

PUBLIC NOTICE

COMMUNITY WORKSHOP

Monday, April 18, 2022

6:00 PM Online with Google Hangouts

This Community Workshop is being held in accordance with the spirit of Assembly Bill 361, allowing members of the public and staff to participate via teleconference.

Consistent with City policies imposed to promote social distancing, the facility where the Community Workshop is regularly held is temporarily closed to the public.

The public is invited to this digital meeting and may participate in the following ways:

1. EMAILING COMMENTS OR REQUESTS TO SPEAK BEFORE THE MEETING

- a. Submit an email to Planning@oxnard.org no later than 3:00 p.m. on the day of the meeting (Please indicate the agenda item number in the subject line). All email correspondence will be forwarded to the Applicant team prior to the start of the meeting and made part of the administrative record.
- b. Submit a request to speak by no later than 3pm on the day of the meeting by using the form <https://forms.gle/dB1sfawjubUWr17X8>, emailing the Planning office at planning@oxnard.org, or calling (805) 385-7878.

2. PROVIDING PUBLIC COMMENTS DURING THE MEETING

- a. Speakers shall have up to three minutes to speak.
- b. Speakers may register to speak by completing the public comment form <https://forms.gle/dB1sfawjubUWr17X8> and the Community Workshop host will call you.

The meeting will be recorded and available for viewing. Video recordings will be posted to the City's website following the meeting at <http://www.oxnard.org/city-meetings>

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. **PUBLIC COMMENTS - On Items Not On The Agenda**

At this time, a person may address Community Development staff on matters within the jurisdiction of the Community Development Department, for items not appearing on the agenda. Community Development staff shall limit public comments to three (3) minutes. Community Development staff does not take action on any items on this Community Workshop at the Community Workshop; however, comments are collected and presented to associated decision makers during subsequent public hearings.

2. PROJECT NAME: El Rio Market; PLANNING AND ZONING PERMIT NO. (PZ# 21-510-03) (ABC Special Use Permit); El Rio West Neighborhood (CONTINUED FROM MARCH 21)

A request to sell beer, wine and distilled spirits (Type 21 ABC License) for off-site consumption at an approximately 2,115 square-foot convenience store/market, on a 0.84-acre site located at 2585 North Vineyard Avenue (APN: 132-0-043-190) within the General Commercial Planned Development (C-2-PD) zone. The proposed hours of alcohol sales are from 7:00 AM to 12:00 AM daily. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act Guidelines.

Applicant: Ted Barnes

Phone: (805) 389-6803

City Contact: Randy Baez, Associate Planner

Phone: (805) 385-3923

3. PROJECT NAME: Umesh Retail Pharmacy; PLANNING AND ZONING PERMIT NO. (PZ # 22-520-01) (Minor Special Use Permit); Fremont North Neighborhood

A request to operate a community retail pharmacy within an approximately 1,281 square-foot vacant medical suite located at 1200 North Ventura Road, Unit G (APN: 200-0-480-085) within the Commercial Office Planned Development (C-O-PD) zone. The proposed hours of operation are from 9:00 AM to 6:00 PM. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Umesh Manglani

Phone: (562) 743-3598

City Contact: Juan Carlos Torres, Assistant Planner

Phone: (805) 385-8156

4. PROJECT NAME: Vista Real Charter High School; PLANNING AND ZONING PERMIT NO. 22-520-20 (Special Use Permit); Wilson Neighborhood

A request to construct tenant improvements to convert an existing office/retail space and permit a high school charter school to operate within a two-story 16,425 square-foot building (Woolworth Building), on a 0.2-acre site located at 401 South A Street (APN: 202-0-104-015) within the Downtown Core (DT-C) zone. The charter school will operate Monday through Friday from 8:00 am to 6:00 pm and will occupy the 8,257 square-foot second floor area and 4,615 square-feet on the first floor for a combined total area of 12,872 square-feet. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Tracy Woods, Learn 4 Life

Phone: (661) 341-1168

City Contact: Juan Martinez, Associate Planner

Phone: (805) 385-7556

5. PROJECT NAME: Teal Club Specific Plan; PLANNING AND ZONING PERMIT NOS. 15-640-01 (Specific Plan), 15-620-03 (General Plan Amendment), 15-560-01 (Pre-Zoning), 15-610-01 (Annexation); Cabrillo, Fremont North, and Fremont South Neighborhoods

A request to adopt the Teal Club Specific Plan for development on a 149.72-acre area primarily located at the northwest corner of Teal Club Road and North Ventura Road. Development of the area would involve construction of up to 990 single and multifamily residential units (of which approximately 148 would be affordable housing units); development of up to 132,000 gross square

feet (gsf) of business park; up to 60,000 square feet of Urban Village commercial space; 17.76 acres of community and neighborhood parks and open space; new and widened on- and off-site arterials and collector streets; utility infrastructure including complete recycled water irrigation; resident and visitor parking; bicycle and pedestrian paths and sidewalks; bus transit stops; various pocket parks and resident recreation areas; and landscaping within the individual residential projects. In compliance with the LAFCo policy to avoid creating unincorporated islands, the project also includes Annexation of 11.4 acres (9 parcels) south of Teal Club Road that would be Pre-Zoned Light Manufacturing (M-1) with capacity for up to 347,608 gsf of manufacturing uses. The project site is entirely within the Oxnard City Urban Restriction Boundary (CURB) and, therefore, does not require voter approval to adopt the proposed Specific Plan, Pre-Zoning, and Annexations. Overall, the entire project area is 161.12 acres (149.72-acre TCSP area plus the 11.4-acre additional Annexation area) and is entirely located within the Oxnard Airport Sphere of Influence. Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the City has evaluated potential project-related environmental impacts through the preparation of an Environmental Impact Report.

Applicant: Dennis Hardgrave, Development Planning Services

Phone: (805) 402-1589

City Contact: Jay Dobrowalski, Senior Planner

Phone: (805) 385-3948

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