

Planning Division Quarterly Project List

- 2014 -

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Updated April 2014

This quarterly update provides a general summary of proposed developments within the City of Oxnard. The development summary tables are divided by residential, commercial, industrial, and community plan project types.

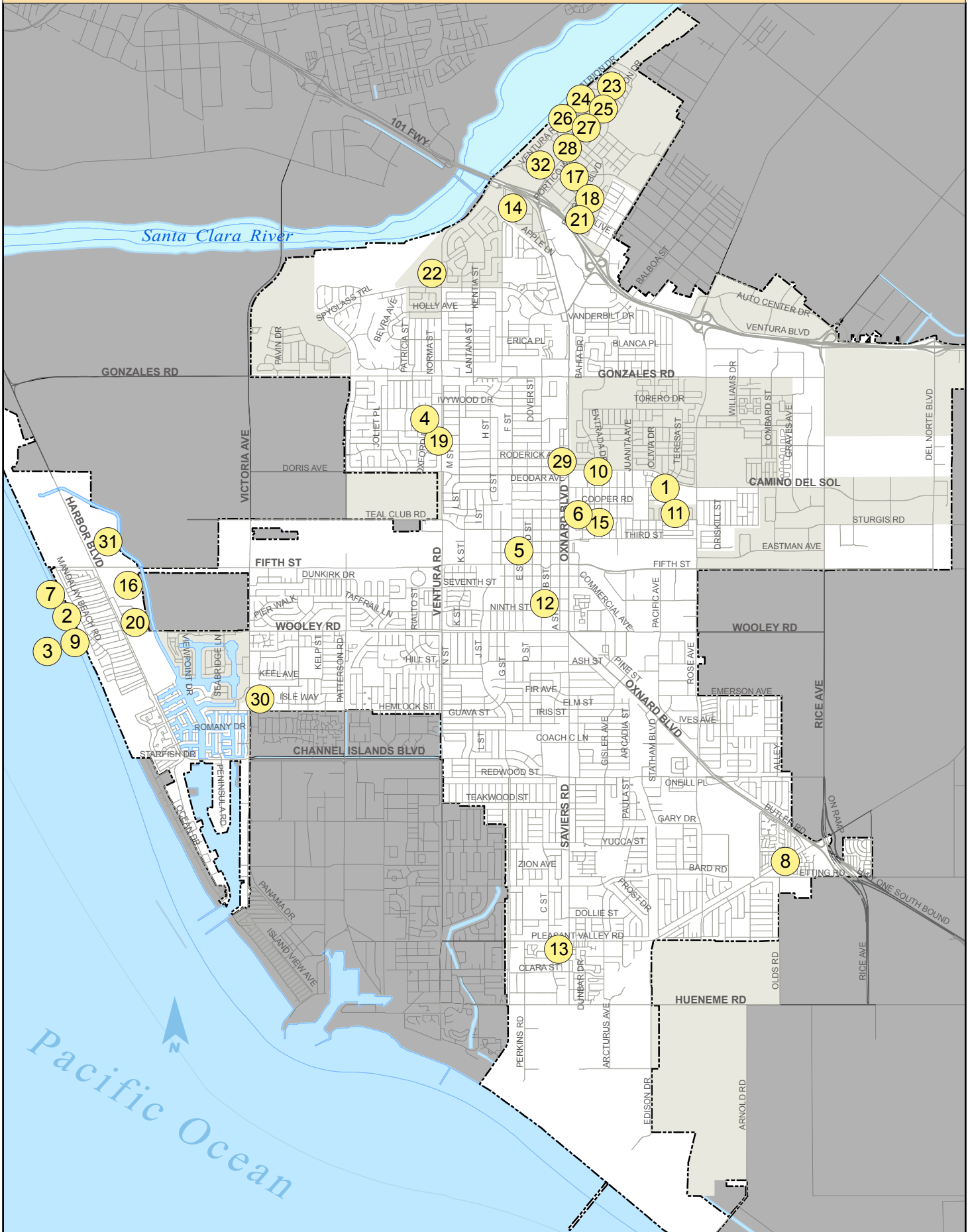
The city's staff planner (Project Manager) for each project is identified by their initials following each project in the enclosed lists and as shown below.

Please contact the developer directly for project details such as construction timing, cost, and availability. The staff planner can assist with inquiries related to the planning process, including any public meetings scheduled for projects.

Planner Initials	Planner Name	Phone Number
AG	Ashley Golden	805-385-7882
CW	Chris Williamson	805-385-8156
DS	Doug Spondello	805-385-3919
JC	James Combs	805-385-7952
JM	Juan Martinez	805-385-7556
JK	John Kessler	805-385-7863
KM	Kathleen Mallory	805-385-8370

Note: The following data was prepared by the City of Oxnard Planning Division for informational purposes only. The City does not warrant the accuracy of the information provided. For additional information please contact the Planning Division directly.

Residential Projects April 2014



Residential Project List

ID	DEVELOPER	PROJECT	APN	ADDRESS	STATUS	PZ	PLNR	DESCRIPTION	Total Units	Affordable	Live/Work
1	Mark Irving, Urban Housing Communities LLC, 714-835-3955	Phase 1 implementation of Las Cortes Specific Plan	201008002	Between First Street, Marquita St., Bernarda Ct.	1	13-200-16	DS	144 affordable apartments and one community center on 10.4 acres.	144	144	0
2	Roy Milbrandt 805-218-1540	Single-Family Beach Front Home	191005110	935 Mandalay Beach Rd	1	13-400-04	JC	2,897 s.f. Single family beachfront house on piles.	1	0	0
3	Roy Milbrandt 805-218-1540	Single Family Beachfront Home	191009121	1131 Capri Wy	1	13-400-05	JC	5,240 s.f. Single family beachfront house on piles.	1	1	1
4	Walt Phillip 805-644-5594	New Single Family Home	181019429	1200 Gina Drive	2	13-200-15	JK	4,651 s.f. - single family house on a 15,273 sf lot with 2- car garage.	1	0	0
5	Alejo Barragan 805-766-0110	New Single Family Home	202008611	434 South E St	2	13-200-11	JM	990 s.f. Single family home above a proposed 4-car garage.	1	0	0
6	Alejo Barragan 805-766-0110	New Single Family Home	201011133	337 East First St	1	13-200-02	JM	988 s.f. Single family house and 4-car garage.	1	0	0
7	Roy Milbrandt 805-218-1540	Single Family Beachfront Home	191001402	701 Mandalay Beach Rd	1	13-400-02 13-400-03	JM	4,800 s.f. Single family beachfront house on piles.	1	0	0
8	Cabrillo/Lauterbach 805-988-0912	Multifamily Affordable	225014020	Etting Rd and Pleasant Valley Rd	1	13-540-01	KM	44 affordable rental units on 2 acres.	44	42	0
9	Roy Milbrandt 805-218-1540	Single Family Beachfront Home	191008114	1101 Capri Wy	1	13-400-01	JM	2,200 s.f. Single family beachfront house on piles.	1	0	-
10	Tepora Management, LLC 805-377-7585	Single-Family Residence	201002329	554 Garfield Av	4	13-200-07	DS	One 1,664 square foot single-family residence on existing 4,800 square foot residential lot.	1	0	0
11	Oxnard Housing Authority, Larry White (805) 385-8235	Las Cortes Affordable Apartments	201009011	Carmelita Ct	3	13-200-04	DS	Four 16-unit multifamily buildings with a total of 64 affordable apartments, and one 1,080 sq.ft. community building, parking and landscaping on a 3.56 acre site.	64	63	0
12	Press Courier Lofts, LLC Albert Group Architects 310-820-8863	The Lofts Affordable Senior Apartments	202019137	300 W Ninth St	2	12-500-06 12-535-01	STAFF	Conversion of existing 52,000 sf industrial building into 115 affordable senior apartments.	115	115	0
13	M3 Civil, Inc. Jacob Lukiewski 805-445-4404	Charles Street	222010224	Charles Street	3	12-500-03 12-300-02	DS	Request to create four parcels and construct four single-family residences. APN 2220102240 and 2220102260.	4	0	0
14	Oakwood Development, Inc. Attn: Doug Brooks 16331 Scientific Way, Suite 250, Irvine, CA 92618 949-719-9040/ 949-861-8696(fax)	Wagon Wheel Development Project, 1st Phase Affordable Replacement Housing	139002220	886 Wagon Wheel Rd	4	12-200-03	KM	Construction of 120 housing units (1, 2 & 3 bedrooms), recreation/meeting room, tot lot, and landscaped paseo. Includes one caretaker unit.	120	119	0
15	Eddie Alvarado, Dimensions Drafting 805-223-9142	Las Palmas	201012302	161 Garfield Av	2	11-500-06	JM	Four 1,350-s.f. two-story homes on vacant 9,615 s.f. lot.	4	0	0
16	Oxnard Shores Development Co. Mike Marlow 805-985-1557	Avalon Homes Subdivision	196001027	Between Dunes and Canal Streets, north of Catamaran St	1	11-400-01 11-300-01	CW	Coastal Development Permit for 64 single-family homes, and a tentative tract map for 16 parcels (4 houses per parcel) on a 8.1-acre property.	64	7	0
17	Todd Temanson, ED2, LLC 805-604-0640	RiverPark: Tempo Apartments	132023016	SW corner Oxnard Bl & Forest Park Bl	4	10-200-13	JM	235 apartments (3 story buildings) with garages & recreation facilities. SW corner Oxnard Bl & Forest Park Bl. Also APN 1320110095.	235	0	0
18	Todd Temanson, E.D.2, LLC 805-604-0640	RiverPark: Sonata Apartments	187003520	NW RiverPark Blvd and Danvers Rivers Drive	2	10-200-11	JM	53 apartments (3 story buildings) with garages & recreation facilities. NW corner of RiverPark Blvd and Danvers Rivers Drive.	53	53	0
19	Raul Orozco 805-207-4669	Oneida Court	181019127	1071 N Ventura Rd/Oneida Place	3	09-500-05 09-300-05	DS	Subdivide 1 acre into 4 lots and construct 4 detached single-family homes.	4	0	0

Residential Project Status:

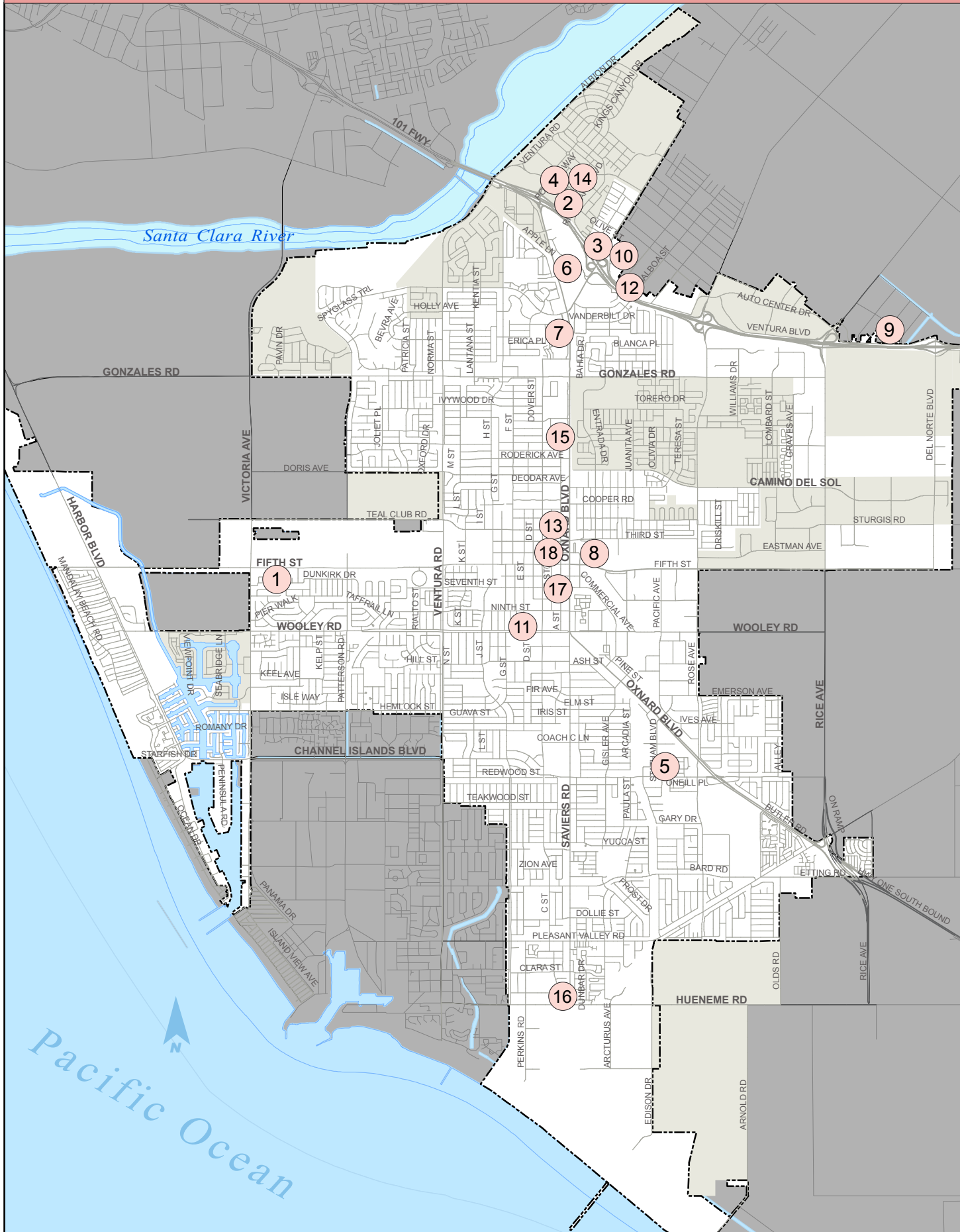
1-Proposed 2-Approved 3-Plan Check 4-Under Construction

April 2014

Residential Project List

ID	DEVELOPER	PROJECT	APN	ADDRESS	STATUS	PZ	PLNR	DESCRIPTION	Total Units	Afford-able	Live/Work
20	Oxnard Shores Development Co. Mike Marlow 805-985-1557	Anacapa Townhomes	196003329	5001 W Wooley Rd	3	08-400-04 09-300-01	DS	Coastal Development Permit for 70 condominiums in 5 buildings on a 3.5 acre property, and variance for setbacks. Northeast corner of Harbor Blvd & Wooley Rd.	70	0	0
21	Matt Mansi Aldersgate Investments 805-988-4114	Vista Urbana RiverPark- Lot 18	132032006	SE Riverpark Bl & American River Ct	4	07-200-10	JM	156 Residential units (13(3 story) buildngs with 12 units in each on 6.58 acre site and public park (Children's Park) on 0.43 acres parcel.	156	0	0
22	Devco – Chris Prather (805) 450-9450	Ventura/Vineyard Homes	179004017	NW Vineyard Av and Ventura Bl	2	14-140-08	KM	Proposed project to construct 152 residential dwelling units.	152	0	0
23	John Vander Velde, Shea Homes 951-739-9700	Morning View RiverPark Dist H-4	133024203	Oxnard Bl/Tiber River Wy	4	06-200-16	JM	113 detached single family homes. (South of Tiber Way at N. Oxnard Blvd.)	113	0	0
24	John Vander Velde, Shea Homes 951-739-9700	Veranda RiverPark Dist H-3	133027117	Owens River Dr/Albion Dr	4	06-200-16	JM	95 detached single family homes. (NEC of Owens River Dr. & Albion Dr.)	95	0	0
25	John Vander Velde, Shea Homes 951-739-9700	Sienna RiverPark Dist H-5	133024301	Oxnard Bl/Tiber River Wy	4	06-200-16	JM	91 detached single family homes. (N. of Tiber River Way at N. Oxnard Blvd.)	91	0	0
26	Standard Pacific 818-889-3765	Celadon II/Pacific Crossing RiverPark Dist H-1	133011031	Nile River Dr/Owens River Dr	4	06-200-01	JM	104 single family detached homes; NWC of Nile River Dr. & Owens River Dr.	104	0	0
27	John Vander Velde, Shea Homes 951-739-9700	Eastend RiverPark Dist I-4	133010010	Kiawah River Dr	4	06-200-01	JM	72 attached (triplex) condominiums; NEC of Kiawah River Dr. & N. Oxnard Blvd.	72	0	0
28	John Vander Velde, Shea Homes 951-739-9700	Westerly II RiverPark Dist H-2	133017036	Oxnard Bl/Nile River Dr	3	06-200-01	JM	83 single family detached homes; Oxnard Blvd., N. of Nile River Dr.	83	0	0
29	Pacific West Communities Inc & Coastal Architects, Jeff Zook 985-7654	Colonial House Mixed Use	200025212	705, 711, 747, N Oxnard Bl	4	05-500-18	AG	Mixed use project with 44 residential units and 14,538 sq. ft. commercial. Also APN 200025202 200025213.	44	44	0
30	Tucker Investments-Anthony Delcado 818-223-9499	Victoria/Hemlock	187006009	1830 S Victoria Av	2	05-500-06	KM	116 condominium dwelling units.	116	0	0
31	Brooke A Johnson, Vice President U.S. BANK Special Assets Group 221 S. Figueroa St #300 Los Angeles, CA 90012 (213) 443-1813 brooke.johnson2@usbank.com	North Shore Subdivision	183001074	198 S Harbor Bl	3	05-300-08 05-500-04	JM	183 single-family homes, 109 detached condos, and on-site amenities. Northeast corner of W. Fifth St. & Harbor Blvd.	292	0	0
32	John Vander Velde, Shea Homes 951-739-9700	RiverPark-Luminaria-T5538, District G-2	132027227	Ventura Bl/Garonne St	4	05-200-02	JM	187 single family attached dwelling units. Bounded by Garrone/Forest Park Blvd/Ventura Rd.	187	0	0

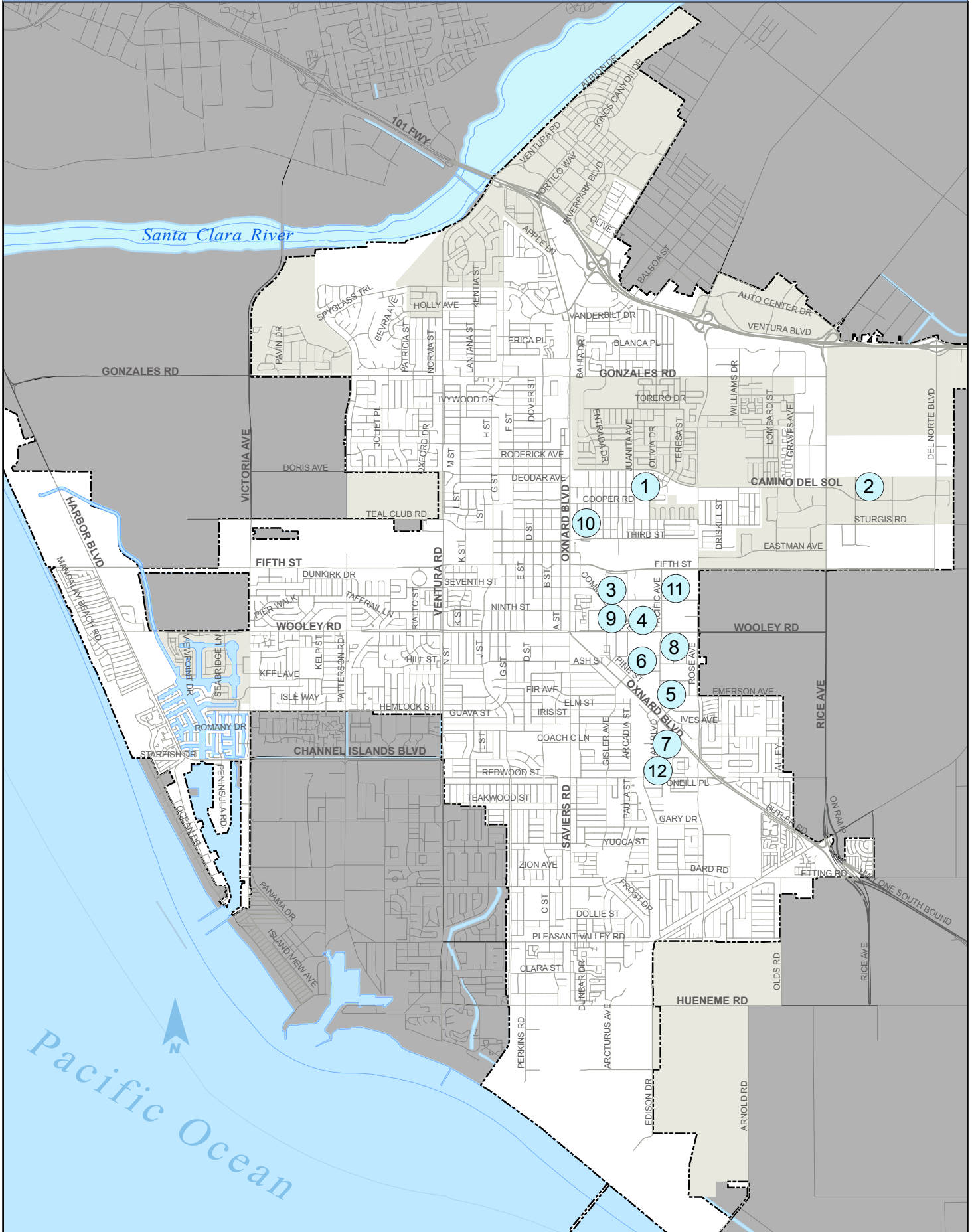
Commercial Projects April 2014



ID	DEVELOPER	PROJECT	APN	ADDRESS	STATUS	PZ	PLNR	DESCRIPTION	SQF (Net)
1	Mark Pettit, Lauterbach & Associates 805-988-0912	Rancho Victoria Plaza Shopping Center	185017008, 185017009	3600 & 3700 W. Fifth St	1	13-550-01 13-300-02	JM	Major modification to revise the site plan and architecture for an approved shopping center, and a revision to the approved tentative subdivision map to create and accommodate 11 commercial buildings on 11 separate parcels.	53,950
2	Ann Walsh, Shea Properties, LLC 805-988-7641	24-Hour Fitness Super Sport	132031018	400 Town Center Drive	3	13-200-10	DS	Development of a two-story, 43,000 square foot gym within The Collection at Riverpark.	43,000
3	Ann Walsh, Shea Properties, LLC 805-988-7641	McDonald's	132003304	SWC Riverpark Blvd and Vineyard Ave	3	13-200-08 13-200-09	DS	Development of a 3,500 square foot McDonald's restaurant and associated site improvements.	3,500
4	Moni Dosanjh, RSI Group, Inc 714-966-9400	Lazy Dog Restaurant and Bar	132031029	598 Town Center Drive	3	13-140-14	DS	Development of a single-story, 8,000 square foot restaurant and 2,100 square foot dining patio within The Collection at Riverpark.	8,000
5	Terri Dickerhoff, Cadence Capital 213-422-1450	Restaurant addition	220022013	1051 E Channel Islands Blvd	2	12-550-01 11-510-10	STAFF	Expand existing restaurant by 1,220-sq.ft. and a Type 41 (on-site beer & wine) alcohol license.	1,220
6	Kroger Company, Greg Peters 1100 West Artesia Blvd 310-900-3589	Redevelopment of the Food 4 Less Site (former Target site)	142001043	150 W. Esplanade Dr	3	12-540-01	AG	Redevelopment of the 14.47 acre Food 4 Less site, including the demolition of the former Target building, constructing of a new building to be occupied by Food 4 Less, a fuel station associated with Food 4 Less, rehabilitation of the existing on-site buildings, and 2 new retail buildings, for a net building area of 159,954 square feet. Also PZ Nos. 12-300-01 (Map), 12-500-01 (gas station), 12-500-02 (drive-thru), 12-510-01 (off-site alcohol)	159,954
7	Johnson & Muller Architects 805-983-7411	Leasing Corp. of America	139026007	2121 N. Oxnard Blvd	2	12-500-07	JC	Outdoor RV and vehicle storage facility on 3 acres behind an existing automobile dealership.	-
8	UPRR/Transystems 510-835-9923	UPRR Office Building	201017055	512 E Fifth Street	3	12-500-04	CW	2,500 s.f. modular office building and site improvements.	2,500
9	Heady Design & Associates 909-215-6079	Dewey Pest Control	149008203	2991 Ventura Blvd	1	11-540-02	CW	Annexation and new office building, site improvements	5,700
10	Thomas W Layman Architect 818-995-8952 Thomas W Layman Architect 818-995-8952	Vallarta Center	145023217	2600 North Vineyard Avenue	4	11-500-02	AG	Redevelop former Home Depot site. Improvements include removal of 4,327 s.f. out bldg; removal of an existing 12,750-square foot (approx) garden center; and addition of parking stalls	103,882
11	Jaime Parga 805-290-5952 Jaime Parga 805-290-5952	Oralia's Bakery	203004222	942 W. Wooley Rd	3	11-500-01	DS	Construct 1825 sq.ft. addition to existing bakery, landscaping, site improvements. Also APN 2030042210.	1,825

ID	DEVELOPER	PROJECT	APN	ADDRESS	STATUS	PZ	PLNR	DESCRIPTION	SQF (Net)
12	John Parezo 818-620-3790	Oxnard Crossroads	145021115	481-491 Ventura Bl	2	06-540-03	KM	2 new commercial buildings. Project has been approved by Planning Commission.	11,326
13	Lauterbach & Associates 805-988-0912	Radio Lazer	202009512	200 & 210 S A St	1	06-500-02	KM	7-story office building addition with roof garden/lounge, remodel of exterior building skin of existing adjacent 4-story building and incorporation of both buildings.	75,536
14	Ann Walsh, Shea Properties, LLC 805-988-7641	Buildings 1100A and B The Collection at RiverPark	1320310365	601-691 Collection Boulevard	3	06-200-15	DS	40,000 square-foot, multi-tenant commercial within The Collection at RiverPark Shopping Center.	40,000
15	Pacific West Communities Inc & Coastal Architects, Jeff Zook 985-7654	Colonial House Mixed Use	200025202	705, 711, 747 N Oxnard Blvd	4	05-500-18	AG	14,538 s.f. retail & 44 Residential Units.	14,538
16	Dragonfly LLC, Chris Kalla 805-751-1646	Emerald Professional Bldg.	222001110	5587 Saviers Rd	2	05-500-10 09-550-04	Staff	2-Story Commercial Building. Veterinarian & General Office NWC Saviers Rd & Hueneme Rd.	5,587
17	Irma Madrigal 805-680-0876	Paseo Azteca	202014512	618 South A St	3	05-110-11	AG	Multi-tenant Retail Building with 10 Spaces.	7,000
18	Neno Spondello 805-987-6921	Centennial Plaza (PHASE II)	202010440	431 South A St	3	03-500-17	AG	4 New Retail Spaces.	4,979
19	Duesenberg Investment Company, Paul Geinger, 1800 Avenue of The Stars, Suite 140, LA CA 90036	Third Tower	142002262	E Esplanade Drive	2	02-670-01	KM	Esplanade Financial Square. Proposed 15-story office tower. Approx. 300,000 s.f.	300,000

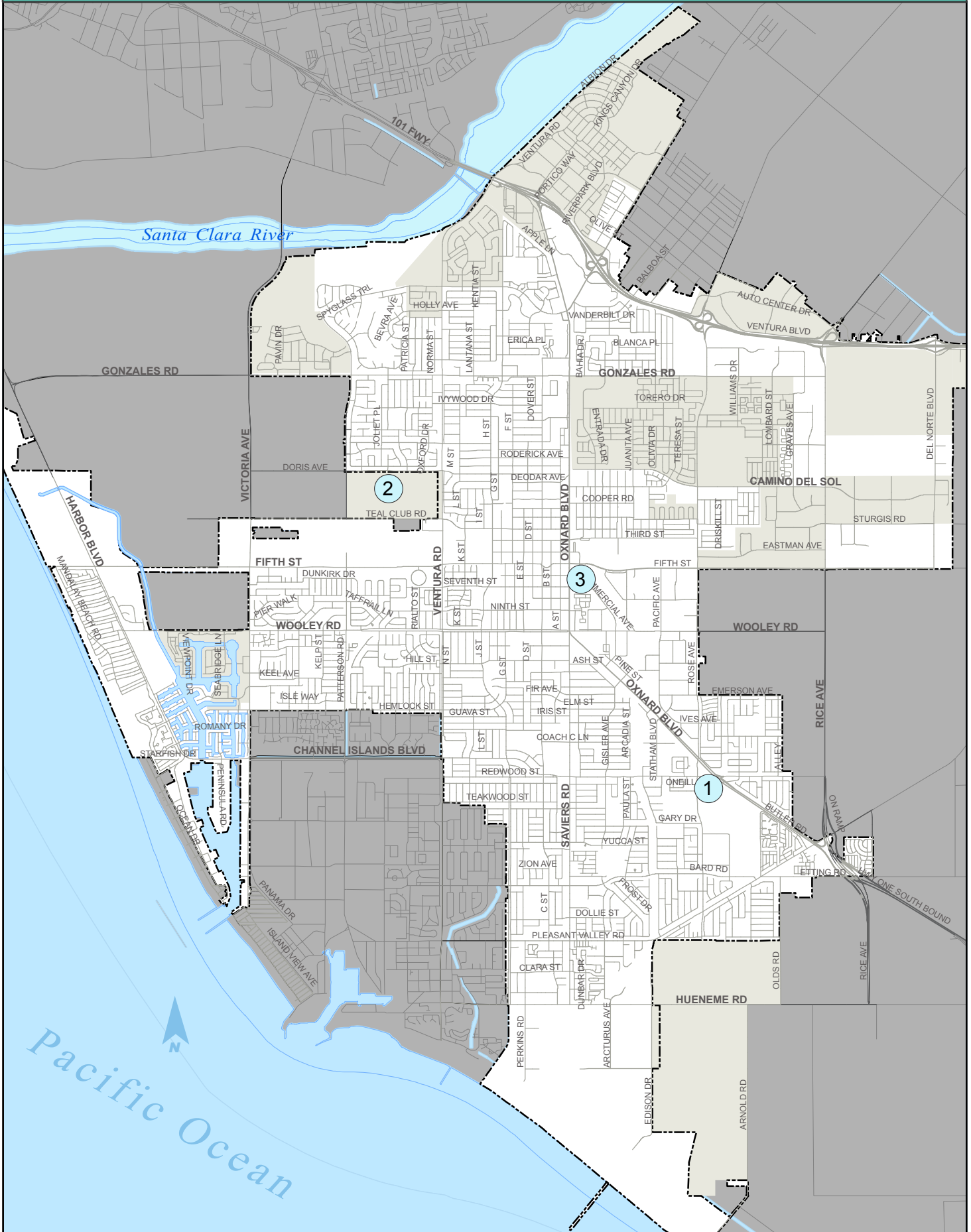
Industrial Projects January 2014



Industrial Project List

ID	DEVELOPER PHONE	PROJECT	APN	ADDRESS	STAT	PZ	PLNR	DESCRIPTION	SQF
1	Jerrold Felsenthal, Felsenthal Property Management 310-273-9201	Industrial Building Remodel	213003148	1950 Williams Drive	3	13-200-14	JC	Subdivide existing industrial building into two tenant spaces, remodel facades, new parking lot and landscaping	65,536
2	Nils Johnson, AIA 805.983.7411	Mission Produce	2160151055	2901 Camino Del Sol	3	13-200-13	DS	Remodel of existing building and 25,757 square foot addition for produce packing facility and distribution center	25,757
3	Johnson & Muller Architects 805-983-7411	Smuckers Addition	201033101	800 & 820 Commercial Ave.	4	13-140-29	JK	Addition to an existing building to provide break, lunch, and locker rooms for employees.	122,022
4	Michael Stroh Architect 805-259-5564 Phone	Gill's Onions Plant Expansion	201030103	1051 S Pacific Ave	3	11-550-02	AG	Construct 3 buildings; demolish 13,059 square feet; associated site improvements consisting of parking, stormwater and street improvements for existing food processing and manufacturing facility operating within a 13.72-acre site.T	64,698
5	Aaron Walker Walker Architecture 1208 Lawrence Circle Simi Valley, CA 93065	St. Paul Baptist Church	220028206	1777 Statham Blvd	3	11-140-48	AG	18,000 square foot sanctuary with 788 seats for St. Paul Baptist Church	18,000
6	Valerie Draeger, Triliad Development Inc. (805) 379-9800	Channel Islands Business Center	220030144	1425 Mariner Drive	2	10-500-10	STAFF	Construct 90,414 square foot speculative industrial building.	90,414
7	Gary Shein 805-312-1600	Industrial Condominium Conversion	220001021	2311 Statham Pkwy	2	10-300-01	AG	Conversion of 36,480 sf warehouse into 3 industrial condominium units.	36,480
8	Saint John the Baptist Coptic Church / Ramez Gerges 805-722-5161	Saint John the Baptist Coptic Church	220029115	1200 Pacific Ave	3	09-500-06	STAFF	Construct a 1-story church facility on a vacant 35,000 s.f. lot.	8,645
9	Jeff Zook Coastal Architects 805-985-7654	Special Use Permit & Zone Variance	201020018	931 Richmond Ave	3	09-500-03 09-590-02	JM	Construct employee parking lot, trash enclosure, and lunch area within a 15,630 sf undeveloped site	15,630
10	City of Oxnard, Public Works Water Department 805-988-0912	Chemical Building for	201011306	251 S Hayes Av	2	09-140-35	STAFF	Construction of building to hold 2 chemical tanks to treat desalted water.	1,200
11	Air Holdings, LLC Dan Dunaway 510-435-5344	Rincon Recycling	201026028	720 Pacific Av & 14214 Mountain View Av	3	08-500-07	KM	Convert warehouse to recycling facility.	9,384
13	Raznick Realty Group 818-884-7770	Lion's Gate Annex	220022009	2751 Statham Bl	2	05-500-18	STAFF	Self-storage & RV storage.	124,195

Community Projects January 2014



Community Plans

ID	DEVELOPER	PROJECT	STATUS	PZ	PLNR	DESCRIPTION	UNITS	COMMERCIAL	INDUSTRIAL	PUBLIC (Acres)	PARKS (Acres)	OTHER
1	Oxnard Fire Dept., Asst. Chief Windsor (805) 385-7708	Fire Station No. 8, Located at 3000 South Rose Ave	City Council approved	13-500-01, 13-570-03, 13-580-04, 13-310-01	DS	New 13,036 sq.ft. fire station, a 15,960 sq.ft. training yard, and site improvements; zone change to Community Reserve (C-R); zone text amendment to permit fire stations in C-R zone, and additional height with a special use permit; and a lot line adjustment for 3 parcels.	-	-	-	2.5	-	Fire Station
2	Borchard Teal Club Ranch Dennis Hardgrave (805) 484-8993	Teal Club Specific Plan	Resubmitted; Draft EIR being prepared	11-600-01	KM	990 residential units of varying density, single-family, townhomes, condominium, and apartment units; 21 ac. community park; 8 ac. school site; 60,000 s.f. mixed use and retail; 132,000 s.f. business research park; 1 ac. fire station site.	990	60,000	132,000	31.0	23.0	Elem school; Fire station
3	City of Oxnard Planning Division & Community Development Department (805)-385-7858	Meta District Plan	Plan Development	06-700-01	AG	Land use, streetscape, infrastructure, and circulation plan for the 14 acre area bounded by Fifth Street to the north, Seventh to the south, Oxnard Blvd. to the West, and the railroad track to the east.						