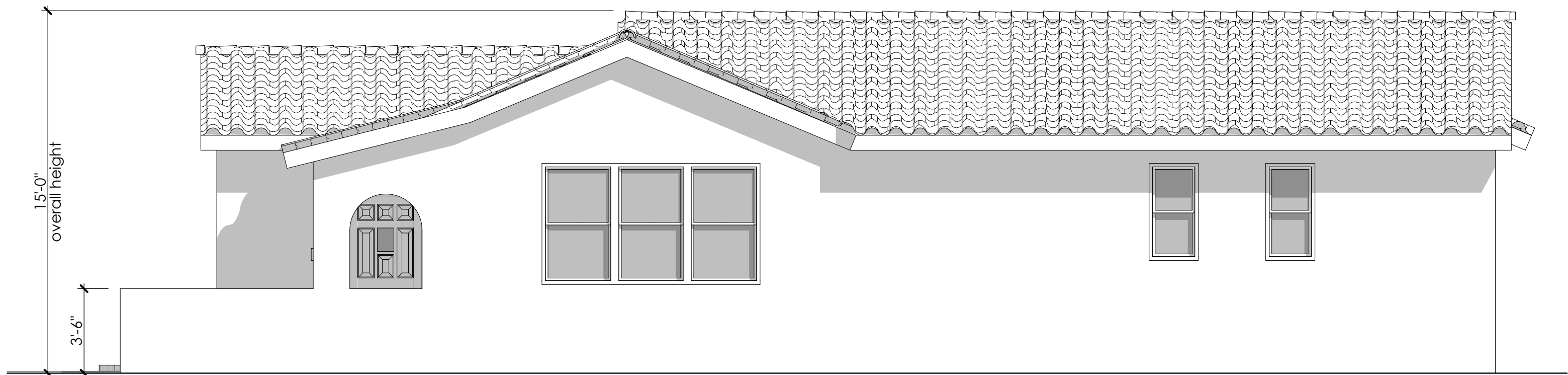
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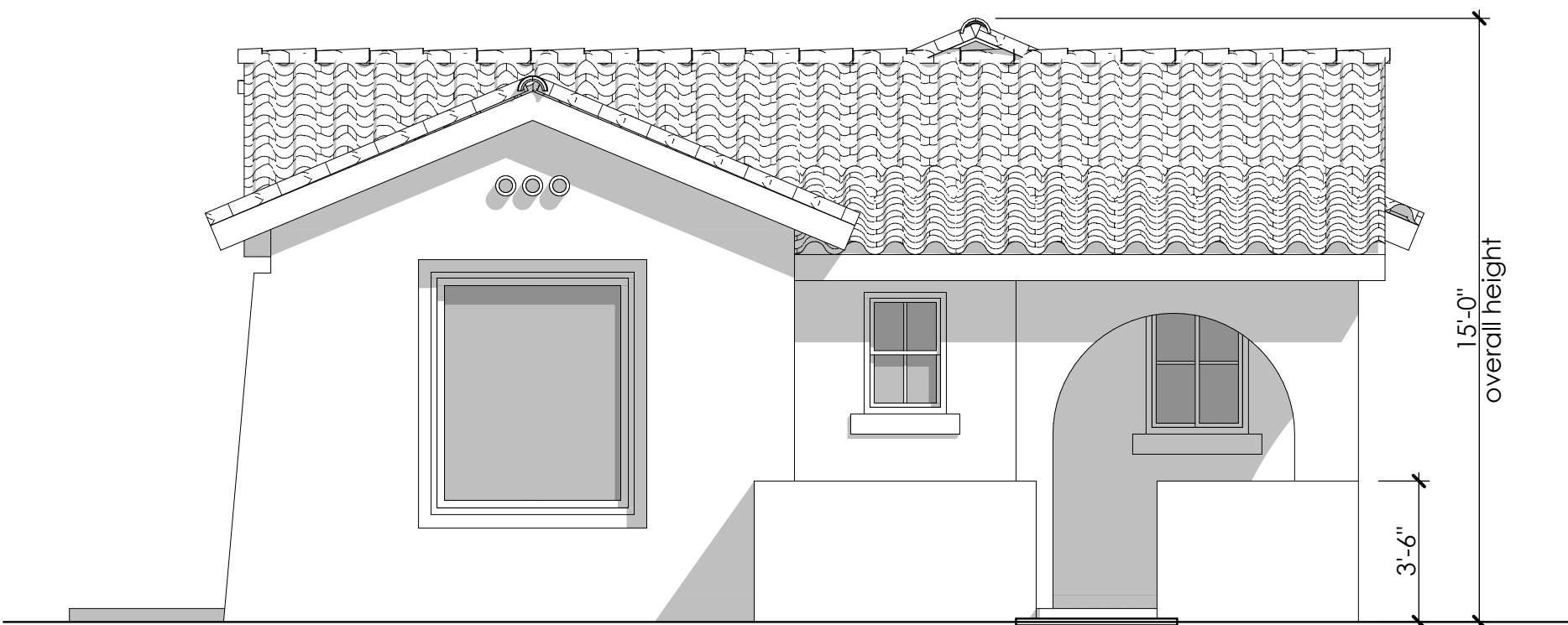
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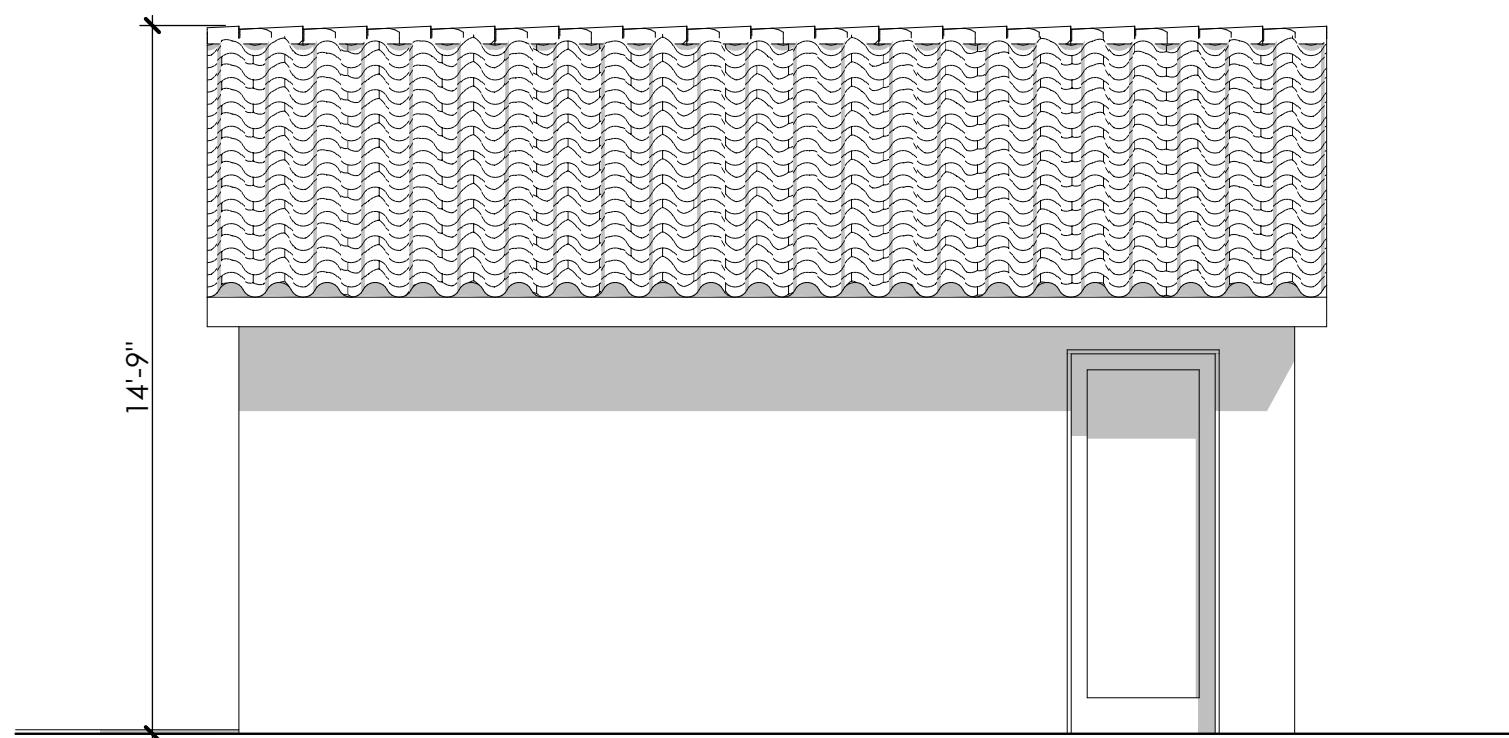
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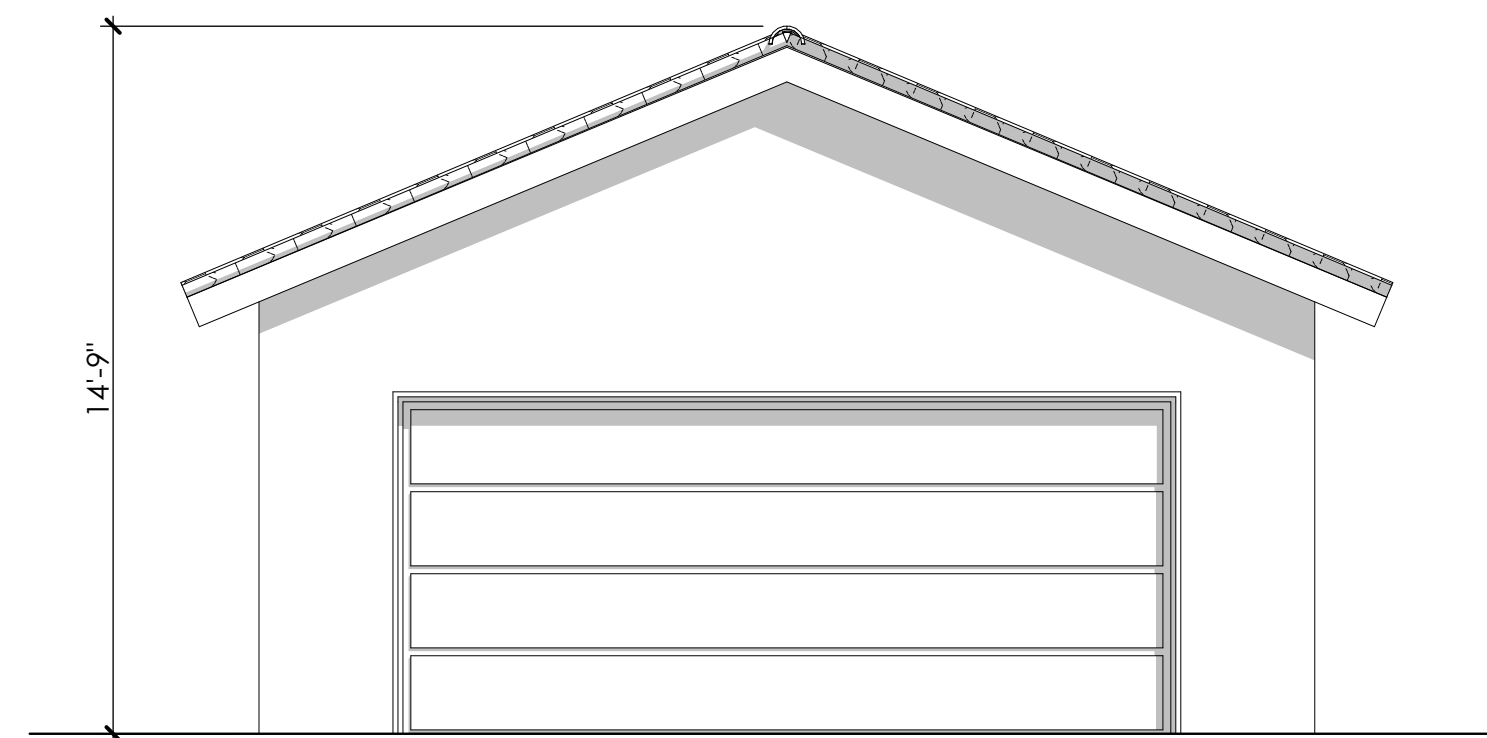
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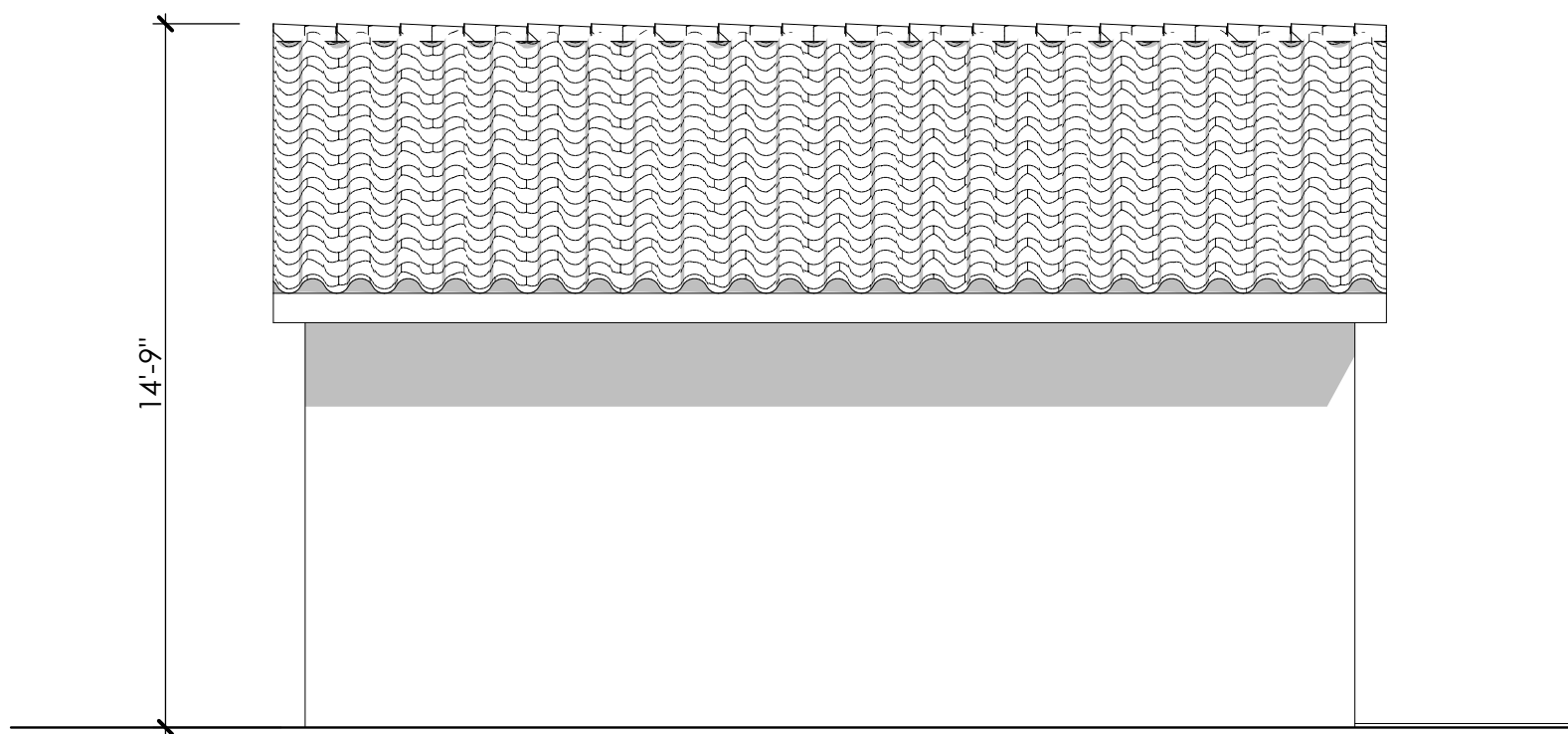
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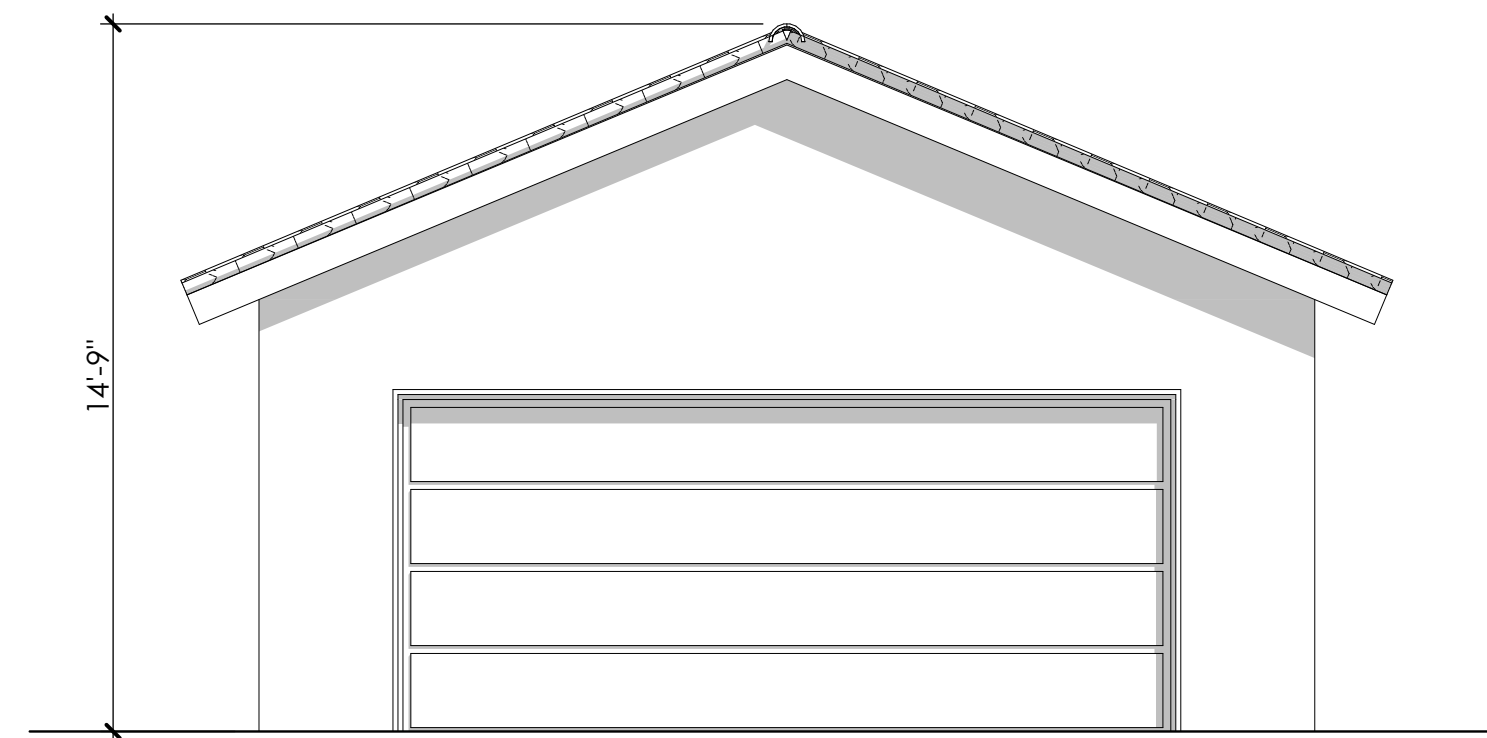
Left Elevation
scale: 1/4"=1'-0"



Rear Elevation
scale: 1/4"=1'-0"



Right Elevation
scale: 1/4"=1'-0"



Front Elevation
scale: 1/4"=1'-0"