Residential Developments Overview

- Oakmont Senior Living
- The Gallery
- Northshore
- Avalon
- Anacapa
- Channel Islands Apartments
- Johnson Road Apartments
- Saviers Road Housing
- Pleasant Valley Senior
- Cabrillo
- Cypress Garden City
- Las Cortes
- F Street Condos
- G Street Apts
- Portofino Place
- Heritage Homes
- Heritage Homes II
- Jain Apartments
- Doris Avenue Residences
The Gallery at River Ridge

Vineyard Avenue and Ventura Road

➢ 152 units
Northshore at Mandalay Bay

➢ 183 single-family residences
➢ 109 detached condominiums
➢ Private streets
➢ Open space and common areas
➢ Public bike and walking path
➢ 90.26 acres
Avalon Homes

Residential Projects
Proposed

Harbor Boulevard and Wooley Road

➢ 65 maximum units
➢ 15 single-family residences or 30 duplex and 35 cluster single-family residences
➢ 29.58 acres
Anacapa Townhomes

5001 West Wooley Road
➢ 50 single-family detached residences
➢ Final map approved November 2019
1375 East Channel Islands Boulevard
➢ 72 apartments
➢ 66 market rate (6 affordable)
234 Johnson Road
➢ 19 affordable units (rental)
➢ All-Affordable Housing Opportunity Project (AAHOP)
5489 Saviers Road

- 20 townhome units
- 4 affordable
- Density bonus
Pleasant Valley Senior/Assisted Living

➢ 70 unit senior living facility (pending plan check submittal)

➢ 101 unit apartment project (construction completed)

2300 East Pleasant Valley Road

101 Unit Apartment Complex Complete with Occupied Units

70 UNIT SENIOR FAC

Residential Projects Approved
2161 East Etting Road
- 42 affordable
- Cabrillo EDC
- Farmworker apartments
5690 Cypress Road

➢ Upgraded 72-bed legal non-conforming farm labor housing
➢ 30 new affordable special needs units
Las Cortes

Northeast Corner of Marquita and First Street

➢ 305 units (144 approved)
F Street Condos

301-321 North F Street

- 2 and 3 bedrooms
- 40 units (4 affordable)
780 South G Street

- 19 units (2 affordable)
- 4-story apartment complex with tuck-under parking

G Street Apartments
5th Street and Portofino Place
➢ 90 units (Affordable TBD)
130-184 North H Street
- 13 single-family homes
- 2-story, 1,653 sf, 3 bedroom
- Lots range 4,389 to 5,742 sf
1101 West Second Street

- Former Oxnard High School Adult Ed site
- 27 single-family homes
- 2-story, 1,650 sf
- Lots averaging 4,000 sf
Jain Apartments

1227 and 1239 South C Street
➢ 9 unit apartment complex
700 Block Doris Avenue
➢ 7 single-family homes
➢ 3 and 4 bedrooms
➢ Accessory Dwelling Units
Oakmont Senior Living

901 Town Center Drive
➢ 85 unit senior care facility
Commercial Developments Overview

➢ U-Haul
➢ Shoe City Plaza
➢ Rancho Victoria Plaza
➢ Water Drops
➢ Pleasant Valley Plaza
➢ TRU Hotel by Hilton
➢ Shopping at the Rose
➢ Doggin Around
➢ Dioji Dog Daycare
➢ Mission Produce Headquarters
➢ Port Place Shoppes
➢ Esplanade Gateway
2420 North Oxnard Boulevard

- 5,341 sf retail space
- Truck rental and storage
- 34,537 sf container storage
- 197,058 sf mini-warehouse
- RV storage lot
2441 Vineyard Avenue

- 15,900 sf multi-tenant shopping center
Rancho Victoria Plaza

- 9 lots (17,325 sf - 36,712 sf)
- 9 buildings (3,569 sf - 6,472 sf)
Water Drops Car Wash

5th Street and Victoria Boulevard
➢ 5,500 sf retail space
Pleasant Valley Plaza Renovation

Northwest Corner of Pleasant Valley Road and Saviers Road

➢ Complete renovation existing shopping center property and addition of a 10,000 sf commercial building
TRU Hotel by Hilton

180 West Esplanade Avenue
- 4-stories
- 88 room hotel
- 44,370 sf
Shopping at the Rose

2161 and 2181 North Rose Avenue
- Raising Cane’s Chicken Fingers with drive thru
- Chase Bank (at former TGIF’s site)
481 & 491 Ventura Boulevard

- 7,059 sf dog daycare facility
633 Ventura Boulevard

- 5,478 sf service retail
Mission Produce Headquarters

1750 Solar Drive

- 52,608 sf office
- 3 stories over an at-grade parking garage
Port Place Shoppes

➢ Former K-mart site renovation and Starbucks drive thru
360 West Esplanade Drive

- 5,950 sf multi-tenant building
- 1,850 sf Starbucks coffee shop with drive thru
Institutional Developments Overview

➢ Clinicas
➢ Gonzales Road Medical Building
➢ Trinity Church
➢ Oxnard School District
2001 Statham Boulevard

- Proposed 2-story medical clinic
- 34,074 sf
Gonzales Road Medical Offices

1100 West Gonzales Road
➢ 2-story medical office building
➢ 27,046 sf
4050 West Wooley Road
➢ Seabridge K-5 Elementary School

(conceptual design, requires Coastal Commission staff review)
Industrial Developments Overview

- Elevar Distribution
- Arctic Cold Storage
- MWS Wire Industries
- Cabot Industrial
- Pacific Water Conditioning
- SA Recycling
- Port Vehicle Storage
Elevar Distribution Warehouse

500 Elevar Street

- 68,856 sf distribution warehouse in the McInnes Ranch Specific Plan
Arctic Cold Storage

1101 Del Norte Boulevard

- 576,025 sf warehouse with office
Trinity Church

**1800 Camino Del Sol**

- 7,400 sf church
- Seating for 250 people
3000 Camino Del Sol

➢ 60,367 sf warehouse
2011, 2021 & 2031 Cabot Place
➢ Single-story warehouse building
➢ 24,518 sf
2040 Eastman Avenue
➢ 24,218 sf industrial warehouse
1421-1441 Mountain View Avenue

- 2,400 sf office and outdoor recycling center
Southeast Corner of Hueneme Road and Perkins Road
- Storage for 4,944 vehicles on 34 acres
Mixed-Use Overview

➢ Riverpark
➢ Wagon Wheel Village
➢ Rio Urbana
➢ C Street Apartments
➢ Billboard Lofts
RiverPark

**750 Clyde River Place**
- 136 unit senior living apartment facility

**861 Town Center Drive**
- 85 unit assisted living facility; 88,000 sf
RiverPark - The Collection

➢ Cheesecake Factory at The Collection
➢ The Annex Public Market
➢ 15,000 sf restaurant and retail venue
Southeast Corner of Town Center Drive and Oxnard Boulevard

- Two, four-story Marriott hotels
- Springhill Suites (120 rooms)
- Towneplace Suites (121 rooms)
Southeast corner of Town Center Drive and Oxnard Boulevard

- Multi-tenant and pad building
RiverPark - Fore Apartments

➢ 333 units
➢ 5-story apartment complex
➢ 6-level parking structure and roof deck
Wagon Wheel - The Village

➢ 1,500 residential units
➢ 50,000 sf commercial space
➢ Parks, transit area, and multi-use path
Wagon Wheel - The Village

- The Junction (lots 18 & 19)
- 219 apartments
- 448 apartments
Wagon Wheel - Condos

➢ Oxford Flats (lots 7&8)
  ➢ 144 condos

➢ Park Place (lots 5 &9)
  ➢ 78 townhomes

➢ Mayfair (lots 4 & 10)
  ➢ 88 condos
2714 East Vineyard Avenue

- 167 units (20 affordable)
- 15,000 sf office building
Downtown Projects - Anticipated
Billboard Lofts

800 South A Street

- 5-story podium building
- 4,024 sf retail space
- 51 condos
637-643 South C Street

- 21 units (3 affordable)
- 3,000 sf retail space
Specific Plans

➢ Teal Club
➢ East Village
Specific Plan Projects

Ventura Road and Teal Club Road

- 990 dwelling units
- 60,000 sf commercial space
Specific Plan Projects

➢ Northeast Community Specific Plan area
➢ Pre-zoning of future East Village
➢ Low density residential and commercial/urban village
➢ The City is currently updating the Coastal Land Use Plan (LUP) policies based on comments received from the general public, Technical Advisory Committee and Coastal Commission staff.

➢ Staff is preparing to update the Local Implementation Plan (Coastal Zoning Ordinance) based on the policies drafted in the LUP.

➢ A public outreach, that includes the Planning Commission and City Council is expected in 2020.
2021-2029 Regional Housing Needs Assessment (RHNA) in progress

2045 Regional Transportation Plan and Sustainable Communities Strategy

Southern California Association of Governments (SCAG) has completed a methodology of allocating 1.3 million housing units to 192 cities and counties (roughly ½ “existing need” and ½ “future growth need”)

Oxnard Allocation is larger than 2013-2021 RHNA by about 1,000 units.

Final RHNA Allocations expected in early 2020.

An Appeal process available through July 2020.


City has retained expert housing element consultants, will begin planning process in March 2020.
Comprehensive General Plan Update - 2045 City Vision Document

➢ Beginning with Housing Element update - 2020-2022
➢ Climate Action and Adaptation Plan (CAP) - 2020-2022; establishes background and sets policy/guidance and directives
➢ Oxnard 2045 General Plan Update - 2022 - 2025
  ○ Creates community vision, direction, and policy approaches
  ○ Comprehensive update to all State required General Plan Element Chapters: Land Use, Circulation, Safety/Hazards, Noise, Recreation/Parks, Open Space/Conservation, & Housing - builds upon updated plans and studies already completed
  ○ Builds from CAP, additional of climate resilience
  ○ Determination of optional elements, updates to existing 2030 General Plan chapters (military compatibility; sustainability, for example. Identification of new chapters and community needs
  ○ Addresses new state mandates. For example, robust design and compatibility policies, to provide objective standards - retain City authority and discretion
The Coastal Conservancy, the City of Oxnard and The Nature Conservancy (Partners) have developed a preliminary plan to restore the coastal habitats at Ormond Beach, and improve public access.

Project area encompasses over 600 acres.

Ormond Beach is considered by wetland experts to be the most important wetland restoration opportunity in southern California.

Unlike other coastal wetland restoration projects in southern California, there is room to restore the approximate extent of historic wetlands, provide surrounding upland habitat to complete the ecosystem and accommodate sea level rise.

A public outreach meeting was held in July 2019.

Currently, the Partners and consultant are working to finalize the preferred alternative for the OBRAP.
## Resources

- Quarterly Project List
  - oxnard.org/planning
  - Click “Project List”

- Local Coastal Plan Update
  - oxnardlcpupdate.com

## Planning Division Quarterly Project List

### January 2020

#### 2020 Planning Division Quarterly Project List

Updated January 2020

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.

On the accompanying lists, City’s staff planner for each project is identified by their initials on each project under the (PLN) column.

A staff planner can assist with inquiries related to the planning process, including any public meetings scheduled for projects.

Please contact the developer on the accompanying lists directly for up-to-date project details such as construction timing, cost, and availability.

<table>
<thead>
<tr>
<th>Planner Initials</th>
<th>Planner Name</th>
<th>Phone Number</th>
</tr>
</thead>
<tbody>
<tr>
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Visit oxnard.org/planning for an interactive version of this list.