

PUBLIC NOTICE
COMMUNITY WORKSHOP
Monday, November 20, 2023

6:00 PM Online with Google Hangouts

This Community Workshop is being held virtually, allowing members of the public and staff to participate via teleconference.

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

1. EMAILING COMMENTS 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.

2. ATTENDING OR PROVIDING PUBLIC COMMENTS DURING THE MEETING

- a. Individuals may register to attend or speak by completing the public comment form <https://forms.gle/CyGNo2n8ag7WwhBM6> and the Community Workshop host will call you.
- b. Speakers shall have up to three minutes to speak.

The meeting will be recorded and available for viewing. Video recordings are typically available online following the meeting at the City's website 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: Dish Wireless Facility at Port Place Shoppes; PLANNING AND ZONING PERMIT NO. 23-530-03 (Special Use Permit - Wireless); Bartolo Square South Neighborhood

A request to construct a new 70 foot mono-eucalyptus wireless telecommunication facility with a 500 square-foot accessory equipment enclosure on a 1.57-acre developed site located at 1301 West Channel Islands Boulevard (APN: 205-0-580-065) within the General Commercial Planned Development (C-2-PD) zone. The project includes landscape improvements. The project is exempt from environmental review pursuant to Section 15303 (New Construction of Small Structures), Class 3 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Sonal Thakur, Project Manager
City Contact: Alex Tellez, Assistant Planner

Phone: (949) 557-1616
Phone: (805) 385-3923

3. PROJECT NAME: 1505 Ninth Street Mixed Use; PLANNING AND ZONING PERMIT NO. 22-500-03 (Special Use Permit) and 22-535-02 (Density Bonus); Sea Air and Marina West Neighborhoods

A request to construct a new four-story (approximately 56 feet in height) mixed-use development with 23 dwelling units and 2,115 square feet of ground floor commercial space (for a total of 34,000 square feet) and one level of subterranean parking on a 20,341 square foot vacant parcel located at 1505 West Ninth Street (APN: 183-0-173-315) within the General Commercial and Affordable Housing Overlay Discretionary (C-2-AHD) zone. The project is exempt from environmental review pursuant to Section 15332 (Infill Development), Class 32 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Nardi Associates, LLC - Attn: Norberto Nardi
City Contact: Lisa Gordon, Contract Planner

Phone: (626) 599-1776
Phone: (805) 324-7207

4. PROJECT NAME: Mister Softee Mobile Food Commissary; PLANNING AND ZONING PERMIT NO. 23-500-03 (Special Use Permit); Five Points Northeast Neighborhood

A request for the renovation and tenant improvement of an existing 8,400 square foot warehouse building on a 23,286 square foot parcel located at 811 Mercantile Street (APN: 204-0-172-080) within the Heavy Manufacturing (M-2) zone. Development includes the conversion of 4,290 square feet of existing tenant space into a new mobile food commissary, a 575 square foot truck wash area, a 262 square foot trash enclosure within 9,458 square feet of existing yard space, and parking for 17 food trucks located within the existing exterior yard space. The project is exempt from environmental review, pursuant to Section 15301 (Existing Facilities), Class 1 and Section 15303 (New Construction or Conversion of Small Structures), Class 3 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Lizette Elenes, Era Architects
City Contact: Lisa Gordon, Contract Planner

Phone: (805) 824-4188
Phone: (805) 324-7207

5. PROJECT NAME: The Pointe Apartments; PLANNING AND ZONING PERMIT NO. 23-200-01 (Development Design Review Permit); Riverpark Neighborhood

A request to construct a 4 story, 341,324 square foot, 280 unit apartment complex with a 6 story, 305,200 square foot wrapped parking structure and associated residential amenities, including a pool, dog park, and amenity rooms on a 4.85 square foot lot located at 2800 North Oxnard Boulevard (APN: 132-0-110-315) within the Residential Very High zone of the River Park Specific Plan. Pursuant to California Environmental Quality Act (CEQA) Guidelines, a consistency analysis will be prepared to evaluate consistency with a certified Environmental Impact Report for 280 residential units.

Applicant: Ann Walsh, Project Manager
City Contact: Daniel Houck, Associate Planner

Phone: (818) 419-6712
Phone: (805) 385-7556

6. PROJECT NAME: Juanita Avenue Single-Family Residence; PLANNING AND ZONING PERMIT NO. 18-200-01 (Development Design Review Permit); La Colonia Neighborhood

A request to construct a single-story 2,115 square-foot single-family residence with an attached 462 square-foot two-car garage, on a 6,000 square-foot lot located at 204 South Juanita Avenue (APN: 201-0-152-110) within the Single-Family Residential (R-1) zone. The project is exempt from environmental review pursuant to Section 15332 (Infill Development), Class 32 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Danny Guererro, Project Manager
City Contact: Jay Dobrowalski, Planning Supervisor

Phone: (805) 236-3009
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