

# Quarterly Development Services



## Project List

- 2012 -

### Development Quarterly Project List

*Updated October 2012*

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.

Initials	Project Manager	Phone Number
AG	Ashley Golden	805-385-7882
BF	Brian Foote	805-385-8312
CW	Chris Williamson	805-385-8156
DS	Doug Spondello	805-385-3919
JM	Juan Martinez	805-385-7556
EV	Elias Valencia	805-385-3923
KM	Kathleen Mallory	805-385-8370
SM	Sue Martin	805-385-8207
SD	Stephanie Diaz	805-385-3918

*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.*



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**Residential Project List**

ID	DEVELOPER	PROJECT	APN	ADDRESS	STATUS	PZ	PLNR	DESCRIPTION	Total Units	Affordable	Live/Work
1	M3 Civil, Inc. Jacob Lukiewski 805-445-4404	Charles Street	222010224	Charles Street	1	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
2	McCarthy Companies, Sarah McCarthy 805-485-4646	Paseo Nuevo	222007019	5637 - 5727 Cypress Rd	4	11-535-01 11-540-01 11-570-01	BF	Planned Development permit for 12 two-story structures, total of 72 affordable apartments, on-site amenities, Density Bonus, and Zone Change to R-2-PD on a 5-acre property. APNs 222007019 , 222007011, 222007018, 222007015.	72	72	0
3	Oxnard Shores Development Co. Mike Marlow 805-985-1557	Avalon Homes Subdivision	196001027	Between Dunes and Canal Streets, north of Catamaran Street	1	11-400-01 11-300-01	BF	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
4	McCarthy Companies, Sarah McCarthy 805-485-4646	Cuesta Del Mar Affordable Housing	222009508	610 Cuesta Del Mar	3	10-540-01 10-535-01 10-570-02	BF	Construct a 3-story 6,080 sf multifamily building with 7 apartments.	7	7	0
5	Eddie Alvarado, Dimensions Drafting 805-223-9142	Las Palmas	201012302	161 Garfield Av	1	10-500-08	JM	Two, 2-story buildings for 4-plex residential development on vacant 9,615 sf lot	4	0	0
6	Roy Milbrandt, Architect 805-477-8757	Whiting Residence	191042007	1561 Mandalay Beach Rd	4	10-400-03	BF	Construct a 2-story 4,585 sf single-family residence on an existing lot.	1	0	0
7	Todd Temanson, ED2, LLC 805-604-0640	RiverPark: Tempo Apartments	132023018	NW Danvers River St & RiverPark Bl	2	10-200-13	JM	235 apartments (3 story buildings) with garages & recreation facilities. SW corner Oxnard Bl & Forest Park Bl. Also 1320110095	235	0	0
8	Todd Temanson, E.D.2, LLC 805-604-0640	RiverPark: Sonata Apartments	132023017	Riverpark Bl	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
9	Todd Temanson, KOH 12-17, LLC 805-604-0640	RiverPark: Mosaic Apartments	132023014	Forest Park Bl	4	10-200-06	JM	224 apartments (3 story buildings) with garages, carports & recreation facilities. SW corner Oxnard Bl & Forest Park Bl. Also 132-0-110-075	224	0	0
10	Raul Orozco 805-207-4669	Oneida Court	181019127	1071 N Ventura Rd / Oneida Place	2	09-500-05 09-300-05	BF	Subdivide 1 acre into 4 lots and construct 4 detached single-family homes.	4	0	0
11	Oxnard Shores Development Co. Mike Marlow 805-985-1557	Anacapa Townhomes	196003329	5001 W Wooley Rd	2	08-400-04 09-300-01	BF	Coastal Development Permit for 70 condominiums in 5 buildings, tentative tract map for 5 parcels and condominiums on a 3.5 acre property, and Coastal Zone Variance for setbacks. NEC Harbor Blvd & Wooley Rd.	70	0	0
12	Roy Milbrandt 805-639-0185	MacKay Residence	191004123	751 Mandalay Beach Rd	4	08-400-02	DS	Three-story, 3,700 sf beachfront single-family residence.	1	0	0
13	Press Courier Lofts, LLC Albert Group Architects 310-820-8863	The Lofts Affordable Senior Apartments	202019137	300 W Ninth St	1	12-500-6 12-535-1	BF	Conversion of existing 52,000 sf industrial building into 115 affordable senior apartments.	115	115	0
14	Matt Mansi Aldersgate Investments 805-988-4114	Vista Urbana RiverPark- Lot 18	132011051	SE Riverpark Bl & American River Ct	4	07-200-10	JM	156 Residential units and park on 6.58 acre site	156	0	0
15	Casden Properties-Demetrius Zeigler 310-385-5078	Ventura/Vineyard Homes	179004017	1801 W Vineyard Av	2	06-540-01	KM	126 two-story clustered homes and 75 single family dwellings.	201	20	0
16	Cornerstone Architects 805-646-6359	Reardon Apartments	200032212	465 N A St	1	06-500-12	SM	Mixed use; 8 apartment and 2 commercial spaces.	8	0	0
17	John Vander Velde, Shea Homes 951-739-9700	Morning View RiverPark Dist H-4	133024203	Tiber River Wy	2	06-200-16	JM	113 detached single family homes. (South of Tiber Way at N. Oxnard Blvd.)	113	0	0
18	John Vander Velde, Shea Homes 951-739-9700	Veranda RiverPark Dist H-3	133027117	Owens River Dr	2	06-200-16	JM	95 detached single family homes. (NEC of Owens River Dr. & Albion Dr.)	95	0	0
19	John Vander Velde, Shea Homes 951-739-9700	Tradewinds II RiverPark Dist H-5	133024301	Tiber River Wy	2	06-200-16	JM	91 detached single family homes. (N. of Tiber River Way at N. Oxnard Blvd.)	91	0	0
20	Standard Pacific 818-889-3765	Pacific Crossing RiverPark Dist H-1	133011031	Nile River Dr	4	06-200-01	JM	104 single family detached homes; NWC of Nile River Dr. & Owens River Dr.	104	0	0

**Residential Project List**

ID	DEVELOPER	PROJECT	APN	ADDRESS	STATUS	PZ	PLNR	DESCRIPTION	Total Units	Affordable	Live/Work
21	Standard Pacific 818-889-3765	Collage II RiverPark Dist I-3 & I-2B	132013113	Moss Landing Blvd.	4	06-200-01	JM	76 attached condominiums (Moss Landing Blvd., N. of Garionne St.)	76	0	0
22	John Vander Velde, Shea Homes 951-739-9700	Meridian RiverPark Dist I-4	133010010	Kiawah River Dr	4	06-200-01	JM	159 attached condominiums; NEC of Kiawah River Dr. & N. Oxnard Blvd.	159	0	0
23	Standard Pacific 818-889-3765	Waypointe RiverPark Dist I-1	132027201	Lisbon Ln	4	06-200-01	JM	104 attached condominiums; Lisbon Lane, N. of Garonne St.	104	0	0
24	Standard Pacific 818-889-3765	The Landing Riverpark Dist I-1b	132011015	Moss Landing Bl	4	06-200-01	JM	78 Attached Condominiums; NWC of Moss Landing Blvd. and Kings Canyon Dr.	78	0	0
25	John Vander Velde, Shea Homes 951-739-9700	Westerly II RiverPark Dist H-2	133017036	Nile River Dr	3	06-200-01	JM	83 single family detached homes; Oxnard Blvd., N. of Nile River Dr.	83	0	0
26	Standard Pacific Kevin Melvin 818-889-3765	The Avenue II RiverPark Dist I-2A	133023017	Kiawah River Dr	4	06-200-01	JM	32 attached condominiums (S. of Kiawah River Dr. on both sides of N. Oxnard Blvd.)	32	0	0
27	Paragon Communities 909-936-0963	Westwinds II	223009001	5482 Cypress Rd	4	05-500-24	Staff	48 Condominium units at 5482 & 5536 Cypress Rd. Includes General Plan Amendment.	48	0	0
28	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
29	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
30	U.S. BANK Special Assets Group 221 S. Figueroa St #300 Los Angeles, CA 90012 (213) 443-1813	North Shore	183001074	198 S Harbor Bl	3	05-500-04	Staff	183 single-family homes & 109 detached condos. NE corner of Fifth S. & Harbor Bl. ALSO PZ 05-300-8 TM, APN183001070.	292	0	0
31	Tucker Investments 818-223-9499	Rose/Pleasant Valley	224002028	4747 S Rose Av	1	05-300-02	KM	98 Condos/12 Live Work. Rose & Pleasant Valley.	99	0	12
32	John Vander Velde, Shea Homes 951-739-9700	RiverPark- Promenade District G-3	132027230	Garonne St	4	05-200-02	JM	116 single family attached dwelling units. Bounded by Garrone/Forest Park Blvd/Venura Rd.	111	0	0
33	John Vander Velde, Shea Homes 951-739-9700	RiverPark- Boardwalk District G-2	132025156	Garonne St	4	05-200-02	JM	133 single family attached dwelling units. Bounded by Garrone/Forest Park Blvd/Venura Rd.	133	0	0
34	John Vander Velde, Shea Homes 951-739-9700	RiverPark-Luminaria-T5538, District G-2	132027227	Garonne St	4	05-200-02	JM	187 single family attached dwelling units. Bounded by Garrone/Forest Park Blvd/Ventura Rd	187	0	0
35	Shea Properties 949-389-7000	Artisan Apartments	213003145	2000 E Gonzales Rd	4	04-540-01	JM	272 Apartment units.	272	0	0
36	John Vander Velde, Shea Homes 951-739-9700	RiverPark-Reflections- T5536-1, Dist. F-2	132019015	Riverpark Bl	4	04-200-12	JM	116 attached homes APNs: 132011010, 132012015.	116	0	0





ID	DEVELOPER	PROJECT	APN	ADDRESS	STATUS	PZ	PLNR	DESCRIPTION	SQF (Net)
1	Matthew Stienorth 805-444-2187	Game Bunker	214003402	961 N. Rice Ave., Ste 4	2	12-520-3	BF	Establish an interactive video game facility within an existing industrial building.	4,586
2	Henry Castro 805-432-6689	Robert Garcia Boxing Academy	220030130	1451 Pacific Ave.	1	12-520-2	BF	Establish a commercial recreation boxing academy within an existing industrial building.	9,056
3	Kroger Company, Greg Peters 1100 West Artesia Blvd, 310-900-3589	Redevelopment of the Food 4 Less Site (former Target site)	142001043	130, 150, 250, 300 Esplanade Dr.	1	12-540-1	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
4	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
5	Jesse Gilholm 760-803-6219	3170 Santa Clara Avenue	149010048	3170 Santa Clara Ave	1	11-610-01	CW	Annexation and reuse of existing building as convenience store	2,400
6	Rexford Industrial 310-966-3812	1950 Williams WPM	213003148	1950 Williams Dr	1	11-300-04	CW	Dividing existing site into three parcels, demolition of smaller buildings, remaining buildings reconfigured	550,000
7	UPRR/Transystems 510-835-9923	UPRR Office Building	201017055	512 E Fifth Street	2	12-500-04	CW	2,500 sf modular office building and site improvements	2,500
8	& Coastal Architects, Jeff Zook 985-7654	Colonial House Mixed Use	200025202	705, 711, 747 N Oxnard Blvd	4	05-500-18	AG	14,538 sf retail & 44 Residential Units.	14,538
9	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
10	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
11	Terri Dickerhoff, Cadence Capital 213-422-1450	Restaurant addition	220022013	1051 E Channel Islands Blvd.	2	12-550-01; 11-510-10	BF	Expand existing restaurant by 1,220-sq.ft. and a Type 41 (on-site beer & wine) alcohol license.	1,220
12	Mark Pettit, Lauterbach & Associates 805-988-0912	Rancho Victoria Plaza Shopping Center	185017008	3600 & 3700 W Fifth St	2	10-500-07 10-300-03	BF	Special Use Permit for 14 new one-story retail/office buildings plus site improvements on 6 acres, including a tentative map for 14 commercial condominiums.	53,016
13	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	BF	Construct a 1-story church facility on a vacant 35,000 sf lot.	8,645
14	Jaime Parga 805-290-5952	Oralia's Bakery	203004222	942 W. Wooley Rd	2	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)
15	Johnson & Muller Architects 805-983-7411	Leasing Corp. of America	139026007	2121 N. Oxnard Blvd.	1	12-500-7	BF	Outdoor RV and vehicle storage facility on 3 acres behind an existing automobile dealership.	n/a
16	Victor Newlove, AIA 310-452-5533	Mary Star of the Sea	205032039	463 W Pleasant Valley Rd.	4	11-140-07	DS	2,200 sqf parish office bldg & 2 garages	3,050
17	Clay Toombs, Evergreen Devco, Inc 200 N Maryland Avenue, Suite 201 Glendale CA 91206 (818) 240-8727	Fresh & Easy Neighborhood Market	139008025	1401 Gonzales Rd.	2	10-500-01 10-570-01	DS	Demolish "Oxnard Monday Club" and construct a new Fresh and Easy market and site improvements	10,700
18	Mardy Ying 562-695-2400	Shops at Vineyard	142002116	2441 Vineyard Ave	4	07-540-05	DS	Demolish existing auto service station. Construction of 20,000 sf commercial building.	20,000
19	Bijan Shahmoradi 310-659-9961	Waterdrops Express Carwash	220009304	1811 E Channel Islands Blvd.	3	11-500-07	JM	Automated carwash. APN 220009304, 220009305	5,109
20	Thomas W Layman Architect 818-995-8952	Vallarta Center	145023217	2600 North Vineyard Avenue	2	11-500-02	AG	Redevelop former Home Depot site, Improvements include removal of 4,327 sf out bldg; removal of an existing 12,750-square foot (approx) garden center; and addition of parking stalls	103,882
21	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
22	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
23	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 sf.	300,000
24	Oxnard Center Company, 2655 Saviers Road, Oxnard, CA 93030 805-377-1180	Major Retail Renovation	203032043	2701 Saviers Rd.	3	11-140-56	SD	Remodel former Mervyn's store for major retail store, tenant improvements and parking lot upgrades	76,054
25	Dragonfly LLC, Chris Kalla 805-751-1646	Emerald Professional Bldg.	222001110	5577 Saviers Rd.	2	05-500-10 09-550-04	CW/EV	2-Story Commercial Building. Veterinarian & General Office NWC Saviers Rd & Hueneme Rd.	5,587





ID	DEVELOPER PHONE	PROJECT	APN	ADDRESS	STAT	PZ	PLNR	DESCRIPTION	SQF
1	Hilario Simental Phone: 805-432-8448	Catering Truck Commissary	204005307	740 Date Street	1	12-520-05	JM	Catering truck commissary parking with on-site cleaning services. 17,400 sf storage yard and re-use of existing 870 sf (approx) bldg	17,400
2	Bill Langley-FSI Architects 625 Fisher Lane Burlington, WA 98233 360-757-5681	Tree-Top Fruit Processsing	201017051	1300 Third Street	2	12-140-25	SD	Modification of 43,426 sq. ft. building.	43,426
3	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 sanctuarywith 788 seats for St. Paul Baptist Church	18,000
4	John Muller 805-983-7411	Western Precooling, Mountain View	201030202	1560 Mountain View Ave	1	12-500-05	JM	97,411 sf Industrial Cooling Building on a 5.5acre site	97,411
5	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
6	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
7	Southern California Edison Wendy Miller 626-302-9543	Peaker Plant	183002203	251 N Harbor Blvd	4	06-400-05	CW	45-Megawatt peaker gas turbine.	-
8	Mark Pettit, Iauterback & Associates 805-988-0912	Procter & Gamble	216015136	800 N Rice Ave	4	11-140-32	DS	New industrial buildings.	20,306
9	Deardorff Family Farms 805.487.7801	Deardorff Family Farms	216020323	400 North Lombard Street	4	10-200-07	DS	Demo existing industrial building and construct new building for agricultural product packing, cooling, and shipping with administrative offices	115,495
10	Michael Stroh Architect 805-259-5564 Phone	Gill's Onions Plant Expansion	201030103	1051 S Pacific Ave	2	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 manf. facility operating within a 13.72-acre site.T	64,698
11	Air Holdings, LLC Dan Dunaway 510-435-5344	Rincon Recycling	201026028	720 Pacific Av & 14214 Mountain View Ave	2	08-500-02	KM	Convert warehouse to recycling facility.	9,384
12	D2 Development-Jayne Dinovitz 818-324-8997	Teal Club Self Storage	183009057	101 S Victoria Ave	2	05-500-27	KM	Construction of a self storage building, industrial condominiums and 15,620 sf of retail space.	80,407
13	City of Oxnard Mike Muro, Public Works Water Department 805-988-0912	Chemical Building	201011306	251 S Hayes Ave	2	09-140-35	SD	Construction of building to hold 2 chemical tanks to treat desalted water.	1,200
14	City of Oxnard Parks Division Dean Yamamoto 805-385-7950	RiverPark Landscape Maintenance Facility	132003301	Riverpark Bl & Colonia Ave	3	08-200-02	STAFF	Landscape & parks maintenance facility. Includes offices, vehicle storage, maintenance, and fuel pumps.	15,579
15	Raznick Realty Group 818-884-7770	Lion's Gate Annex	220022009	2751 Statham Blvd	2	05-500-18	STAFF	Self-storage & RV storage.	124,195
16	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
17	Michael Wallace 805-983-6555	Wallace Business Park	144014104	3001 Paseo Mercado	2	07-200-09	STAFF	Construction of 7-Multi tenant buildings for limited industrial and office use.	88,729



ID	DEVELOPER	PROJECT	STATUS	PZ	PLNR	DESCRIPTION	UNITS	COMMERCIAL	INDUSTRIAL	PUBLIC (Acres)	PARKS (Acres)	OTHER
1	City of Oxnard, General Services Dept. 805-385-7950	Campus Park	MND in public review. Planning Commission Summer 2012	10-500-13	BF	Redevelop the former Oxnard High School campus, 937 W Fifth St. with four soccer fields, one synthetic football/soccer field and track with lights, tot lot, basketball courts, skate park with lights, dog park, and related on-site improvements.	-	-	-	-	30 ac.	-
2	Borchard Teal Club Ranch	Teal Club Specific Plan	Resubmitted; Draft EIR being prepared	11-600-01	BF	990 residential units of varying density, Townhouses and Condominium dwelling units; 21 ac. park; 8 ac. School; 60,000 s.f. mixed use and retail; 132,000 s.f. business research park; fire station.	990	60,000	132,000	31.0	23.0	Elem school; Fire station
3	Southland Sod Farms Jurgen Gramckow (805) 488-3585	Ormond Beach South	EIR Certified; entitlement permits to PC in 2012	03-620-02	KM	934,000 sf commercial/business research park and 3.4 million s.f. industrial.	-	934,000	3,400,000	-	51.0	-
4	Renezeder Oakwood Development, Inc. President (949) 719-9040 x311 carlr@oakwooddev.com	Wagon Wheel The Village	Approved and TM in process	05-600-09 & 11-300-07 TM	KM	1,500 high density residential units; 50,300 s.f. of commercial and a transit station.	1,500	50,300	-	-	2.6	-
5	Sakioka Farms Company Jeffrey Littell (714) 434-9318	Sakioka Farms Business Park Specific Plan	Adopted 6/12/2012	02-640-01	CW	2.6 million s.f. business park, 5.5 million s.f. light industrial, optional 900 workforce housing units.		2,600,000	5,500,000	-	-	Fire station
6	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.						
7	City of Oxnard Planning Division (805)-385-7858	Downtown East Transit Oriented District	Feasibility Study	NA	CW	Consultant exploration of feasibility of redevelopment of about 100 acres of industrial to mixed-use transit-oriented development south of Oxnard Transit Center						