DEVELOPMENT PROJECTS

Community Development Department
2020
Residential Developments Overview

1. Northshore
2. Avalon Homes
3. Anacapa Townhomes
4. Johnson Road Apartments
5. Saviers Road Housing
6. Dansk II Apartments
7. Cabrillo
8. Cypress Garden City
9. Las Cortes
10. F Street Condos
11. G Street Apts
12. Portofino Place
13. Heritage Homes
14. Jain Apartments
15. Doris Avenue Residences
2. Northshore at Mandalay Bay

- An approved project with 183 single-family residences, 109 detached condominiums and private streets.
- Open space and common areas
- Public bike and walking path
- 90.26 acres
3. Avalon Homes

Harbor Boulevard and Wooley Road

- Proposed: 65 maximum units
- 15 single-family residences or 30 duplex and 35 cluster single-family residences
4. Anacapa Townhomes

5001 West Wooley Road
- 50 single-family detached residences
- Currently under construction
5. Johnson Road Apartments

234 Johnson Road Apartments

- Approved 19 affordable units (rental)
- All-Affordable Housing Opportunity Project (AAHOP)
6. Saviers Road Housing

5489 Saviers Road
- Approved 20 Townhome Units
- 4 Affordable
- Density Bonus
7. Dansk II Apartments (Phase II)

2300 East Pleasant Valley Road

- Proposed 46 unit apartment building
8. Cabrillo

2161 East Etting Road
- Approved 42 Affordable Units
- Cabrillo Edc
- Farmworker Apartments
5690 Cypress Road

- Upgraded 72-bed legal non-conforming farm labor housing
- 30 new affordable special needs units
Northeast Corner of Marquita and First Street
- Approved 309 units (to be built in 3 phases)
- Phase 1 developed in 2016
10. Las Cortes (Phase 2)

Northeast Corner of Marquita and First Street
- Proposed 109 units (144 previously approved)
11. F Street Condos

301-321 North F Street
- Approved 2 and 3 bedrooms
- 40 units (4 affordable)
780 South G Street
- Proposed 19 units (2 affordable)
- 4-story apartment complex with tuck-under parking
Fifth Street and Portofino Place

- Proposed 90 units (Affordable TBD)
14. Heritage Homes

130-184 North H Street

- 13 single-family homes under construction
- 2-story, 1,653 sf, 3 bedroom
15. Jain Apartments

1227 and 1239 South C Street

- A proposed 9 unit apartment complex
16. Doris Avenue Residences

700 Block Doris Avenue

- Approved for development, 7 single-family homes
- 3 and 4 bedrooms
- Accessory Dwelling Units
1101 West Second Street

- 27 single family detached, 2 story homes on 4.1 acre site with lots ranging between 3,838 sf-9,752 sf
- 3 bedroom, two bathroom
5482 & 5536 Cypress Road
- 150 unit apartment complex on
- 3 story bldgs on 5.22 ac site
- 1 to 3 bedroom units, ranging in size between 572 sf-1,012 sf
Commercial Developments Overview

1. U-Haul
2. Shoe City Plaza
3. Rancho Victoria Plaza
4. Water Drops
5. Pleasant Valley Plaza
6. TRU Hotel by Hilton
7. Shopping at the Rose
8. Dioji Dog Daycare
9. Mission Produce Headquarters
1. **U-Haul of North Oxnard**

2420 North Oxnard Boulevard

- Proposed 5,341 sf retail space
- Truck rental and storage
- 34,537 sf container storage
- 197,058 sf mini-warehouse
- RV storage lot
2. Shoe City Plaza

2441 Vineyard Avenue

- Approved for development, 15,900 sf multi-tenant shopping center
3. Rancho Victoria Plaza

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

5th Street and Victoria Boulevard
- 5,500 sf retail space
- Under construction
Northwest Corner of Pleasant Valley Road and Saviers Road

- Complete renovation existing shopping center property and addition of a 10,000 sf commercial building
- Currently in plan-check
6. TRU Hotel by Hilton

180 West Esplanade Avenue
- Proposed 4-story, 88 room hotel
- 44,370 sf
7. 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)
- Currently under construction
8. Dioji Dog Daycare

633 Ventura Boulevard
● Approved 5,478 sf service retail
9. Mission Produce Headquarters

1750 Solar Drive
- Proposed 52,608 sf office
- 3 stories over an at-grade parking garage
Institutional Developments Overview

1. Clinicas
2. Gonzales Road Medical Building
3. Trinity Church
4. Oxnard School District
1. **Clinicas**

**2001 Statham Boulevard**
- Proposed 2-story medical clinic
- 34,074 sf
- Currently in plan-check
2. Gonzales Road Medical Offices

1100 West Gonzales Road
- 2-story medical office building
- 27,046 sf
- Currently under construction
4050 West Wooley Road
- A proposed Seabridge K-5 Elementary School

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

1. Elevar Distribution
2. Arctic Cold Storage
3. SA Recycling
4. Port Vehicle Storage
5. Bruin Fulfillment Center
6. Santiago Courts
7. The Berry Man
1. Elevar Distribution Warehouse

500 Elevar Street

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

1101 Del Norte Boulevard

- 576,025 sf warehouse with office
3. SA Recycling

1421-1441 Mountain View Avenue
- A proposed 2,400 sf office and outdoor recycling center
Southeast Corner of Hueneme Road and Perkins Road

- Storage for 4,944 vehicles on 34 acres
5. Bruin Fulfillment Center

3100 Sakioka Drive

- Multi-story e-commerce storage and distribution center on a 64.65 acre site within Area 5 of the Sakioka Farms Business Park Specific Plan
6. Santiago Industrial Suites

2301 Santiago Court

- 2 proposed industrial buildings
- 12 suites each building
- 75,000 square-feet
Victoria Ave & Teal Club Rd
- Proposed industrial building
- Produce cooler and distribution facility
- 58,341 square-feet
1. **Riverpark**
   1a. The Landing
   1b. Senior & Assisted Living
   1c. Fore Apartments

2. **Wagon Wheel Village**
   2a. The Junction
   2b. Condos

3. **Rio Urbana**

**Downtown Mixed Use**

4. **C Street Apartments**
5. **Billboard Lofts**
6. **Central Terrace**
7. **761 South C Street**
8. **Sandpiper Building**
9. **Navigation Center**
10. **Urban Lofts**
Southeast Corner of Town Center Drive and Oxnard Boulevard

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

- An approved Multi-tenant and pad building
Southeast corner of Town Center Drive and Ventura Road

- A proposed service station with convenience store and pad building
1b RiverPark

750 Clyde River Place
- 136 unit senior living apartment facility

861 Town Center Drive
- 85 unit assisted living facility; 88,000 sf
1c. RiverPark - Fore Apartments

- Proposed 5-story, 333 unit apartment complex
- 6-level parking structure and roof deck
2a. Wagon Wheel - The Village

- 1,500 residential units
- 50,000 sf commercial space
- Parks, transit area, and multi-use path
2a. Wagon Wheel - The Junction

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

Oxford Flats (lots 7&8)
- 144 condos

Park Place (lots 5 & 9)
- 78 townhomes

Mayfair (lots 4 & 10)
- 88 condos
3. Rio Urbana

2714 East Vineyard Avenue
- 167 units (20 affordable)
- 15,000 sf office building
1. Billboard Lofts
2. Central Terrace Apartments
3. C Street Apartments
4. Sandpiper Building
5. Navigation Center
6. Urban Lofts
800 South A Street

- A proposed 5-story podium building
- 4,508 sf retail space
- 55 units; 6 affordable
6. Central Terrace Apartments

217-235 East Sixth Street

- A proposed 5-story podium style building
- 87 units (86 - 1 bedroom units and one - 2 bedroom managers unit)
- 100% Affordable
- 2,375 SF of common/commercial space
7. C Street Apartments

761 South C Street
- Proposed 175 units; 18 affordable
- 1,000 sf retail space
155 S. A Street

- Proposed demolition of an existing, two-story, 13,200 square-foot commercial building on a 14,000 square-foot (.32 acre) lot in the Downtown-General Zone and Construction of a 5-story, 58,432 square-foot, mixed use apartment building.

- 56 units (a mix of studio, one-bedroom, and two-bedroom and 6 deed restricted [3 very low and 3 low income]).

- 2 commercial units totaling 2,370 square-feet on the ground floor.
9. Navigation Center

241 W 2nd Street

- 59,653 square foot, 5 story mixed-use building on a 0.48-acre
- Proposed 13,146 square foot permanent homeless shelter on the ground floor.
- Upper floors consist of 56 affordable supportive housing units that ranging between 541-699 square feet in size and a service and leasing center.
10. Urban Lofts

136 S. B Street

- 5 Story mixed use building
- Ground floor commercial unit
- 20 - 1 and 2 bedrooms
- 2 deed restricted units, a very low and income

Downtown Mixed-Use Projects Proposed
1. Teal Club
2. East Village
3. Riverpark Amendment
4. Wagon Wheel Amendment
Ventura Road and Teal Club Road

- 990 dwelling units
- 60,000 sf commercial space
2. East Village

- Northeast Community Specific Plan area
  - Camino Del Sol High School Project (Oxnard Union School District Project)
3. Riverpark Specific Plan Amendment

Riverpark

- Add a Residential Very High (30-80 DU/gross acre)
- Allow for the development of up to an additional 1,194 multi-family units.
- Reduction of allowable commercial development
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.
● 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.
- Currently, the Partners and consultant are working to finalize the preferred alternative for the OBRAP.
- Public outreach expected in early 2021