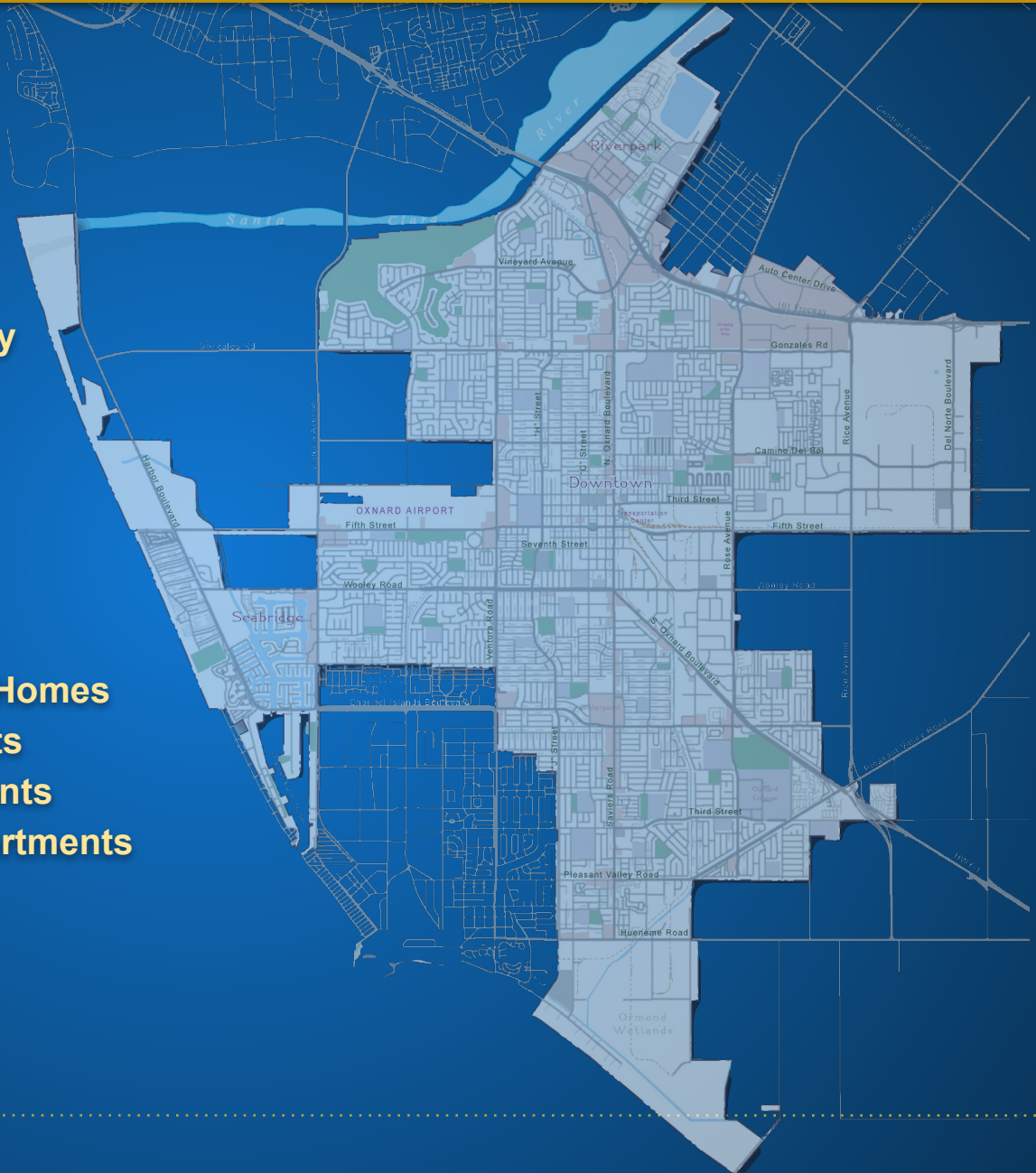


DEVELOPMENT PROJECTS

Community Development Department
October 2023 Update

Residential Developments Overview

1. Northshore
2. Avalon Homes
3. Dansk II Apartments
4. Etting Road Apartments
5. Cypress Garden City
6. Cypress Place at Garden City
7. Las Cortes
8. F Street Condos
9. G Street Apartments
10. Portofino Place
11. Sandhu Apartments
12. Encanto Homes
13. Habitat for Humanity's Tiny Homes
14. Lockwood Senior Apartments
15. Lockwood II Senior Apartments
16. 1345 North Oxnard Blvd Apartments
17. Lockwood III Apartments
18. Ives Apartment Project
19. Portofino Phase II
20. Albany Apartments



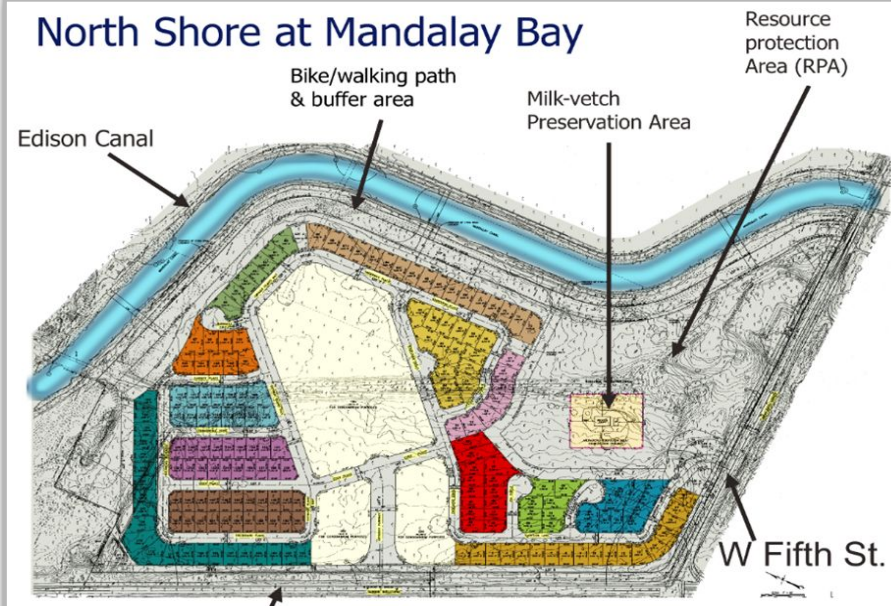
1. Northshore at Mandalay Bay

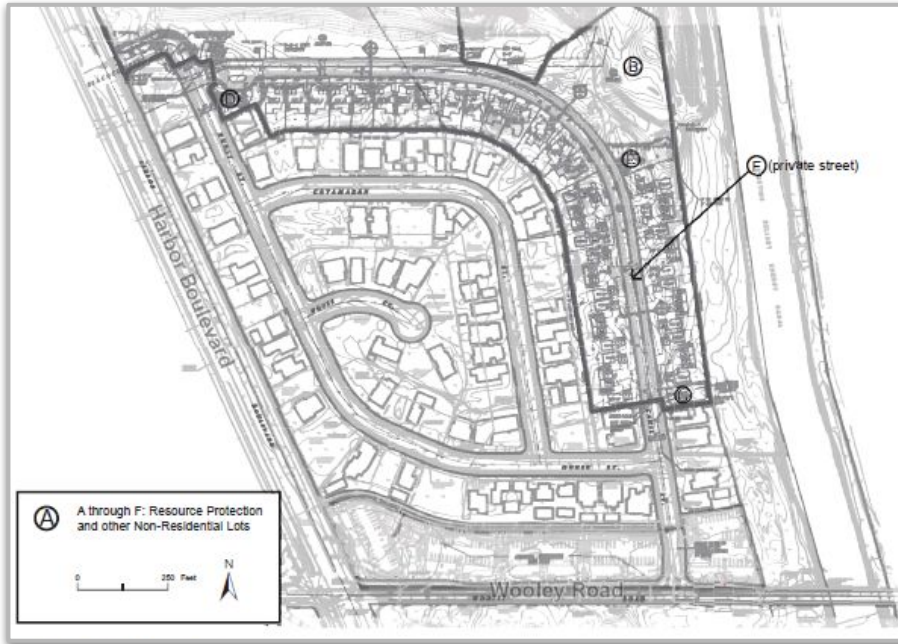
Residential Projects Under Construction



Harbor Boulevard & Fifth Street

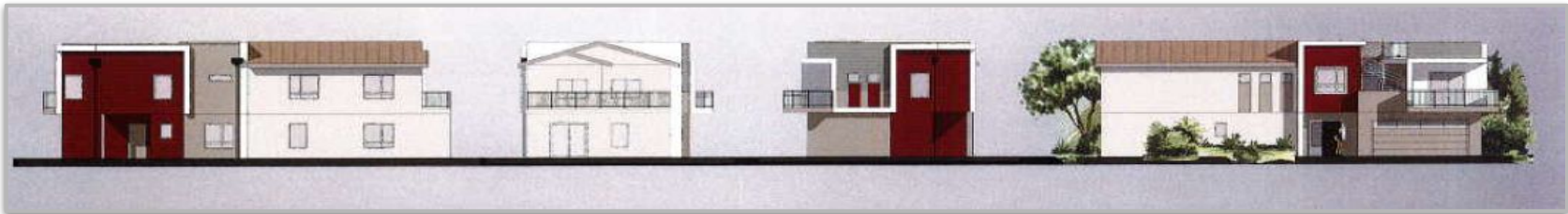
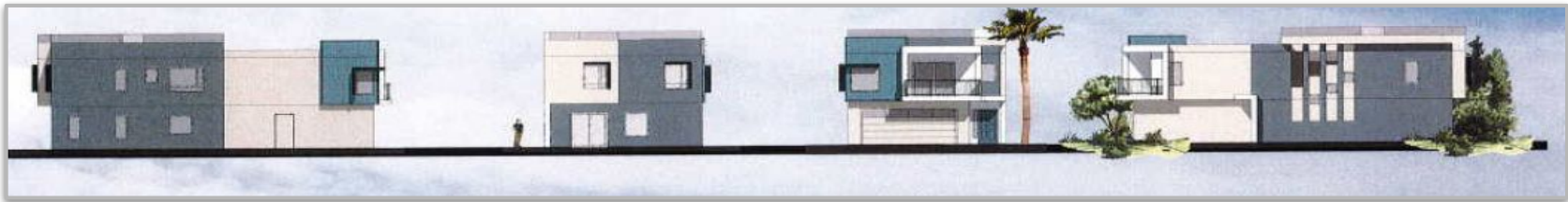
- An approved project with 183 single-family residences, 109 detached condominiums and private streets.
- Open space and common areas
- Public bike and walking path
- 90.26 acres





Harbor Boulevard & Wooley Road

- Proposed: 56 maximum units
- 15 single-family residences or 30 duplex and 35 cluster single-family residences
- Draft EIR circulated Dec. 2019- Feb. 2020
- Project has been redesigned to reduce the maximum residential units from 65 to 56

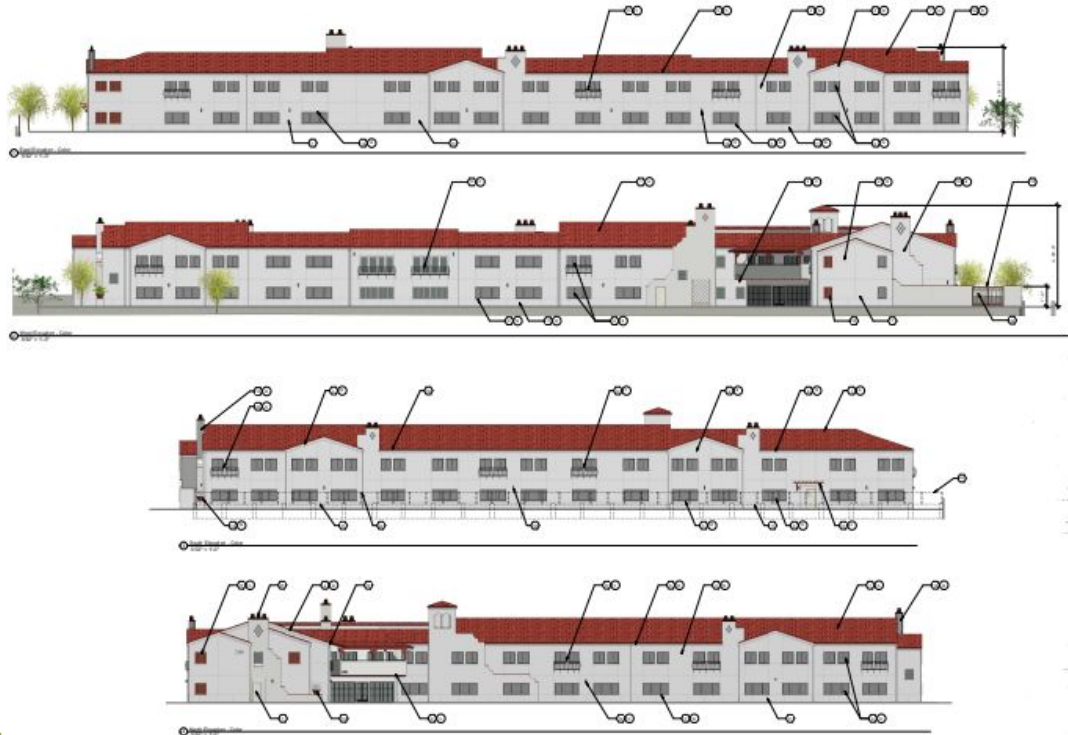
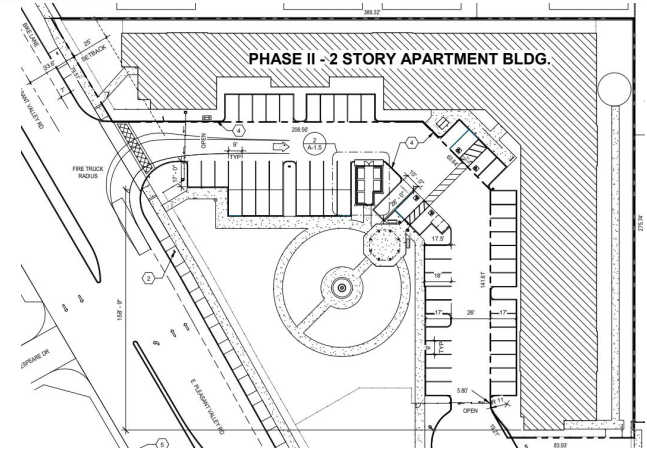


3. Dansk II Apartments (Phase II)

Residential Projects
Proposed

2300 East Pleasant Valley Road

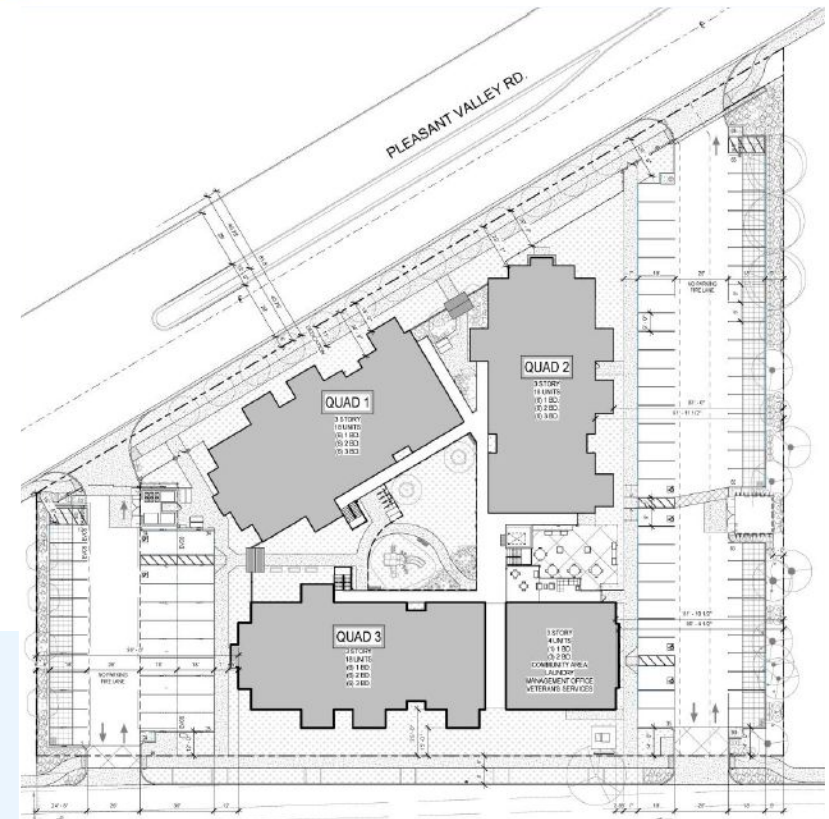
- Proposed 46 unit apartment building



4. Etting Road Apartments

2161 East Etting Road

- Approved 57 Affordable Units and 1 managers unit.
- Farmworker and Veteran Apartments
- Project will provide services to both farmworkers and veterans resident populations onsite.



6. Cypress Place at Garden City

5482 & 5536 Cypress Road

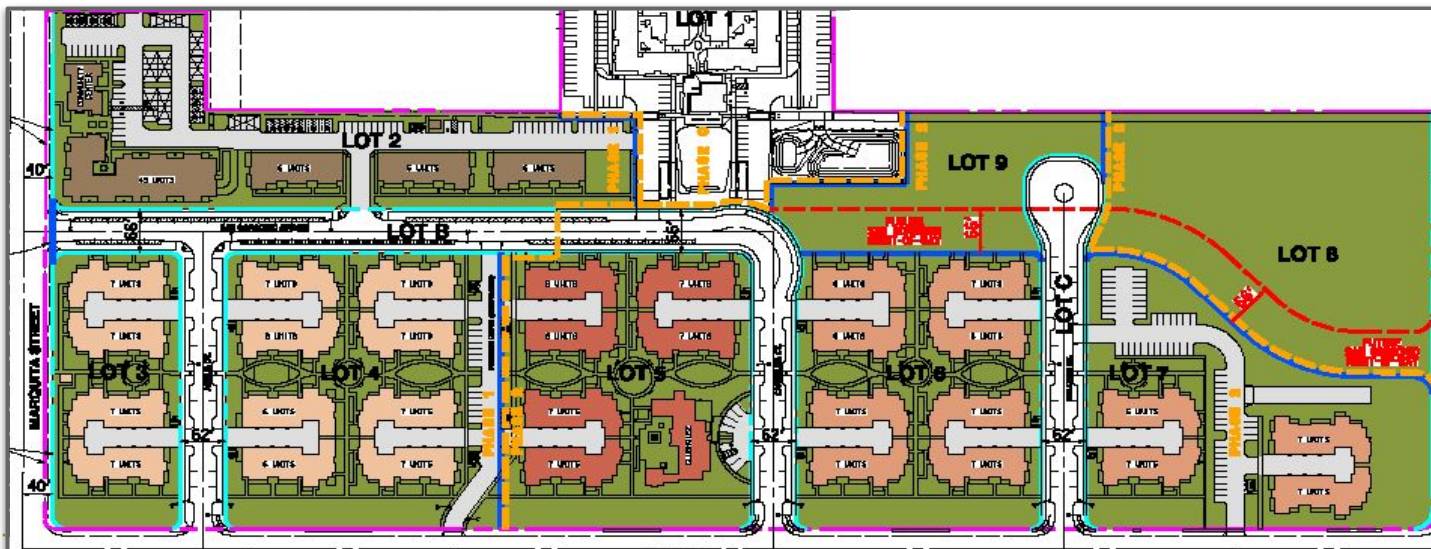
- 150 unit apartment complex on
- 3 story bldgs on 5.22 ac site
- 1 to 3 bedroom units, ranging in size between 572 sf-1,012 sf



7. Las Cortes

Northeast Corner of Marquita and First Street

- Approved 309 units (to be built in 3 phases)
- Phase 1 developed in 2016



7. Las Cortes (Phase 2)

Northeast Corner of Marquita and First Street

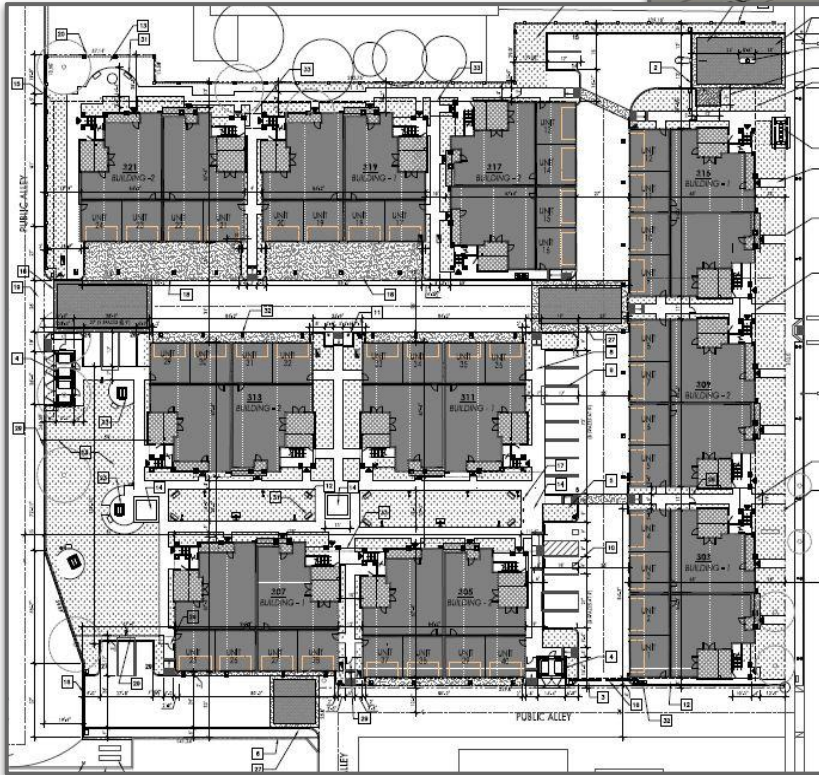
- Proposed 109 units (144 previously approved)



8. F Street Condos

301-321 North F Street

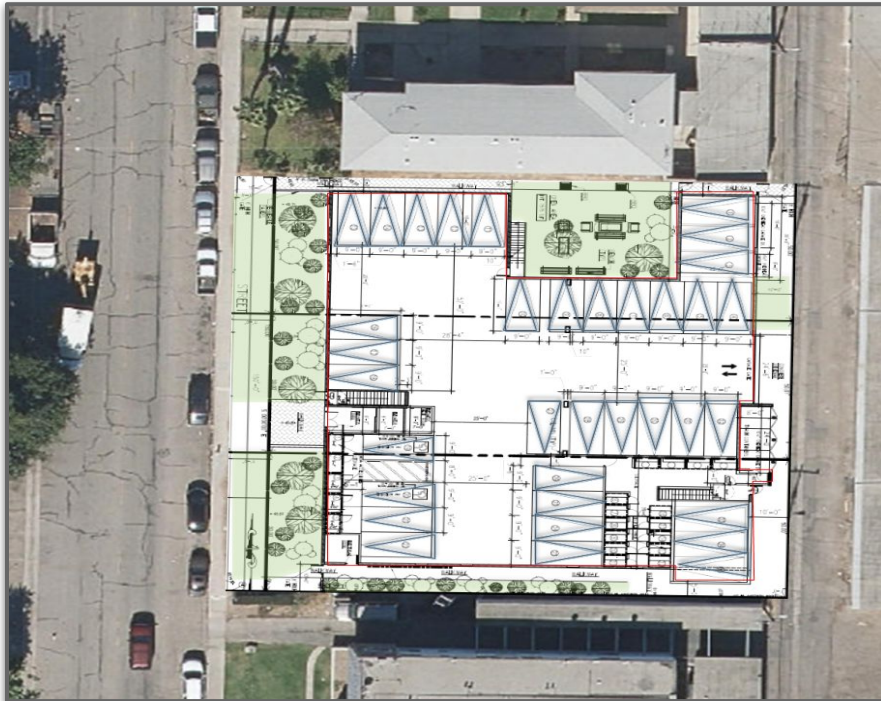
- Approved 2 and 3 bedrooms
- 40 units (4 affordable)



9. G Street Apartments

780 South G Street

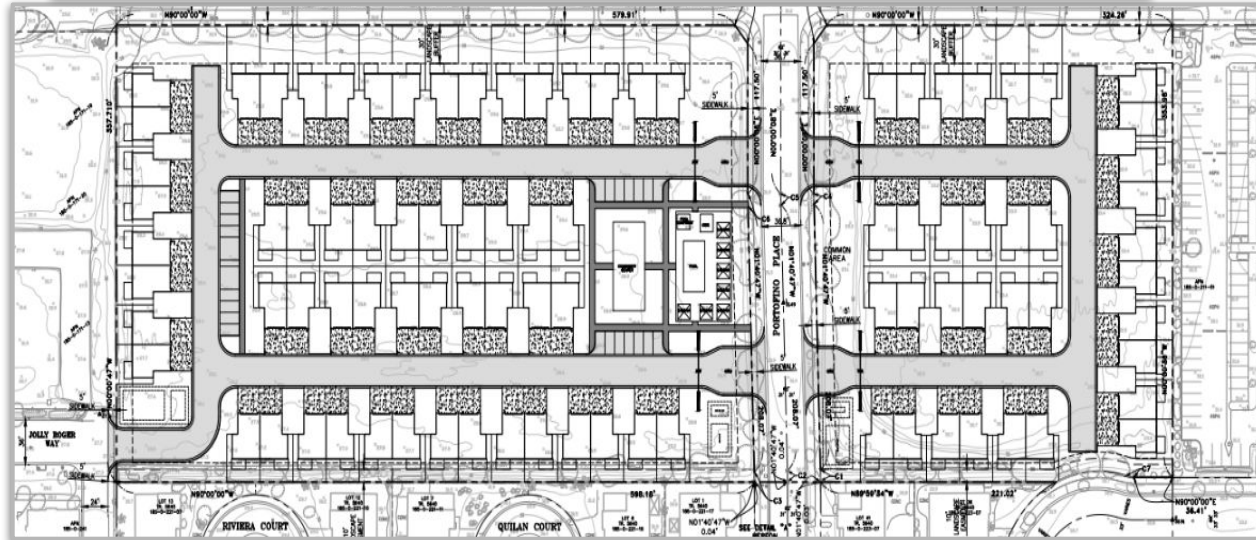
- Proposed 19 units (2 affordable)
- 4-story apartment complex with tuck-under parking



10. Portofino Place

Fifth Street & Portofino Place

- General Plan amendment from Business Research Park to Low-Medium Residential
- Zone Change required from Business & Research Park to Multi-Family Residential
- Proposed 90 units on 7.6-acre site
- 9 affordable units required or in-lieu fee payment
- 2 & 3 bedroom floor plan options/ 990 sq. ft. to 1,053 sq. ft. living space
- Gated community
- Private roads
- Community recreational building and pool



11. Sandhu Apartments

1227 and 1239 South C Street

- A proposed 9 unit apartment complex



12. Encanto

Residential Projects
Approved

1101 West Second Street

- 27 single family detached, single story homes on 3.1 acre site with lots ranging between 3,838 sf- 9,752 sf
- 3 bedroom, two bathroom
- 7 Affordable homes



chucco body Merlex Glacier White p-100 Santa Barbara finish
 trim Dunn Edwards DET493 Mayan Chocolate
 roofing Eagle Roofing Capistrano 3523 Dark Terracotta
 windows Amisco Artisan Bronze



14. Lockwood Senior Apartments

Residential Projects Under Construction

2151 Lockwood Street

- Proposed 173-unit Active Senior Apartment Community for adults age 62-plus on a 3.6- acre site
- 100 percent affordable
- Community recreational building and pool



WEST ELEVATION



SOUTHWEST VIEW



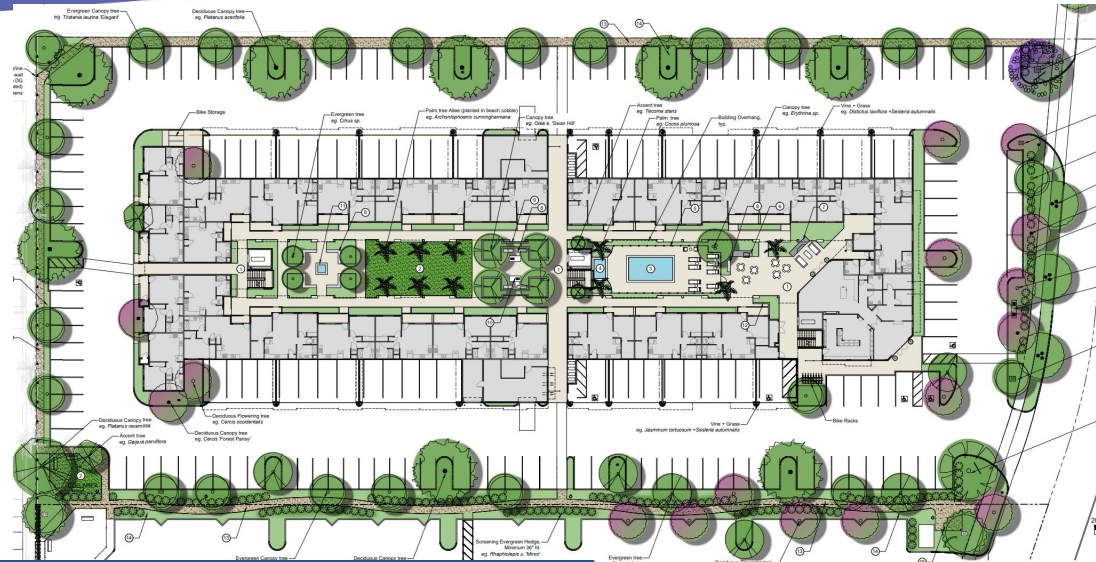
NORTHWEST VIEW

15. Lockwood II Senior Apartments

Residential Projects Under Construction

2151 Lockwood Street

- Proposed 168-unit Active Senior Apartment Community for adults age 62-plus on a 3.08-acre site
- 100 percent affordable
- Community recreational building and pool

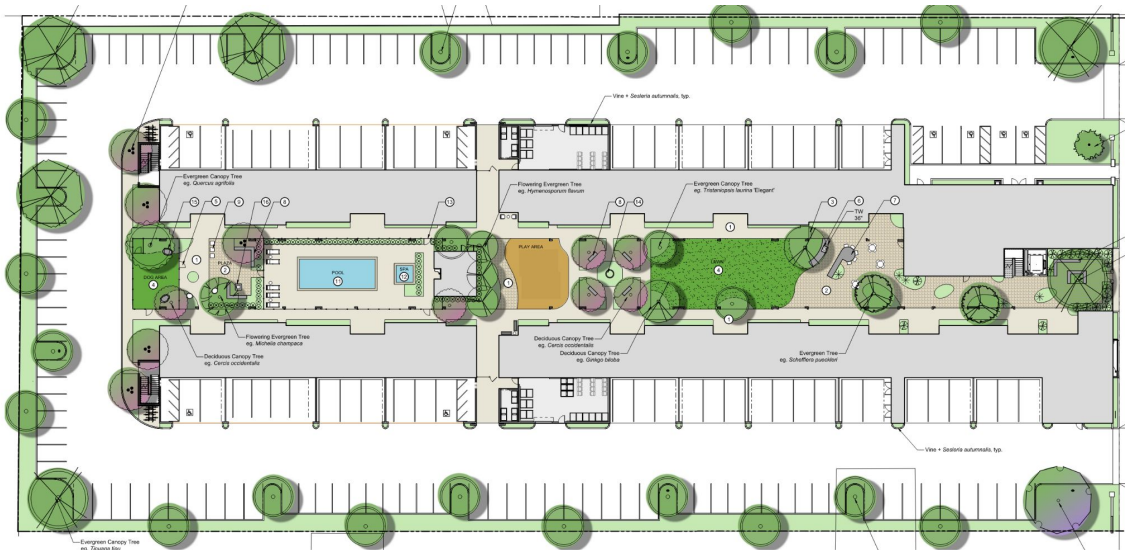


16. 1345 North Oxnard Blvd Apartments

Residential Projects
Approved

1345 North Oxnard Blvd

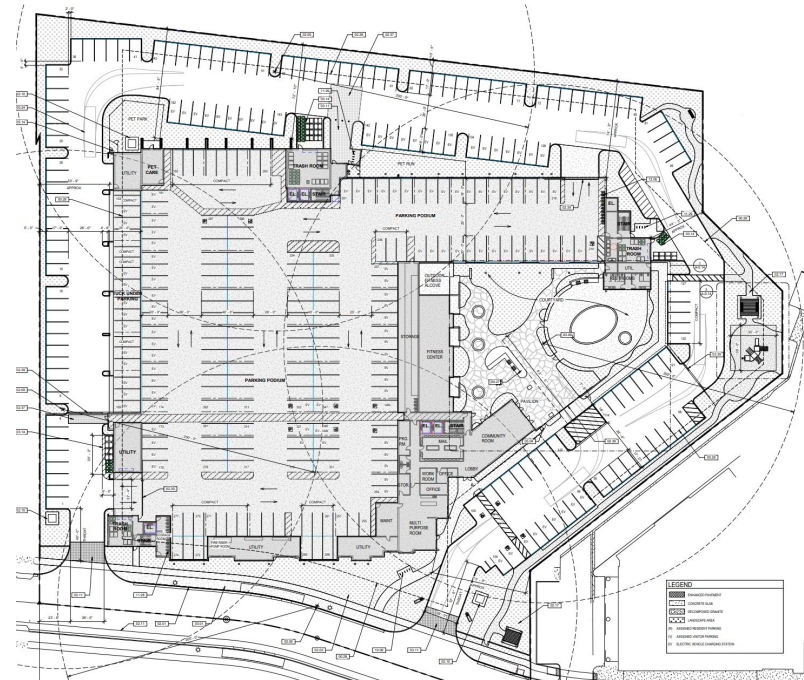
- 4-story, 142-Unit Apartment Complex on 3.07-acre site
- 78, 1-bedroom units & 60, 2-bedroom units
- 19 Affordable (5 very low/14 lower income) Units
- 180 parking space (uncovered and w/in ground floor)
- Amenities include: lobby areas, club and fitness center, community rooms; Outdoor BBQ and dining, pool, spa and restrooms, courtyard activity areas, sky decks, and dog run area.



17. Lockwood III Apartments

2151 Lockwood Street

- 5-story, 234-Unit Apartment Complex on 5.17-acre site
- 86 one-bedroom units, 104 two-bedroom units, 24 three-bedroom units, & 20 studio units
- 351 parking space (uncovered and w/in ground floor)
- Amenities include: lobby areas, club and fitness center, community rooms; Outdoor BBQ and dining, pool, spa and restrooms, courtyard activity areas, sky decks, and dog run area.



18. Ives Apartments Project

1620 Ives Avenue

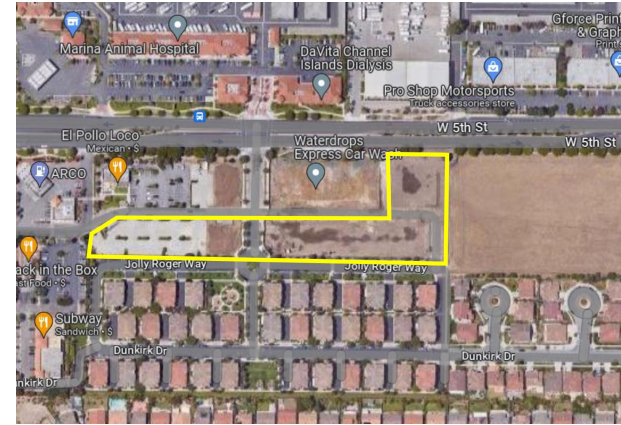
- 78 multi-family housing units within nine 3-story buildings on 3-acre site
- A mix of 12 one-bedroom units and 66 two-bedroom units
- 79 parking space



19. Portofino Phase II

Jolly Roger Way and Southampton

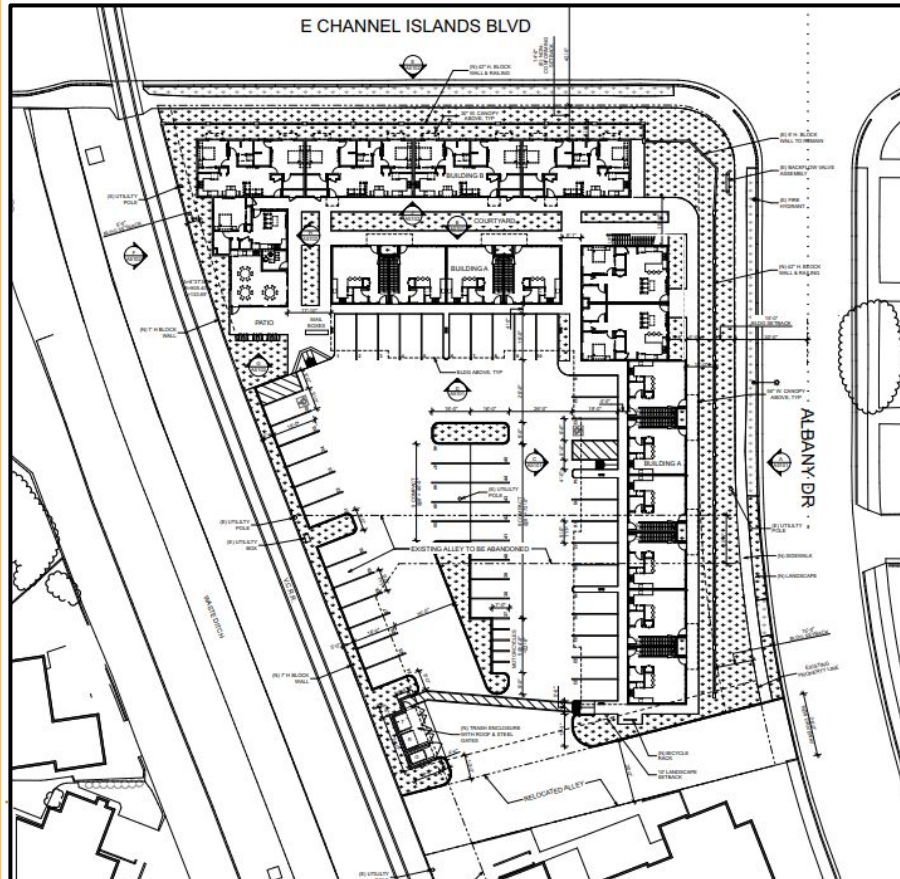
- Development proposal to construct 36 three bedroom condominiums
- 72 parking spaces



20. Albany Apartments

2929 Albany Drive

- Redevelopment of an existing school site and new construction for a 19-unit apartment complex.
- 50 parking spaces



Commercial Developments Overview

1. U-Haul
2. Rancho Victoria Plaza
3. Pleasant Valley Plaza
4. TRU Hotel by Hilton
5. Vineyard Starbucks
6. Starbucks - Ventura Boulevard
7. In-N-Out - Ventura Boulevard
8. Oxnard Express Car Wash
9. Starbucks - Ives Avenue
10. Fast Food Restaurant - Ives Avenue
11. Starbucks at Lemon Grove Plaza
12. Daya Enterprises
13. Carl's Jr. Project
14. Mister Carwash

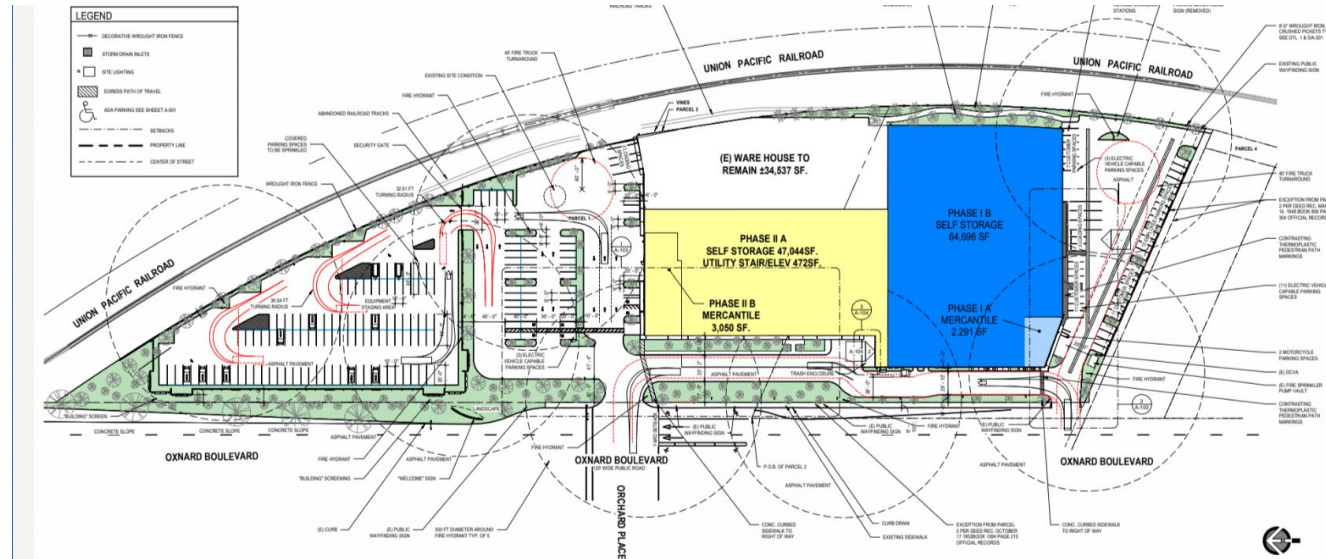
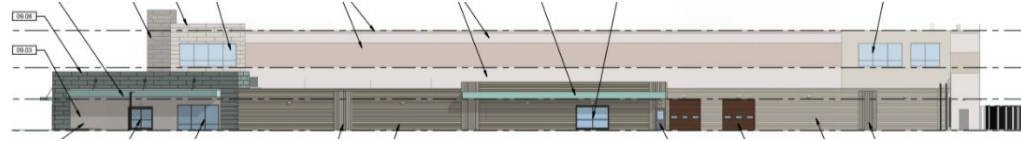


1. U-Haul of North Oxnard

Commercial Projects
Proposed

2420 North Oxnard Boulevard

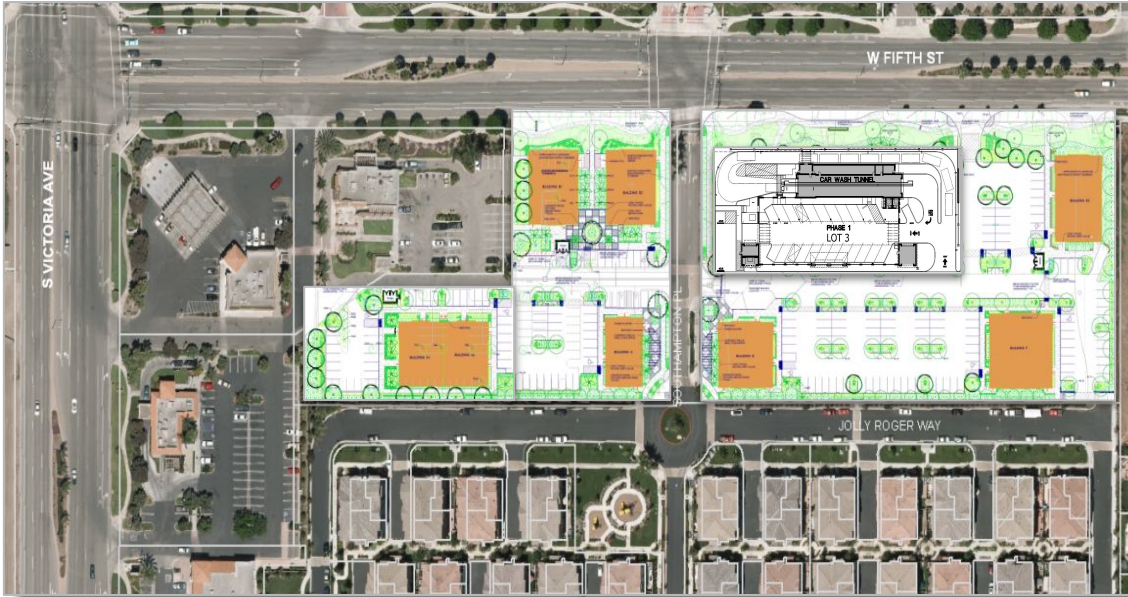
- Proposed 5,341 sf retail space
- Truck rental and storage
- 34,537 sf container storage
- 201,796 sf mini-warehouse



2. Rancho Victoria Plaza

W Fifth Street & Southampton PI

- 9 lots (17,325 sf - 36,712 sf)
- 9 buildings (3,569 sf - 6,472 sf)
- Car Wash Completed.
- The remainder of the project approved but not under construction



FRONT ELEVATION - BUILDING C



SIDE ELEVATION - BUILDING C



REAR ELEVATION - BUILDING C



SIDE ELEVATION - BUILDING C



FRONT ELEVATION - BUILDING C



SIDE ELEVATION - BUILDING C



FRONT ELEVATION - BUILDING C



SIDE ELEVATION - BUILDING C



REAR ELEVATION - BUILDING C



SIDE ELEVATION - BUILDING C



REAR ELEVATION - BUILDING C

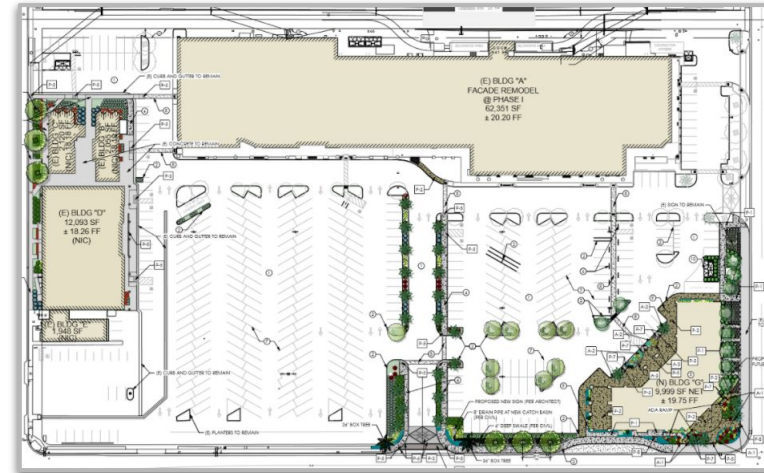


SIDE ELEVATION - BUILDING C

3. Pleasant Valley Plaza Renovation

Northwest Corner of Pleasant Valley Road and Saviers Road

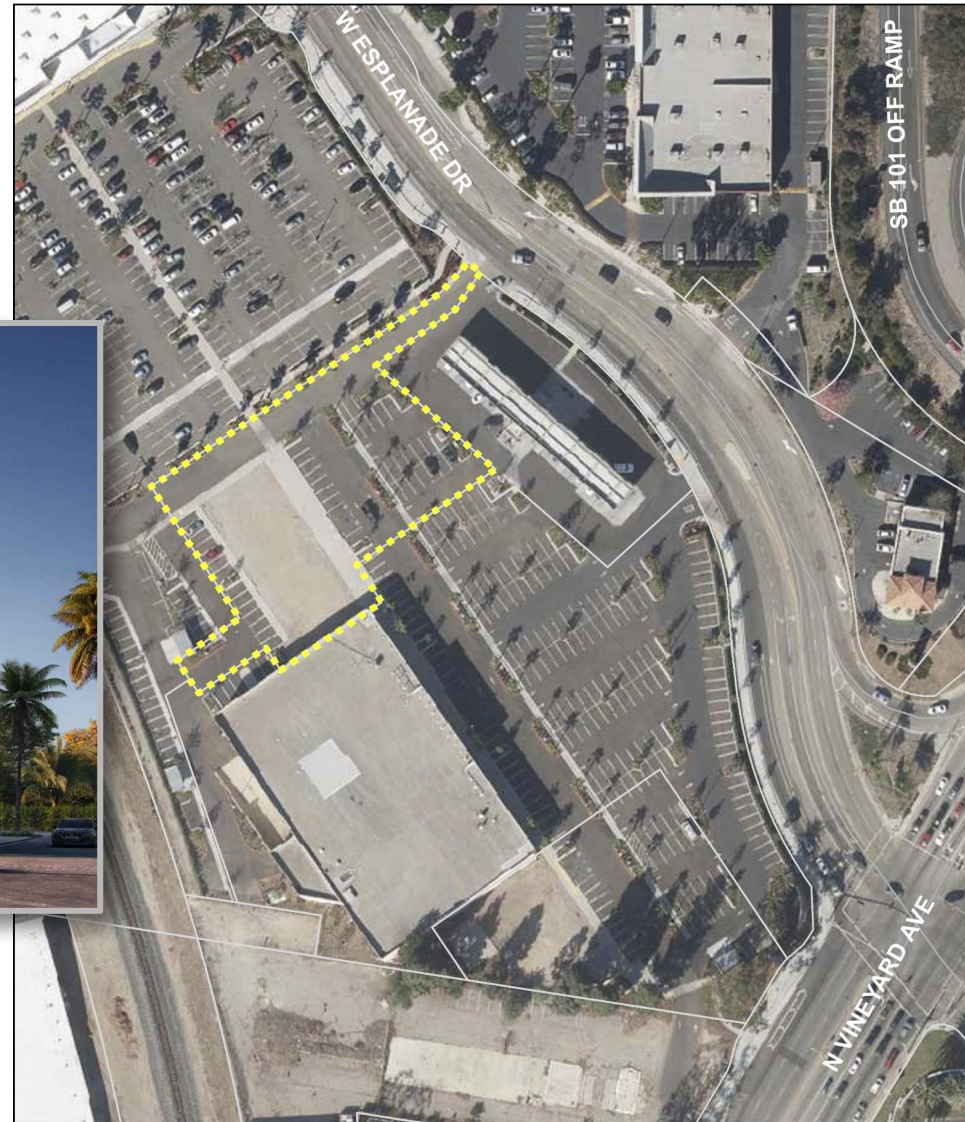
- Complete renovation existing shopping center property and addition of a 10,000 sf commercial building
- Currently in plan-check



4. TRU Hotel by Hilton

180 West Esplanade Avenue

- Proposed 5-story, 88 room hotel
- 44,370 sf



5. Vineyard Starbucks

2551 E. Vineyard Avenue

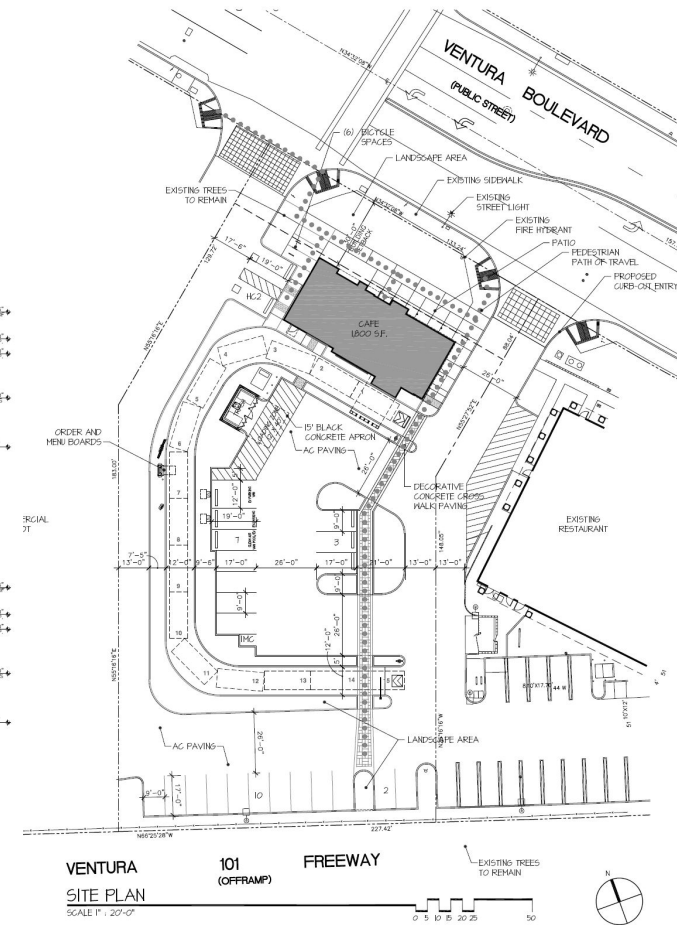
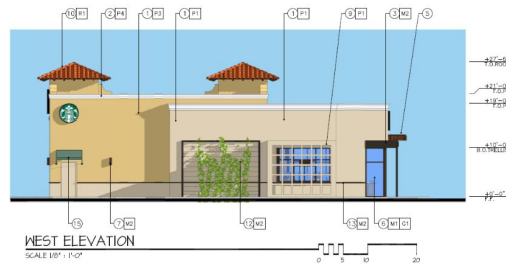
- Conversion of Existing Wendy to a Starbucks Drive-Thru



6. Starbucks - Ventura Boulevard

1720 Ventura Boulevard

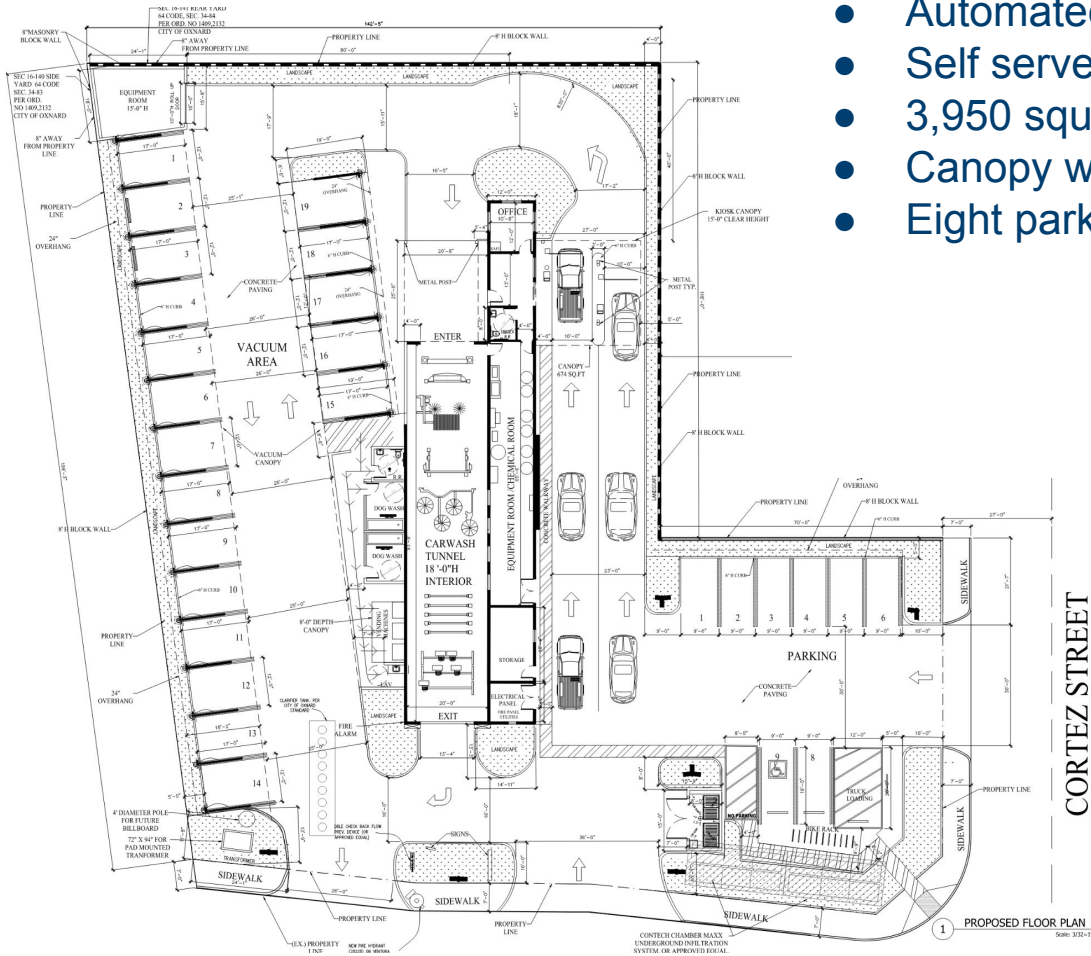
- Demolish existing structure and construct New 1,800 SF restaurant.
- Project will provide 25 parking spaces, and will have a queue designed to hold 15 vehicles



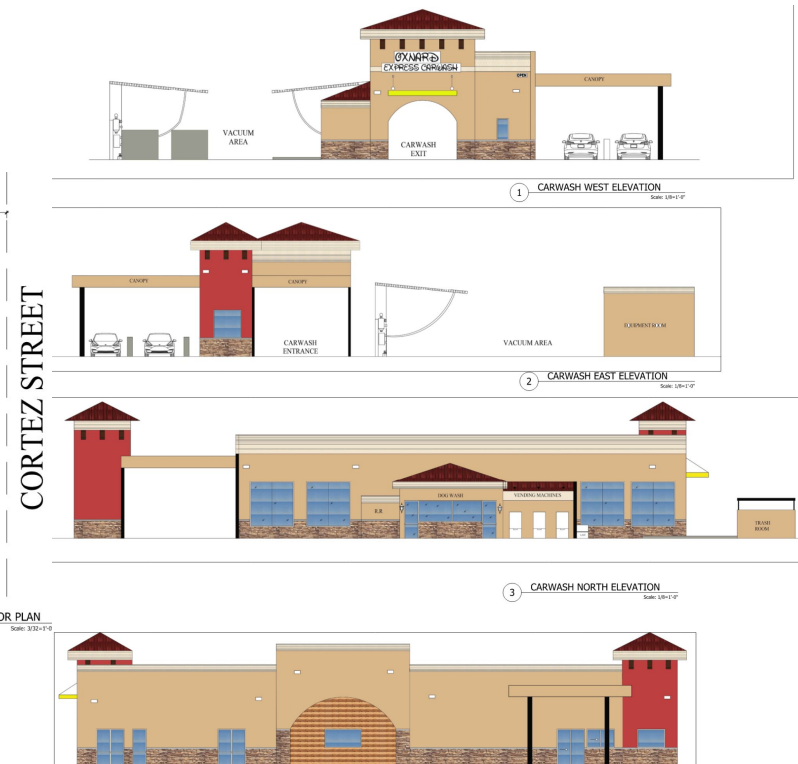
8. Oxnard Express Car Wash

481 - 491 Ventura Boulevard

- Automated car wash
- Self serve dog wash
- 3,950 square foot building
- Canopy with 19 vacuum stalls
- Eight parking stalls



VENTURA BOULEVARD



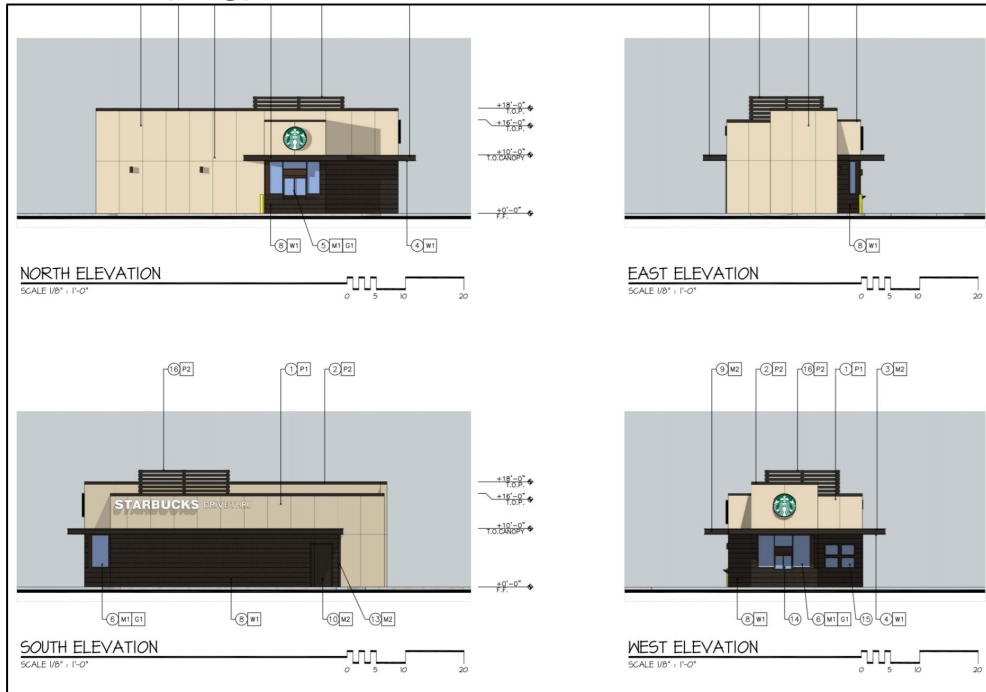
9. Starbucks - Ives Avenue

1600 Ives Avenue

Demolition of existing events center (existing monument sign and public art will remain on site)

Development of:

- 1) 983 square-foot coffee cafe with drive thru
- 2) Related improvements (parking, trash enclosure, sidewalks, patios, and landscaping)

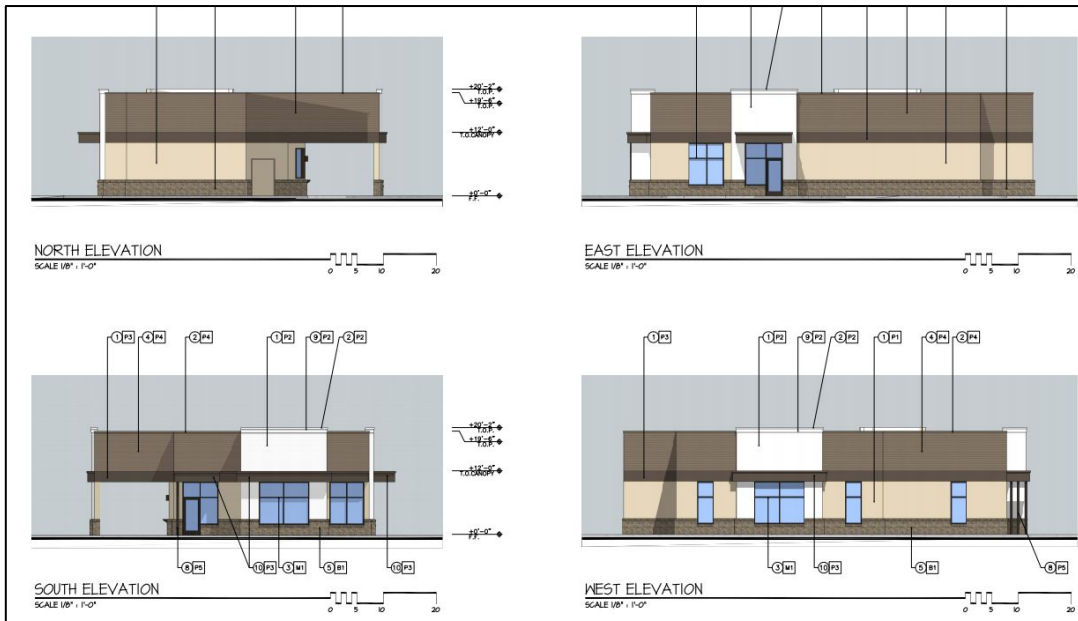


10. Fast Food Restaurant - Ives Avenue

Commercial Projects
Approved

1600 Ives Avenue

- Demolition of existing events center (existing monument sign and public art will remain on site)
- Development of:
- 2,533 square-foot fast food restaurant with drive thru
- Related improvements (parking, trash enclosure, sidewalks, patios, and landscaping)

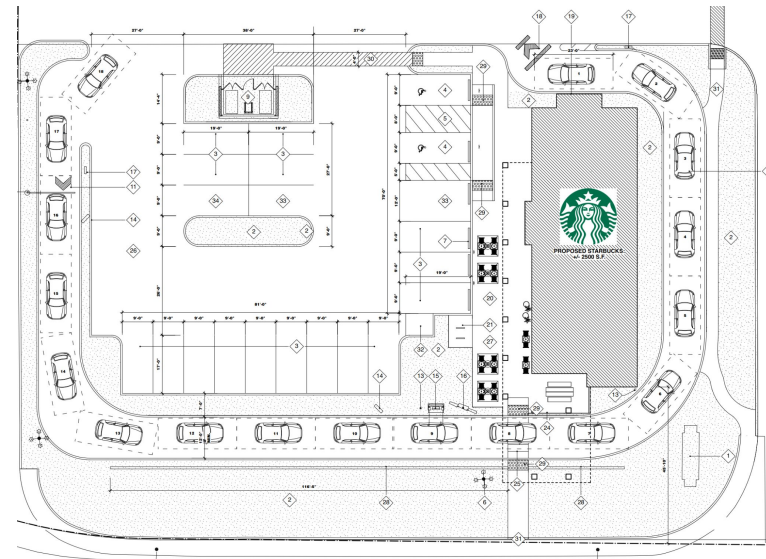


11. Starbucks at Lemon Grove Plaza

2011 N Oxnard Blvd.

Development of:

- 1) 2,500 square-foot coffee shop with drive thru
- 2) Related improvements (parking, trash enclosure, sidewalks, patios, and landscaping)



12. Daya Enterprises

Northwest corner of Saviers Rd and Hueneme Rd

- A request to construct a new two-story, 2,755 square-foot, 24-hour convenience store with a second floor 1,700 square foot office area.
- Fuel canopy with eight fuel stations, parking area, trash enclosure and related site improvement on a vacant 19,602 square-foot site.



PERSPECTIVE VIEW AT INTERSECTION

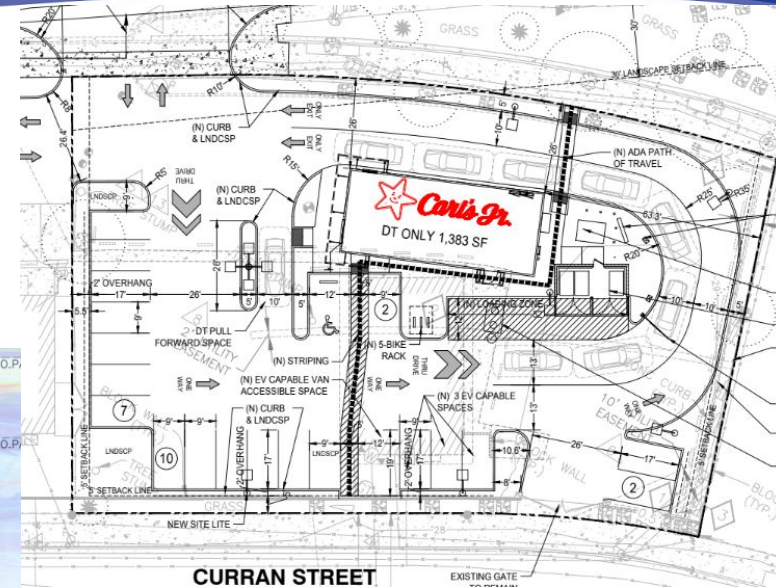


13. Carl's Jr

2100 E Pleasant Valley Rd.

Development of:

- 1) 1,383 square-foot drive thru only fast food restaurant
- 2) Related improvements (parking, trash enclosure, sidewalks, landscaping)



Industrial Developments Overview

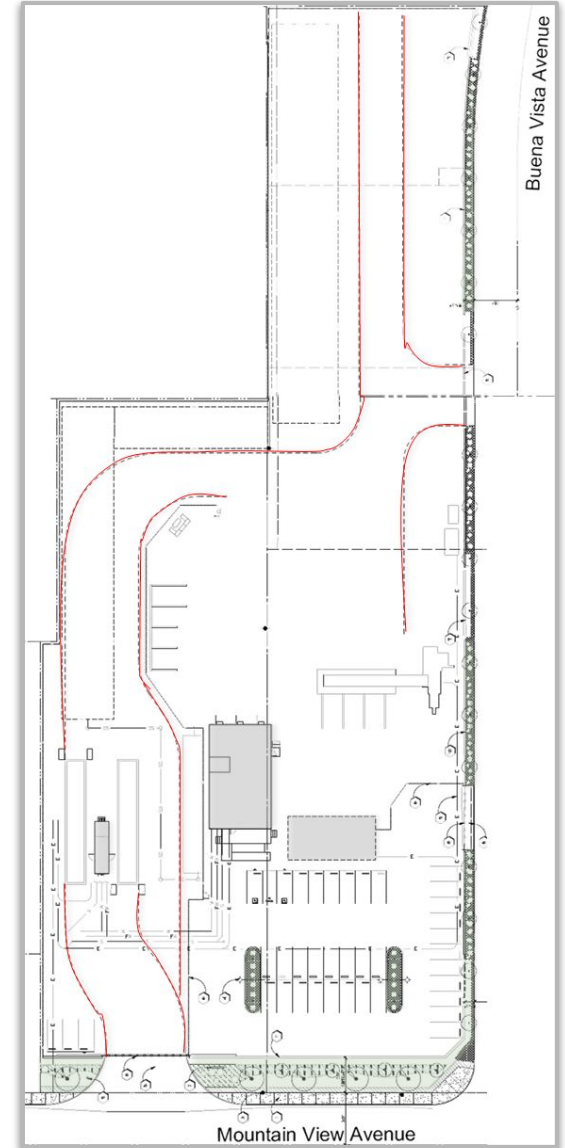
1. SA Recycling
2. Port Vehicle Storage
3. Pantoja Trucking
4. Bruin Fulfillment Center
5. Santiago Industrial Suites
6. The Berry Man
7. Associated Ready Mix Project
8. Arcturus Cold Storage Facility
9. Solar Pacific Professional Development
10. 101 Logistics Center
11. 6001 Arcturus
12. Mister Softee
13. Trojan Self Storage



1. SA Recycling

1421-1441 Mountain View Avenue

- A proposed 2,400 sf office and outdoor recycling center



2. Port Vehicle Storage

Hueneme Road & Perkins Road

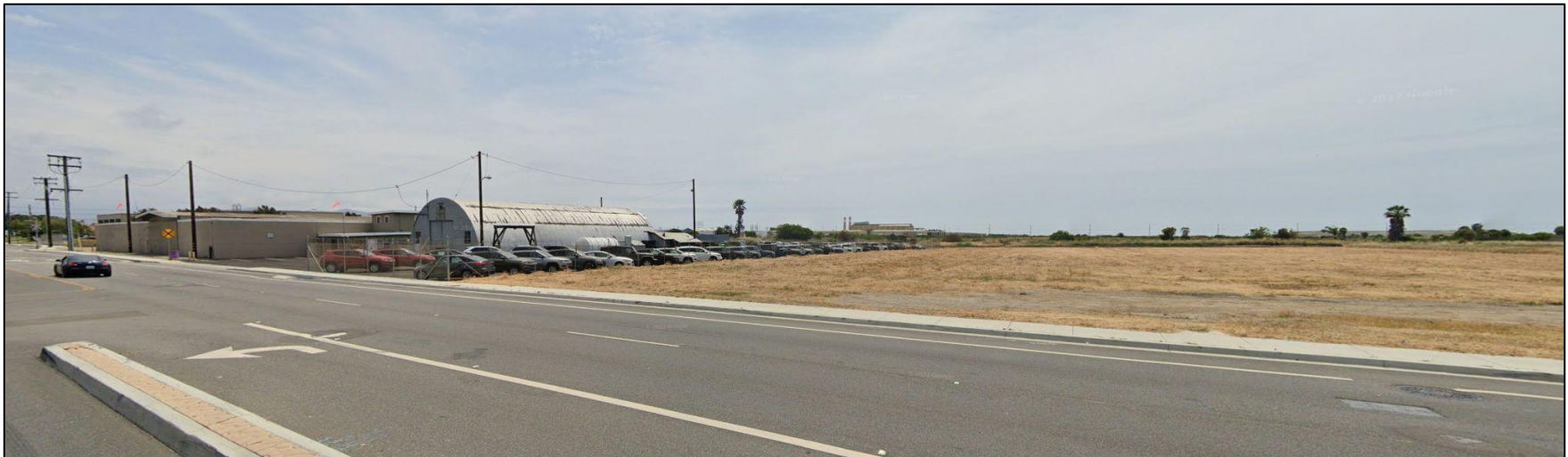
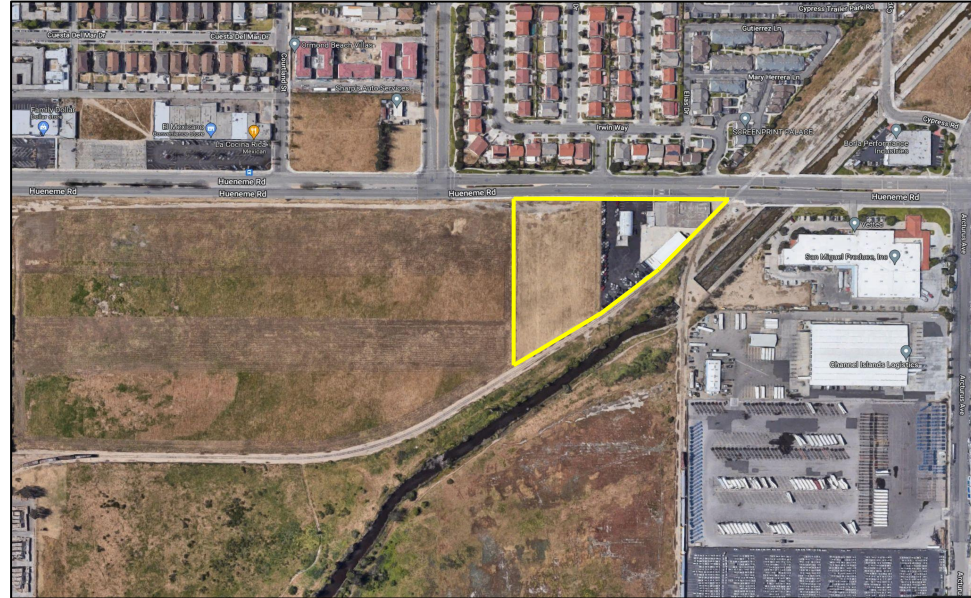
- Storage for 4,944 vehicles on 34 acres



3. Pantoja Trucking

320 E Hueneme Road

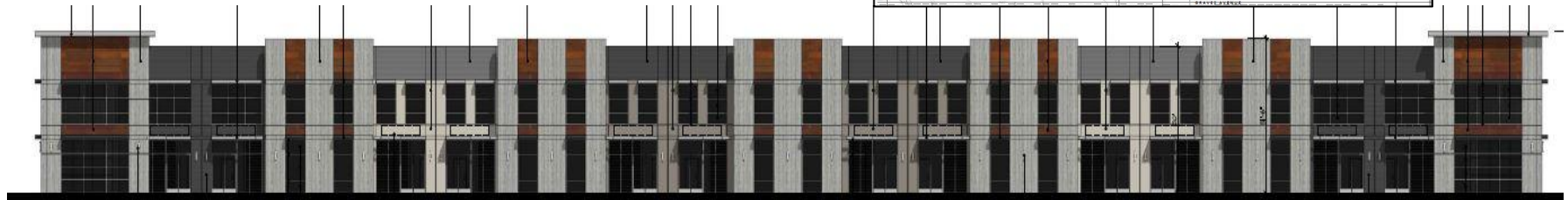
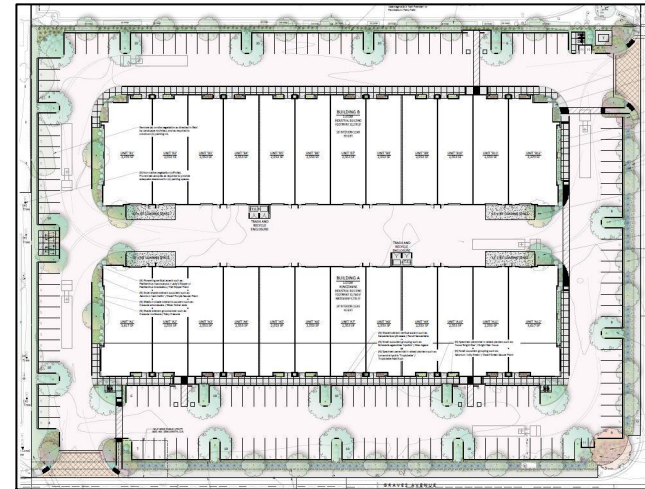
- Expansion of existing freight yard
- No new structures
- Truck Storage



5. Santiago Industrial Suites

2301 Santiago Court

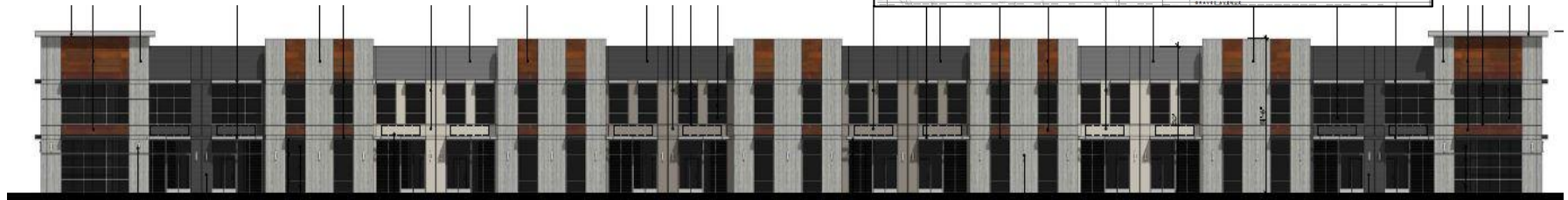
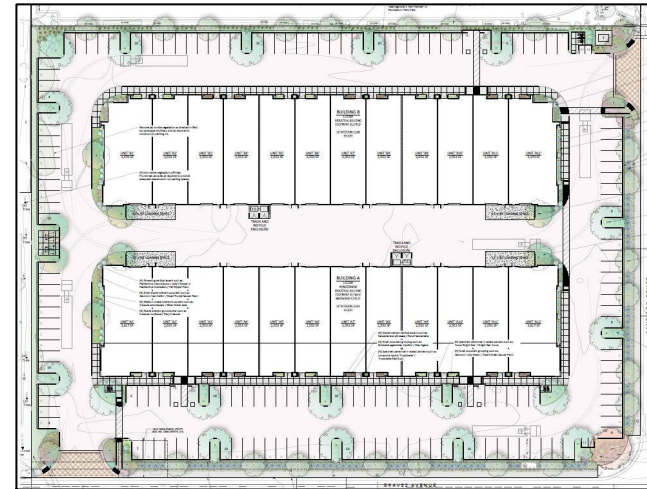
- 2 proposed industrial buildings
- 12 suites each building
- 75,000 square-feet



5. Santiago Industrial Suites Subdivision

2301 Santiago Court

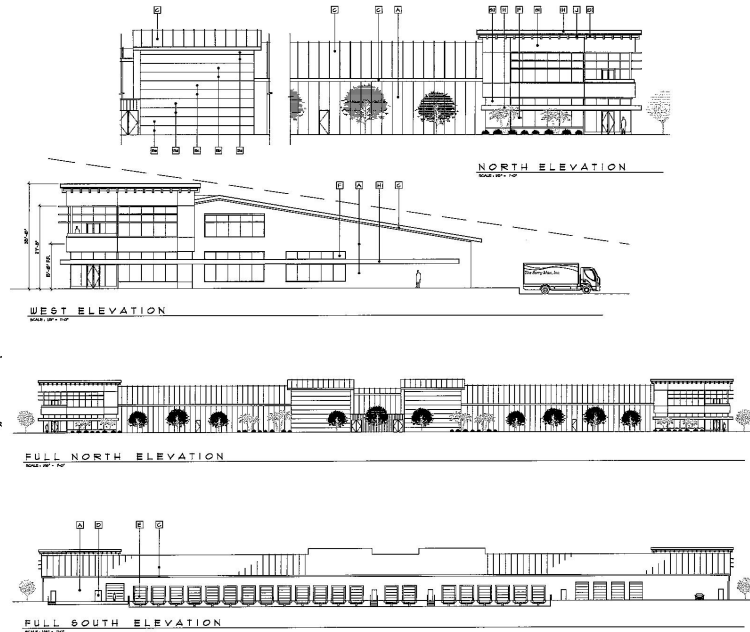
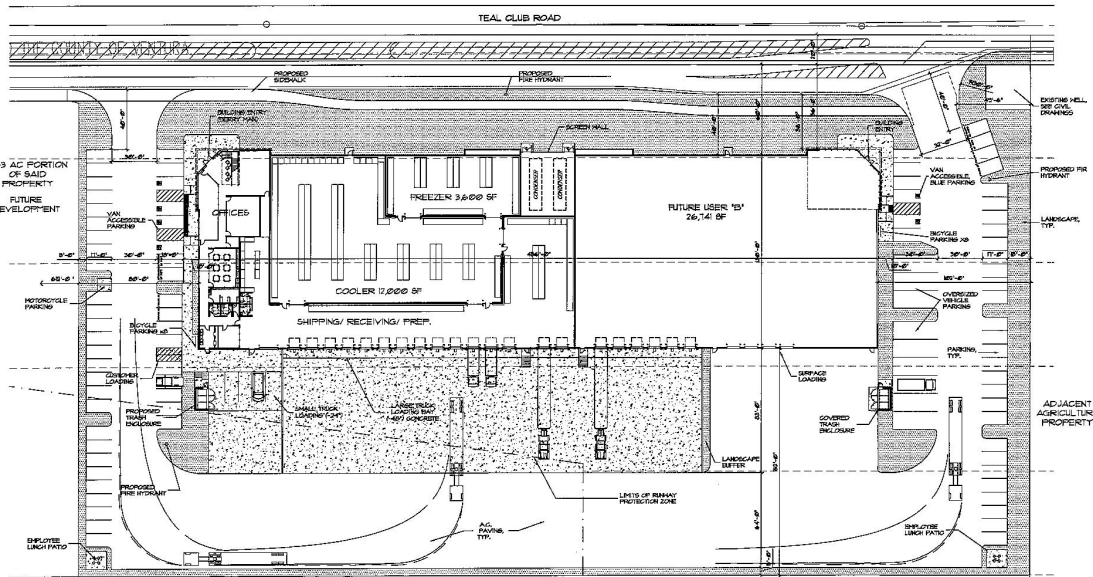
- Condominium Map
- 12 suites each building
- 24 suites and 1 common area total



6. The Berry Man

Victoria Ave & Teal Club Rd

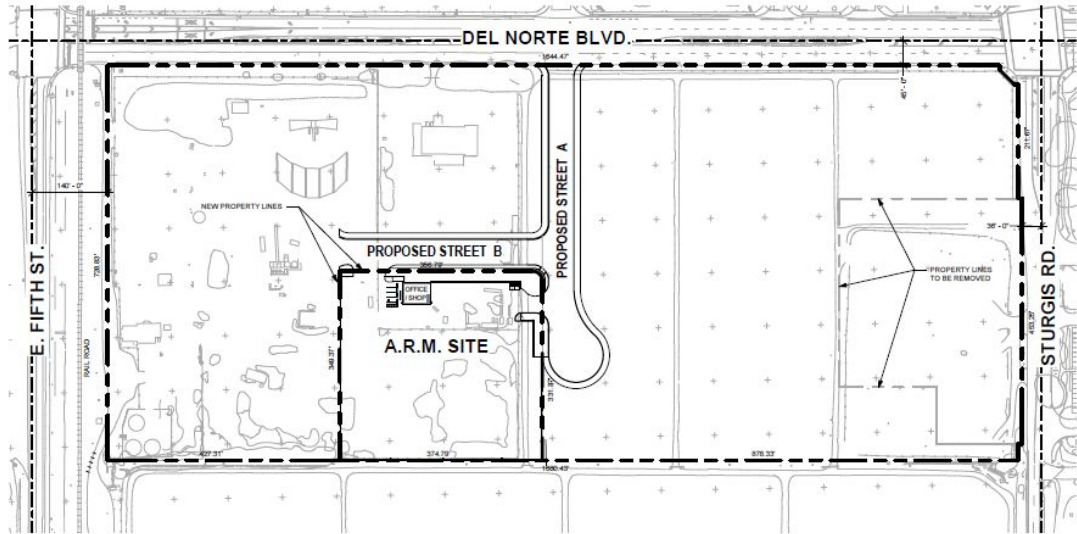
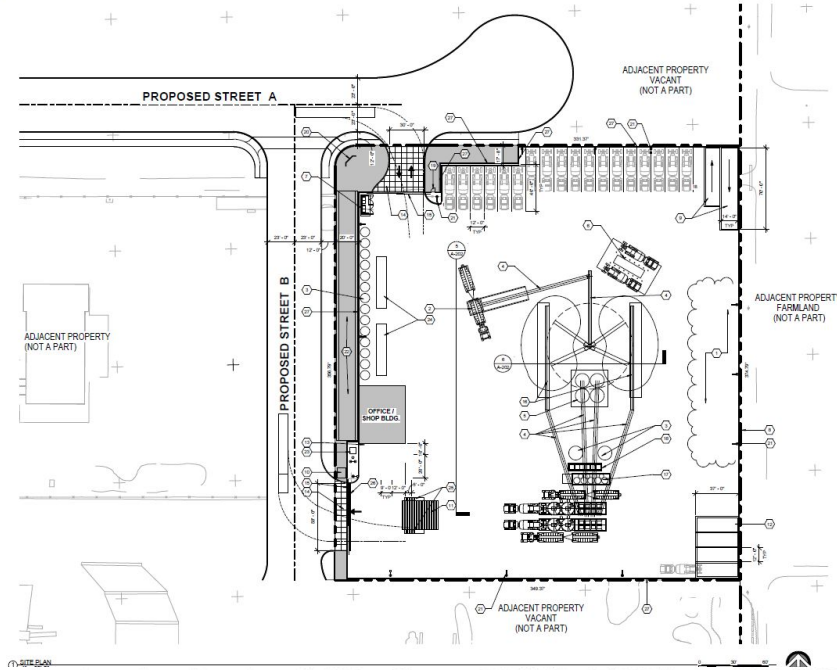
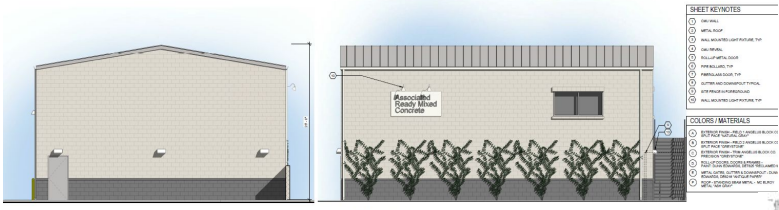
- Proposed industrial building
- Produce cooler and distribution facility
- 58,341 square-foot



7. Associated Ready Mix Project

3450 Sturgis Road

- Proposed Concrete Batch Plant and Lot line adjustment to relocate parcel from Sturgis to a interior lot.
- Proposal includes production and recycling of concrete onsite.
- 2,833 square foot office/shop building.



8. Arcturus Cold Storage Facility

5980-5990 Arcturus Avenue

- 103,705 square foot cold storage building that will include 36 loading docks along two building sides
- 270 truck/container storage spaces with electrical connections
- Area for 90 containers to be stacked 3 levels high



NORTH



SOUTH



EAST



WEST

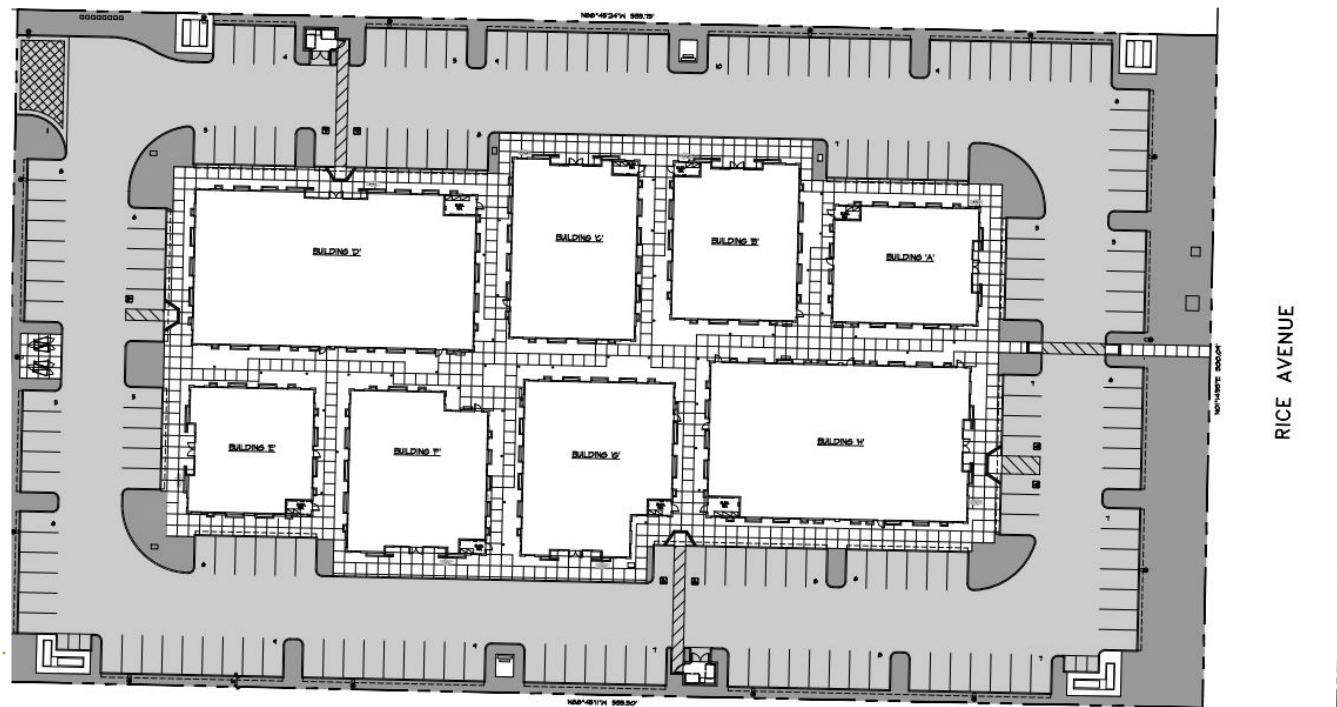


9. Solar Pacific Professional Development

Industrial Projects
Proposed

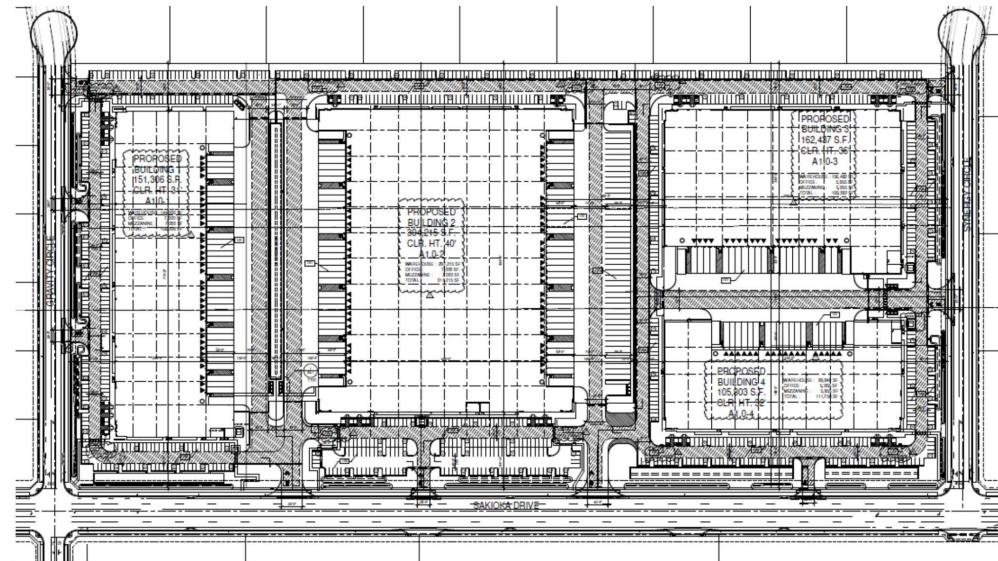
1750 Solar Drive

- 8 buildings totalling 42,816 square feet with building areas ranging between 3,008 and 8,519 square feet.
- Tentative subdivision map proposes to subdivide the 3.69 acre site into nine parcels



Sakioka Farms Business Park

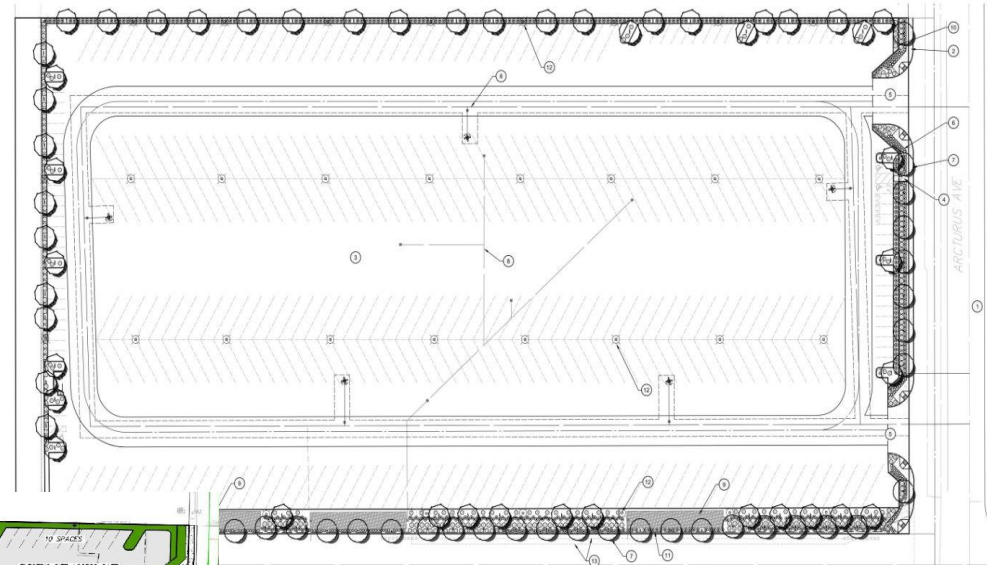
- 4 warehouse buildings
- 778,720 square feet total development



10. Outdoor Storage Yard

6001 Arcturus Avenue

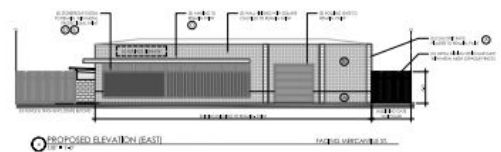
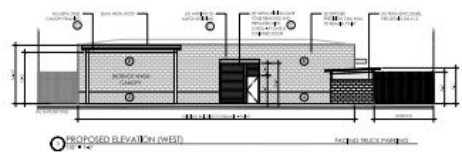
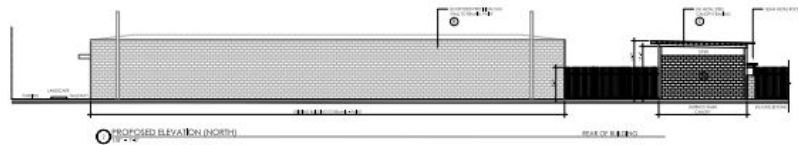
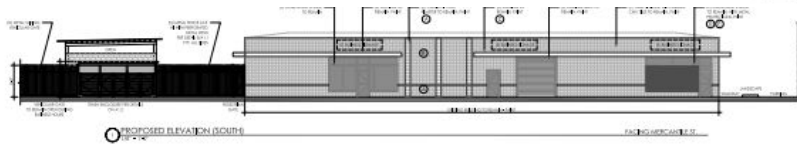
- 352,501 sf of paved parking
- 27,038 sf of landscaping
- 38 overhead lights
- Four (4) fire hydrants
- Bioswale and storm drain on the southern edge of the parking lot.
- 8.7 acre project site



10. Mister Softee Mobile Food Commissary

811 Mercantile Street

- The project proposes the conversion of a 4,290 sq. ft of existing tenant space into a new mobile food commissary and will also include a 530 sq. ft. truck wash area and 222 sq. ft. trash enclosure within 9,458 sq. ft. of existing yard space.

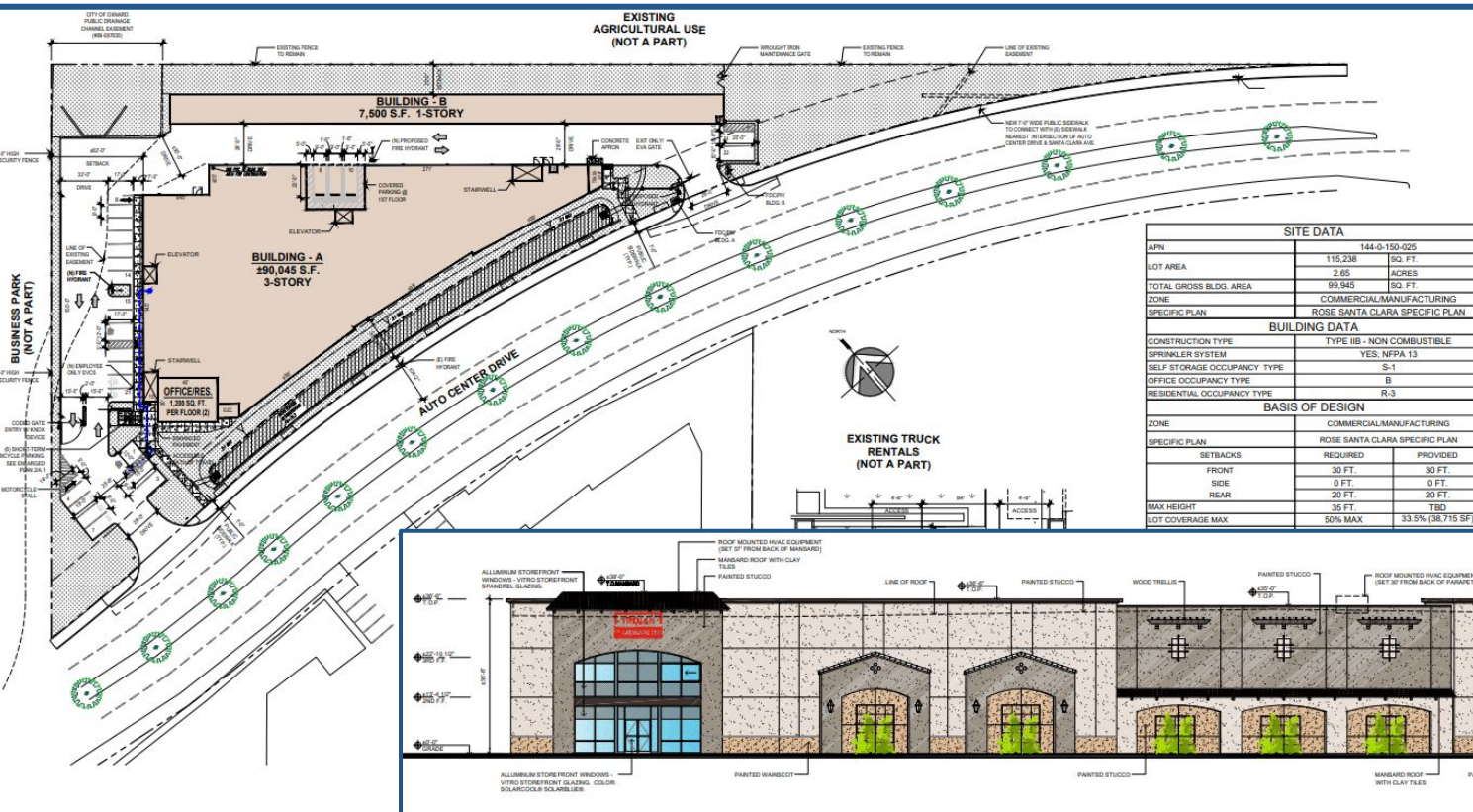


COLOR & MATERIALS LEGEND	
[Color swatch]	1. Concrete
[Color swatch]	2. Brick
[Color swatch]	3. Metal
[Color swatch]	4. Glass
[Color swatch]	5. Asphalt

13. Trojan Self-Storage

2111 Auto Center Drive

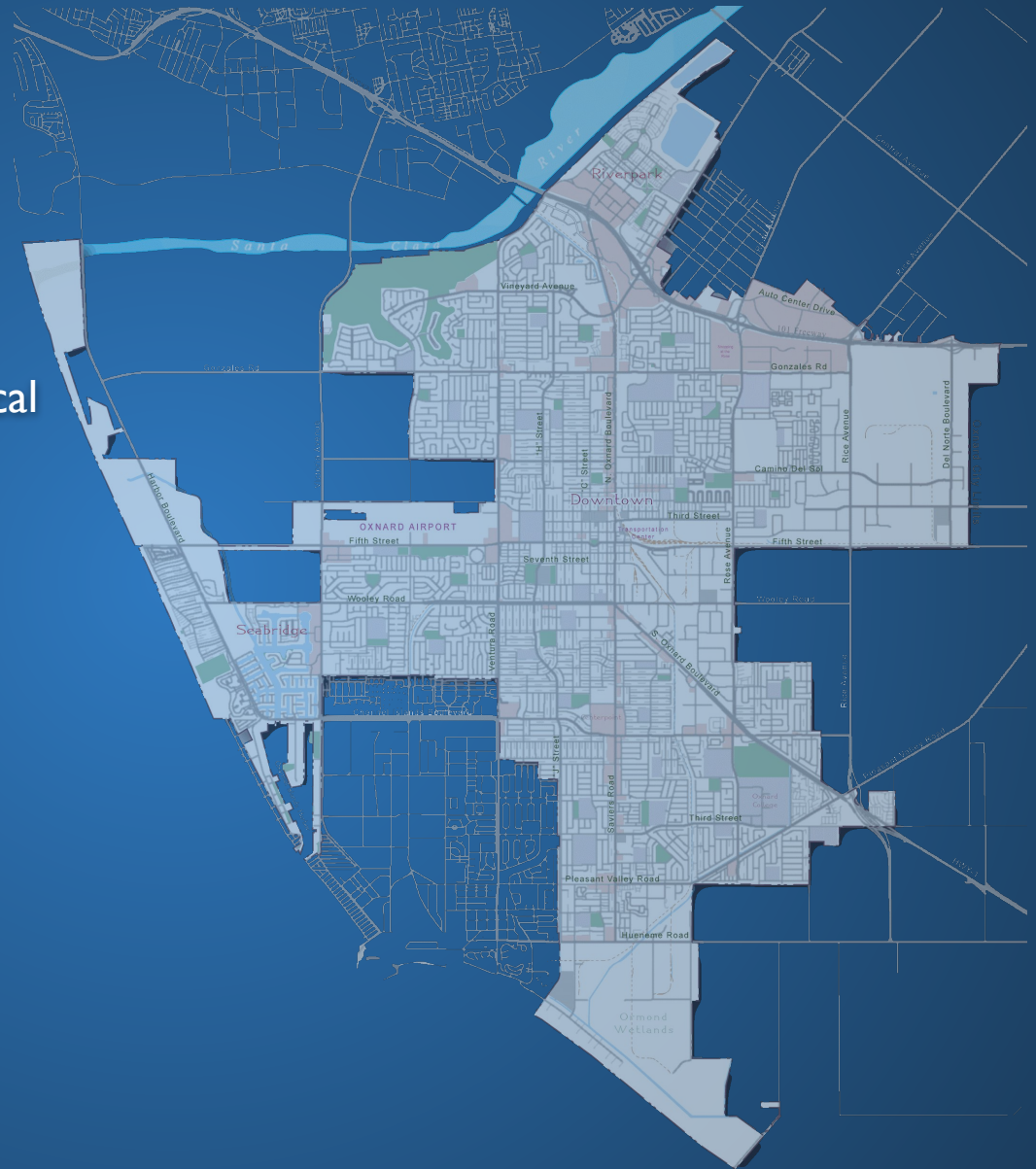
- PZ No. 22-200-03
- New three-story mini-storage facility of approximately 99,945 square feet



SITE DATA		
APN	144-0-150-025	
LOT AREA	115,258 SQ. FT.	
TOTAL GROSS BLDG. AREA	2.65 ACRES	
TOTAL GROSS BLDG. AREA	99,945 SQ. FT.	
ZONE	COMMERCIAL/MANUFACTURING	
SPECIFIC PLAN	ROSE SANTA CLARA SPECIFIC PLAN	
BUILDING DATA		
CONSTRUCTION TYPE	TYPE IIB - NON COMBUSTIBLE	
SPRINKLER SYSTEM	YES: NFPA 13	
SELF STORAGE OCCUPANCY TYPE	S-1	
OFFICE OCCUPANCY TYPE	B	
RESIDENTIAL OCCUPANCY TYPE	R-3	
BASIS OF DESIGN		
ZONE	COMMERCIAL/MANUFACTURING	
SPECIFIC PLAN	ROSE SANTA CLARA SPECIFIC PLAN	
SETBACKS	REQUIRED	PROVIDED
FRONT	30 FT.	30 FT.
SIDE	0 FT.	0 FT.
REAR	20 FT.	20 FT.
MAX HEIGHT	35 FT.	TBD
LOT COVERAGE MAX	50% MAX	33.5% (38,715 SF)

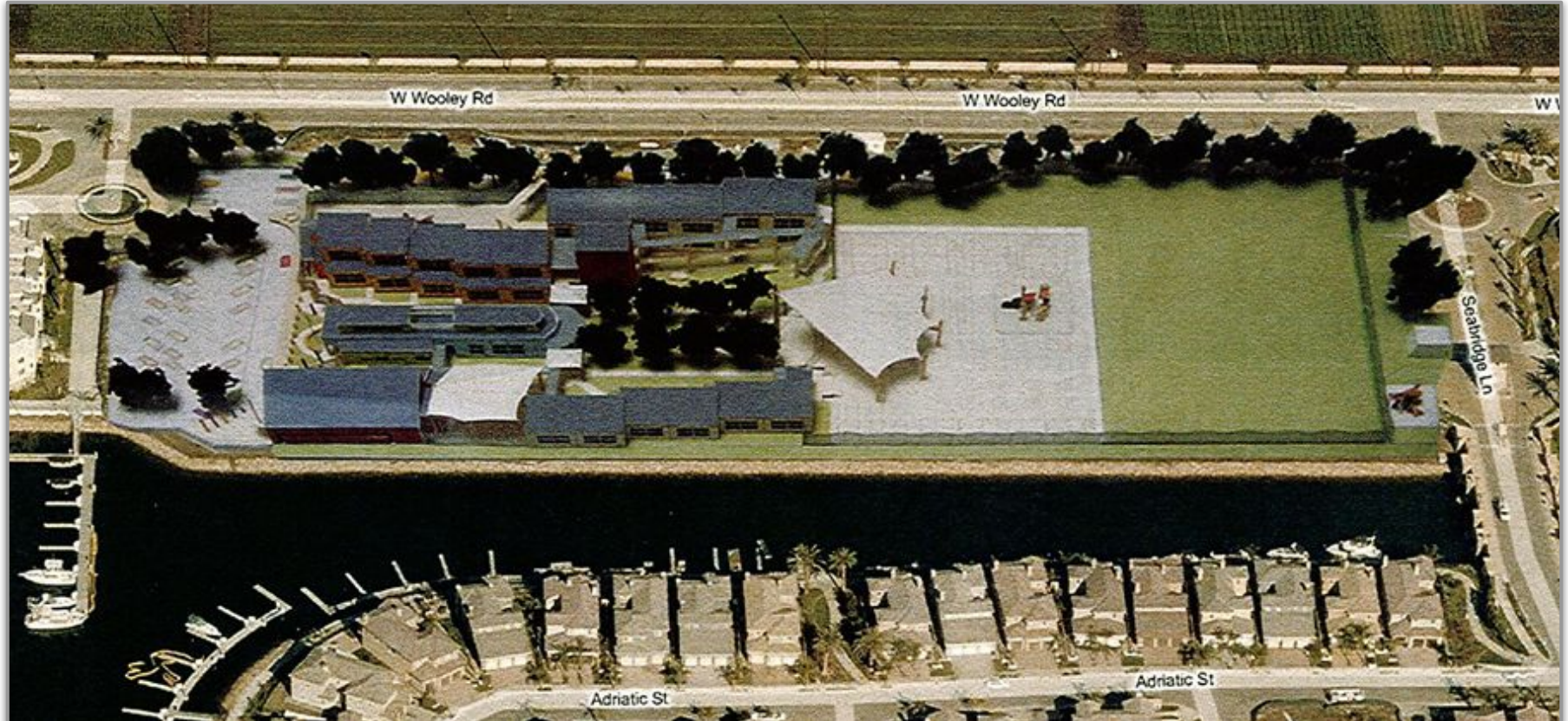
Institutional Developments Overview

1. **Oxnard School District**
2. **Waste Water Plant – Electrical Building & Storage Buildings**
3. **Rio DelValle School Expansion**



4050 West Wooley Road

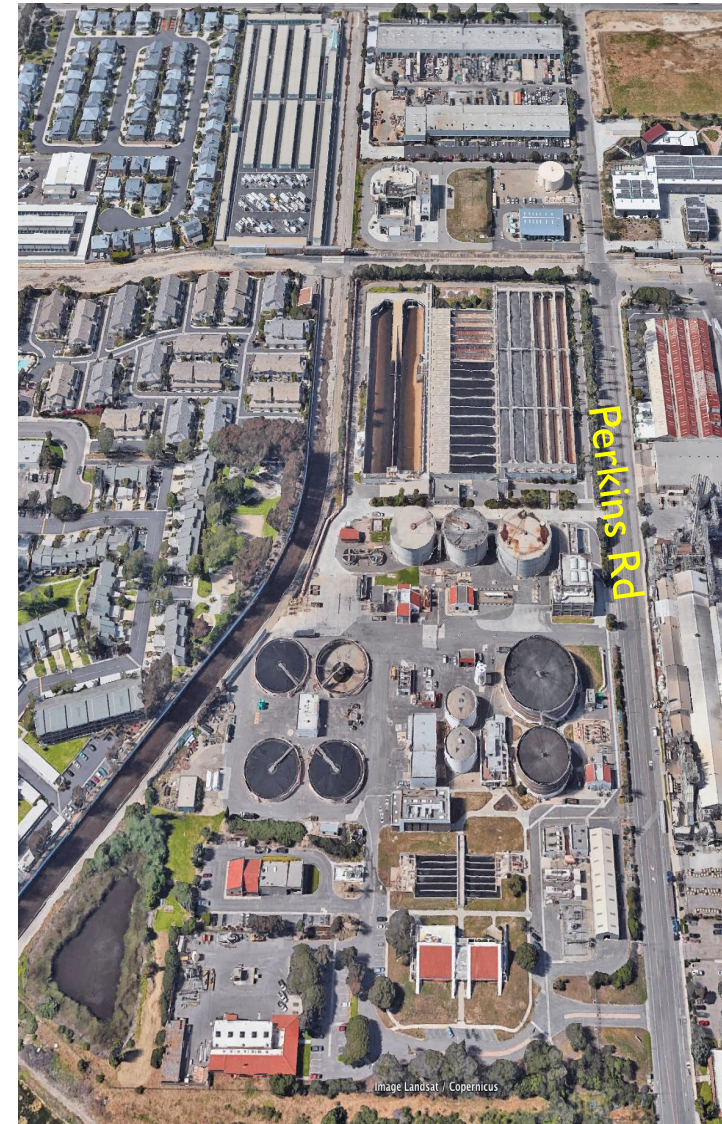
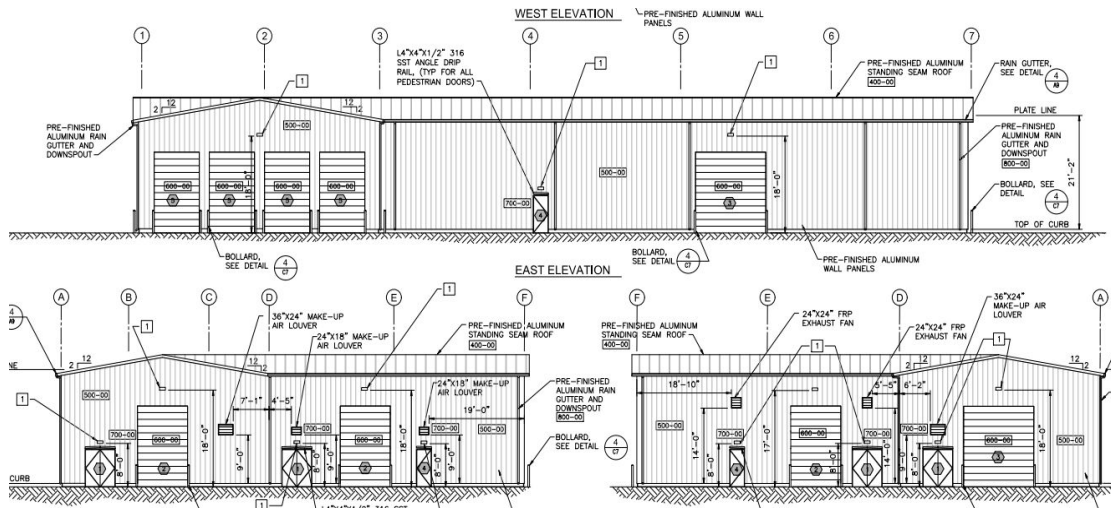
- A proposed Seabridge K-5 Elementary School



(conceptual design, requires Coastal Commission staff review)

5751-6001 Perkins Road

- Replace an existing 1,700 SF storage building with a 9,000 SF storage building
- Replace an existing 6,700 SF electrical building with a 2,600 SF electrical building
- Miscellaneous equipment upgrades



Rio Del Valle Middle School Existing Campus Expansion Master Plan

- Annexation
- General Plan Amendment (to change the City Urban Restriction Boundary, SOAR land designation, Sphere of Influence, land use designation)
- Pre-zoning the property
- Proposed District Transportation and Bus Maintenance and Parking facilities



Specific Plan Projects

1. Teal Club

2. Northeast Community Specific Plan Sub-Neighborhood plan

3. Riverpark Projects

1a. The Landing

1b. Fore Apartments

1c. Ventura Road Electronic Billboard

1d. RiverPark Blvd Electronic Billboard

1e. The Pointe Apartments

4. Wagon Wheel Village

2a. The Junction

2b. Condos

2c. Park Place



1. Teal Club Specific Plan

Specific Plans
Proposed

Ventura Road & Teal Club Road

- 990 dwelling units (148 affordable)
- 60,000 sf commercial space



Table 3-1
Land Use Table

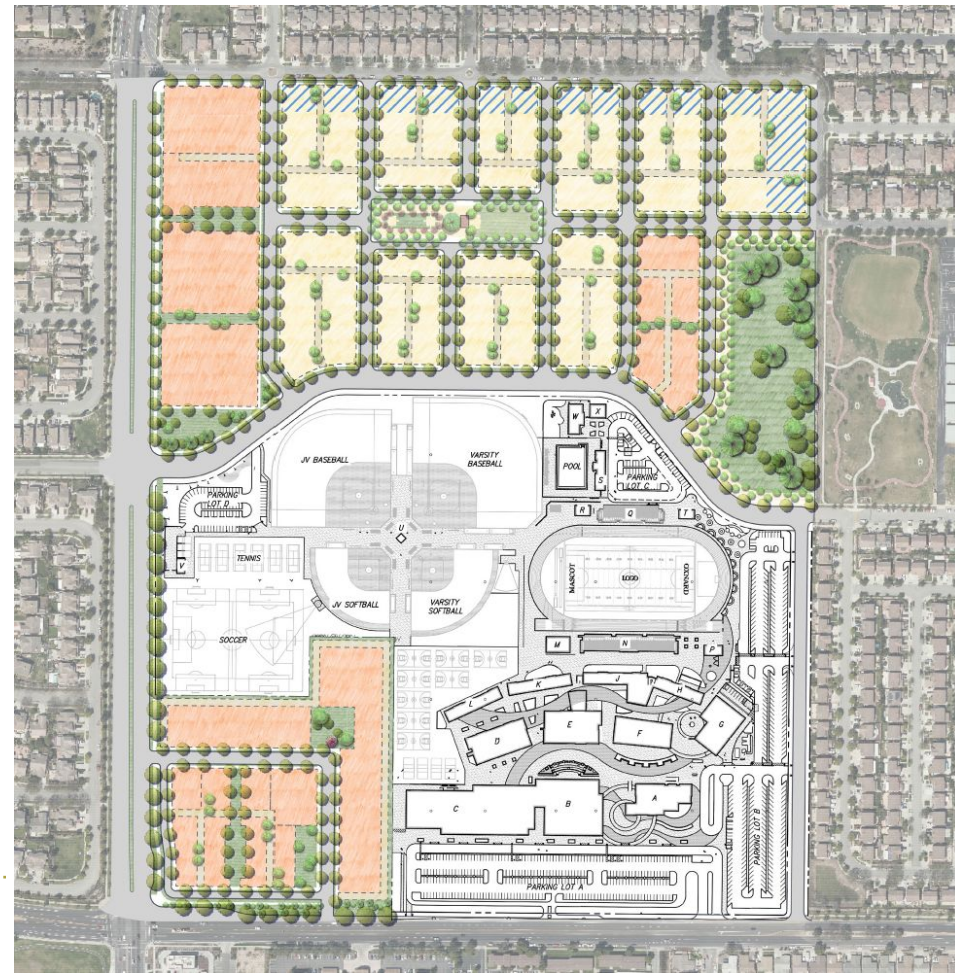
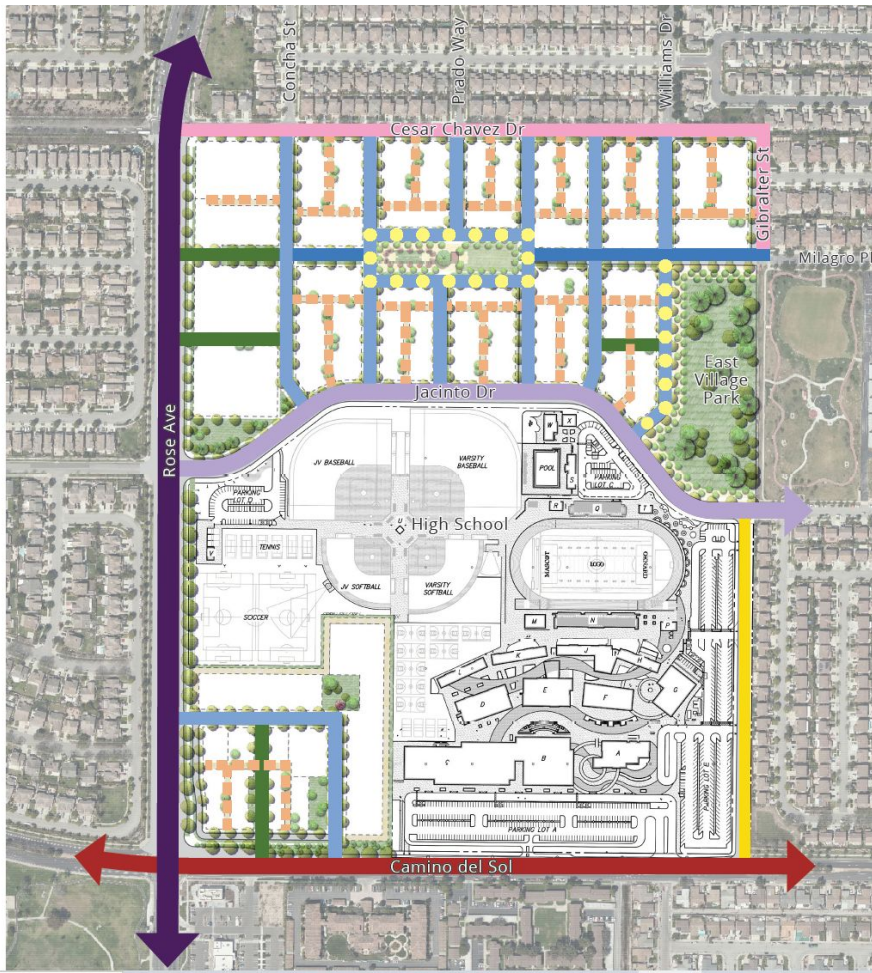
Land Use	Maximum Density	TOTAL PLANNED			
		Acres (1)	Units (2)	Density	Bldg. Sq. Ft.
RESIDENTIAL:					
PA-1 Detached Residential	7 DU/Ac.	18.2	106	5.7 DU/Ac.	-
PA-2 Detached Residential	12 DU/Ac.	9.5	86	9.0 DU/Ac.	-
PA-9 Detached Residential	12 DU/Ac.	17.0	136	8.0 DU/Ac.	-
SUBTOTAL Single-Family Detached	-	44.7	328	-	-
PA-3 Attached Residential	18 DU/Ac.	9.6	134	14.0 DU/Ac.	-
PA-4 Attached Residential	18 DU/Ac.	13.7	182	14.0 DU/Ac.	-
PA-5 Attached Residential	30 DU/Ac.	11.9	238	20.0 DU/Ac.	-
PA-11 Attached Residential	18 DU/Ac.	8.5	90	10.6 DU/Ac.	-
Commercial/Mixed Use (Residential)	-	0.0	8	-	-
SUBTOTAL Multi-Family	-	43.7	662	-	-
TOTAL RESIDENTIAL	-	88.4	990	-	-
NON-RESIDENTIAL:					
PARKS & OPEN SPACE					
PA-8 Neighborhood Park	-	8.3	0	-	-
Beverly Dr. Greenbelt & Pocket Park	-	2.1	0	-	-
South Greenbelt/BRP Buffer Zone	-	1.9	0	-	-
SUBTOTAL Parks & Open Space	-	12.3	0	-	-
COMMERCIAL/MIXED USE					
PA-6 Commercial/Mixed Use	-	1.0	0	-	10,000
PA-7 Village Commercial	-	5.2	0	-	50,000
SUBTOTAL Commercial/Mixed Use	-	6.2	0	-	60,000
LIGHT INDUSTRIAL					
PA-10 Business Research Park	-	7.1	0	-	88,000
PA-12 Business Research Park	-	3.3	0	-	44,000
SUBTOTAL Light Industrial	-	10.4	0	-	132,000
ARTERIAL ROADWAYS					
Ventura Road	-	2.7	0	-	-
Doris Avenue	-	2.8	0	-	-
Patterson Road	-	0.3	0	-	-
Teal Club Road	-	7.2	0	-	-
SUBTOTAL Arterial Roadways	-	13.0	0	-	-
INTERIOR ROADWAYS & MISC.					
Interior Roadways show in Fig 2-1					
Detention Basins	-	2.8	0	-	-
SUBTOTAL Interior Roadways & Misc.	-	19.3	0	-	-
TOTAL PROJECT	-	149.6	990	-	192,000

2. Northeast Community Specific Plan

Specific Plans
Proposed

Maulhardt/Stiles NECSP Sub-Neighborhood Plan

- Sub-Neighborhood Plan would create a framework for the future subdivision and development of approximately 500-950 residential units, a high school, and commercial development on the 107 acre project site.
- Camino Del Sol High School Project (Oxnard Union School District Project)



1a. RiverPark - The Landing

Specific Plan Mixed-Use Projects Under Construction

Town Center Drive & Oxnard Boulevard

- Approved Two, four-story Marriott hotels
- Springhill Suites (120 rooms)
- Towneplace Suites (121 rooms)

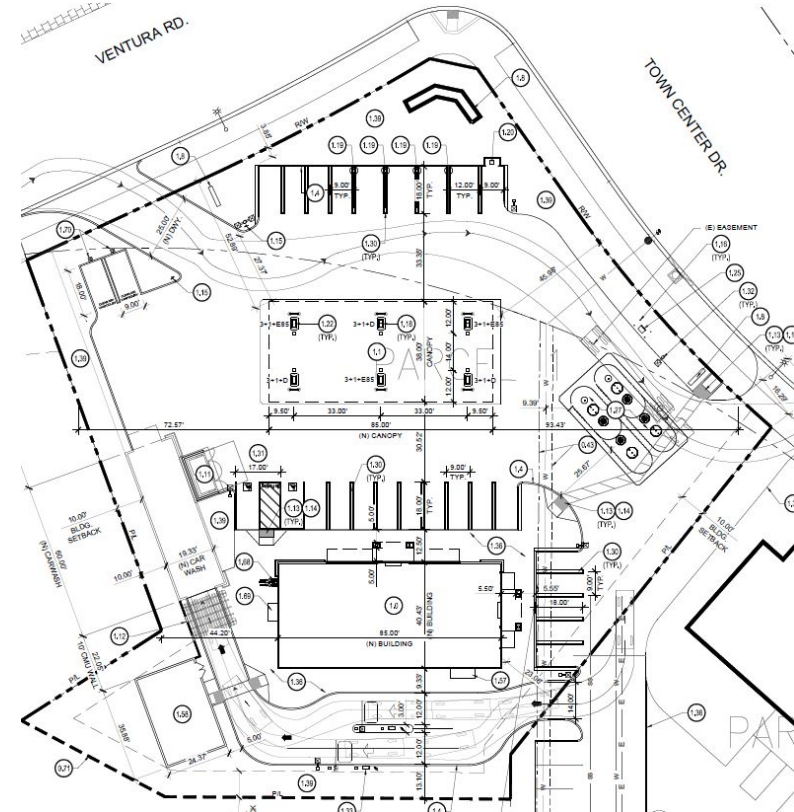


1a. RiverPark - The Landing (Lot 1)

Specific Plan Mixed-Use Projects Under Construction

Town Center Drive & Ventura Road

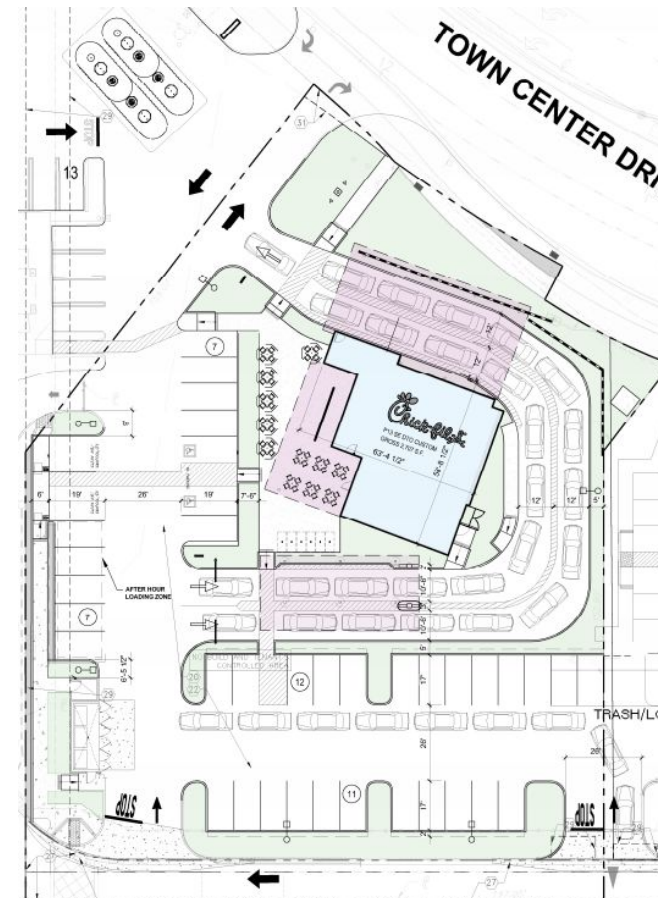
- A proposed service station with convenience store and ancillary express car wash.



1a. RiverPark - The Landing (Lot 2)

Town Center Drive

- A proposed drive-thru commercial building for a Chick-Fil-A restaurant

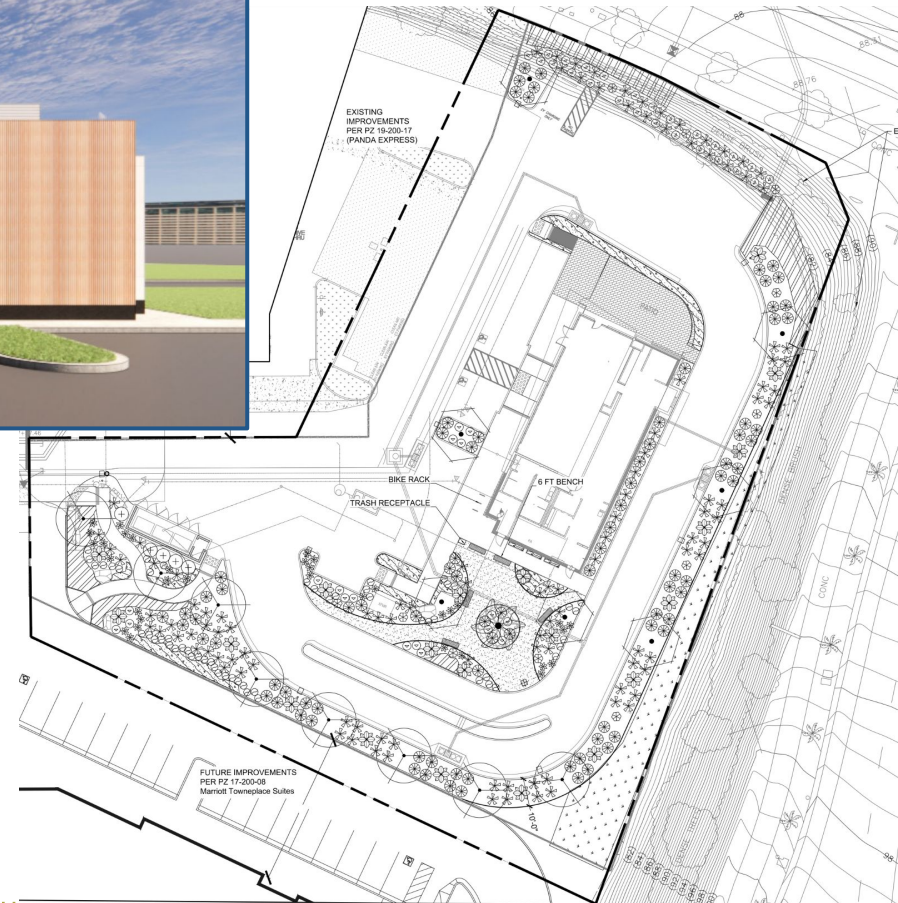


1a. RiverPark - The Landing (Lot 6)

Specific Plan Mixed-Use Projects
Approved

Town Center Drive

- A proposed drive-thru commercial building for a 3,470 square-foot Shake Shack restaurant



1b. RiverPark - Fore Apartments

Town Center Drive & Ventura Road

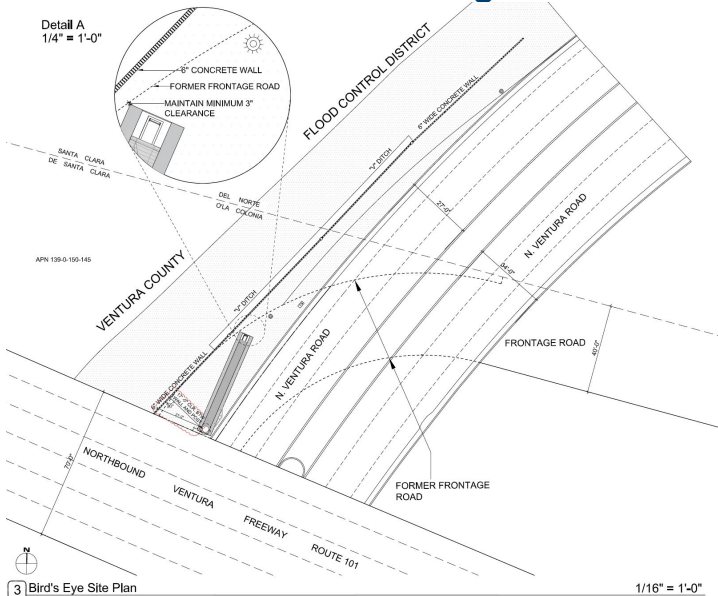
- Proposed 5-story, 333 unit apartment complex
- 6-level parking structure and roof deck



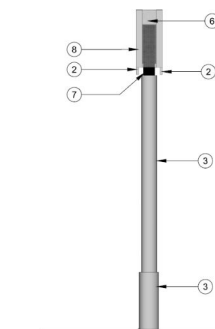
1c. RiverPark - Ventura Road Electronic Billboard

Specific Plan - Other
Approved

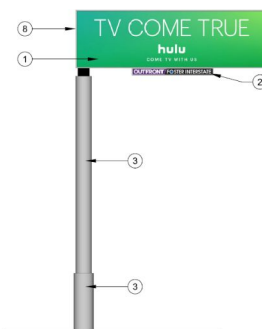
- Proposal for an 80-foot tall Freeway Adjacent Digital Display Billboard with a sign face of 14.5 feet in height and 48.5 feet in length (approximately 700 square feet per side)
- Development Agreement
- Street Vacation of Sign Area



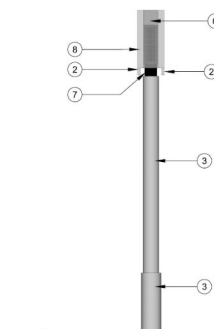
1/16" = 1'-0"



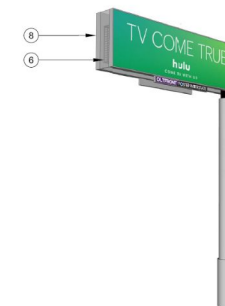
SCALE - 3/32" : 1"



SCALE - 3/32" : 1"



SCALE - 3/32" : 1"

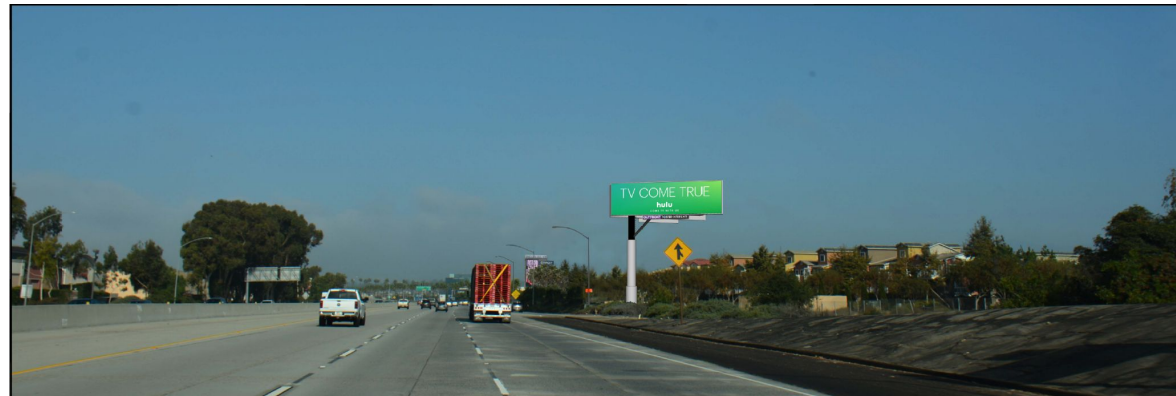
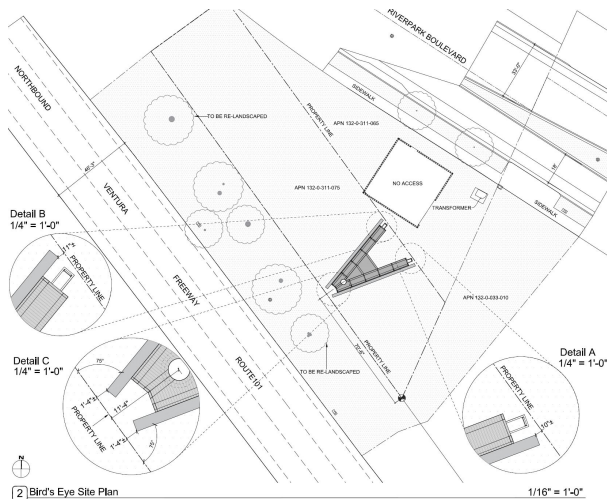


NTS

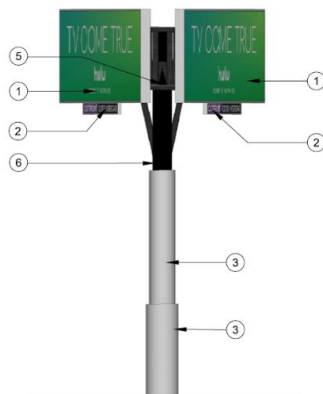
1d. RiverPark - Riverpark Boulevard Electronic Billboard

Specific Plan - Other
Approved

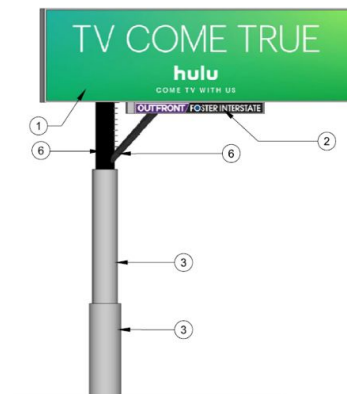
- Proposal for an 60-foot tall Freeway Adjacent Digital Display Billboard with a sign face of 14.5 feet in height and 48.5 feet in length (approximately 700 square feet per side)
- Specific Plan Amendment to allow for Freeway Adjacent Digital Display Billboards within the RiverPark Specific Plan Area
- Development Agreement



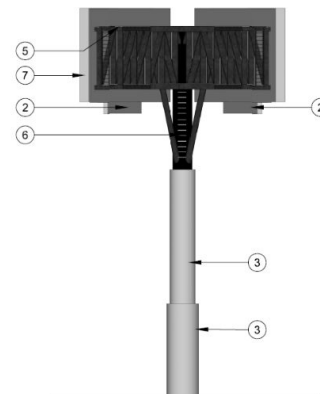
[2] View From Northbound On U.S.101



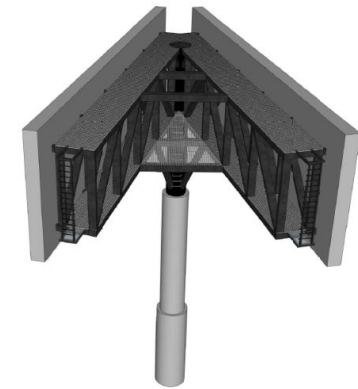
[5] Elevation A SCALE - 1/8" : 10"



[4] Elevation B SCALE - 1/8" : 10"



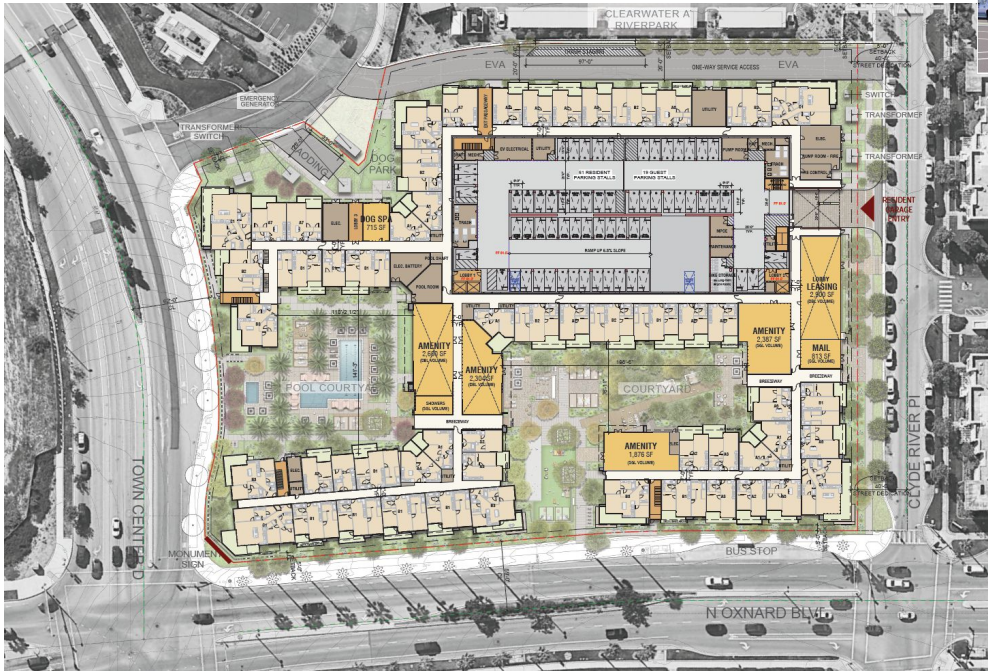
[3] Elevation C SCALE - 1/8" : 10"



[2] Perspective View 2 NTS

1e. RiverPark - The Pointe Apartments

- **Town Center Drive & Oxnard Blvd**
Proposed 5-story, 280 unit apartment complex.



2. 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

Specific Plan Mixed-Use Projects
Under Construction

The Junction (lots 18 & 19)

- 219 apartments
- 448 apartments



2b. Wagon Wheel - Condos

Specific Plan Mixed-Use Projects
Under Construction

Oxford Flats (lots 7&8)

- 36 of 144 condos built



Park Place (lots 5 & 9)

- 45 of 78 townhomes built

Mayfair (lots 4 & 10)

- 56 of 88 condos built

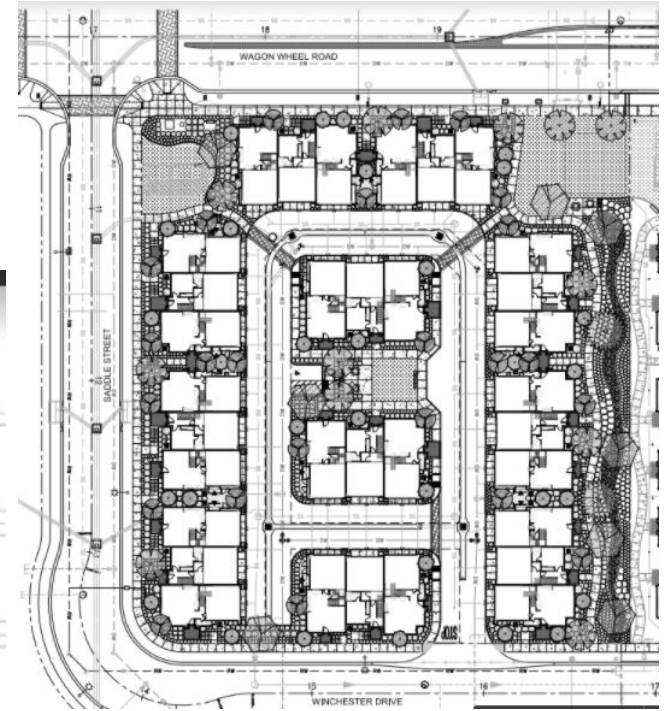


2c. Wagon Wheel - Park Place II

Specific Plan Mixed-Use Projects
Approved

Park Place II

- Lot 1, 33 Townhomes
- 22 3-bedroom and 11 4-bedroom in 11 Townhouse-style 3-story buildings.



1. Rio Urbana

2714 East Vineyard Avenue

- 167 units (20 affordable)
- 15,000 sf office building



Downtown Developments Overview

1. The Palm Apartments
 2. Billboard Lofts
 3. Central Terrace Apartments
 4. C Street Apartments
 5. Sandpiper Building
 6. Navigation Center
 7. Urban Lofts
 8. 613- 643 South C Street Apartments
 9. 140 Palm Mixed-Use
 10. Aspire Apartments
 11. 115 Palm Mixed-Use
 12. First & A St Apartments
- 
- An aerial photograph of downtown Los Angeles, California, showing a dense urban landscape. The image captures a mix of residential, commercial, and industrial buildings. A prominent feature is the elevated Interstate 5 freeway running diagonally across the middle of the frame. The foreground and middle ground are filled with a variety of structures, including multi-story apartment buildings, smaller commercial units, and parking lots. The background shows a vast expanse of residential housing stretching towards the horizon. The overall scene illustrates the complexity and density of downtown development.

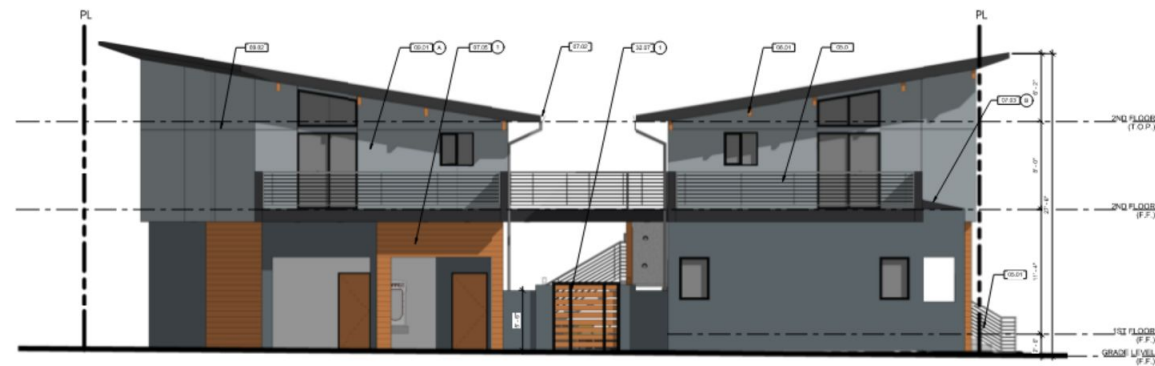
1. The Palms Apartments

115 Palm Drive

- A proposed 5-story podium building
- Request to remodel an existing single-story, commercial office building
- Construct two, 2-bedroom residential units. One of the units (696 square feet) is proposed over the single-story, 985 square-foot, commercial office building and the second residential unit (767 square feet) is proposed over a detached three-car garage.
- The detached dwelling units are designed with a courtyard and common staircase that will lead to an upstairs bridge landing with access to each unit's front door



① EAST COLOR
102-102



② SOUTH COLOR
102-102

2. Billboard Lofts

800 South A Street

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



3. Central Terrace Apartments

Downtown Mixed-Use
Under Construction

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



4. C Street Apartments

761 South C Street

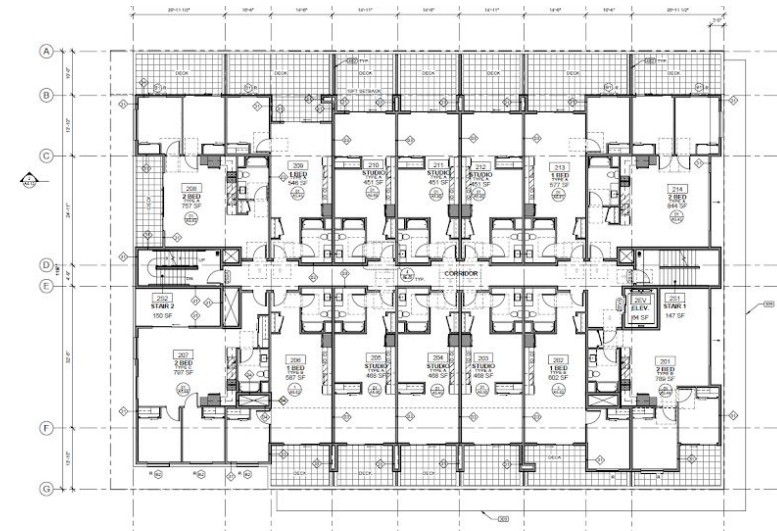
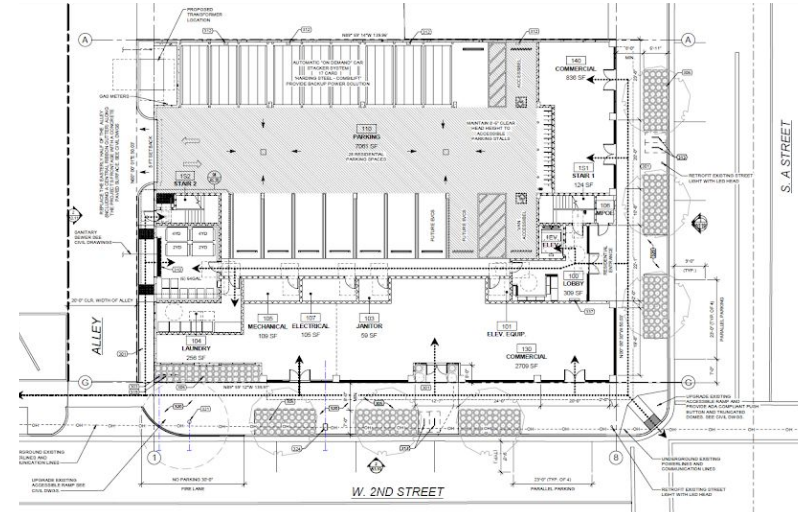
- Proposed 175 units; 18 affordable
- 1,145 sf retail space



5. Sandpiper Building

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, 54,320 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 3,545 square-feet on the ground floor.



6. Navigation Center

Downtown Mixed-Use
Under Construction

241 W 2nd Street

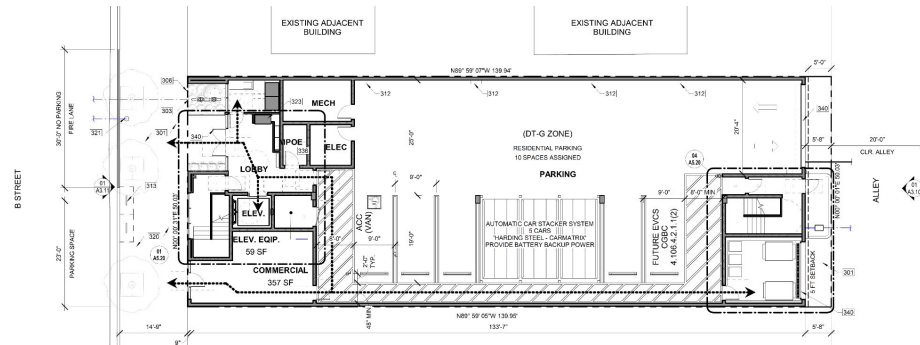
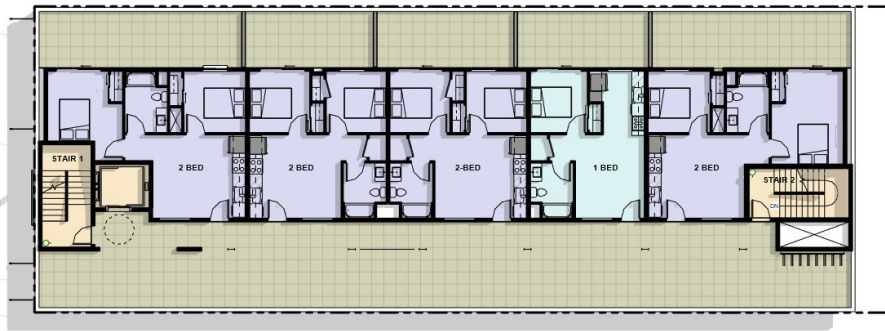
- 60,194 square foot, 5 story mixed-use building on a 0.48-acre
- Proposed 13,078 square foot permanent homeless shelter on the ground floor.
- Upper floors consist of 56 affordable supportive housing units that ranging between 541-699 square feet in size and a service and leasing center.



7. Urban Lofts

136 S. B Street

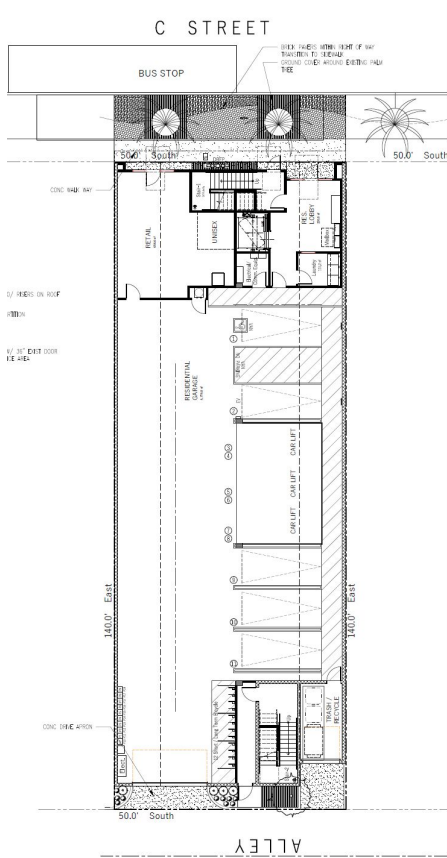
- 5 Story mixed use building
- Ground floor commercial unit
- 20 - 1 and 2 bedrooms
- 2 deed restricted units, a very low and a low income



8. 613 South C Street Apartments

Downtown Mixed-Use
Proposed

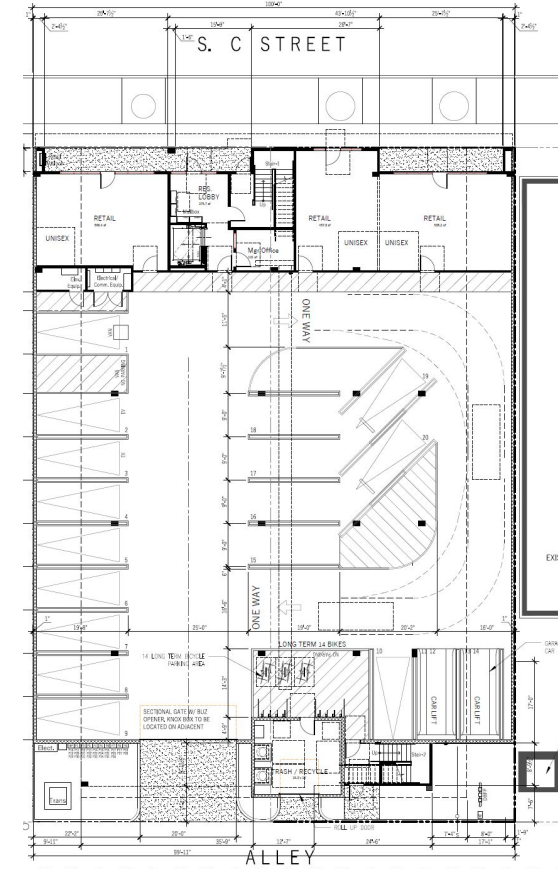
- Three 5-Story mixed use buildings
- Ground floor commercial unit and parking
- 20 - 1 and 2 bedrooms in each building
- 2 deed restricted units, a very low and a low income in each building



8. 637 & 643 South C Street Apartments

Downtown Mixed-Use
Proposed

- 5-Story mixed use buildings
- Ground floor commercial unit and parking
- 36 - 1 and 2 bedrooms in each building
- 4 deed restricted units

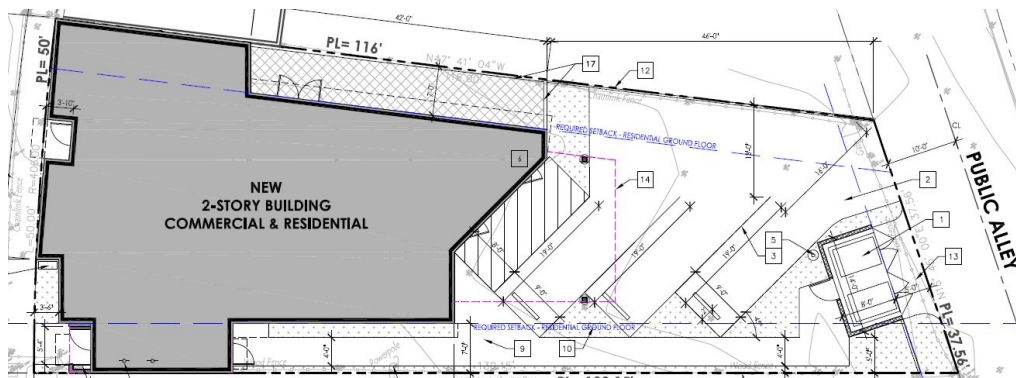
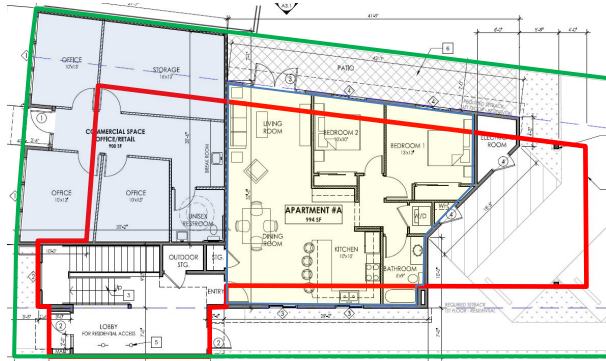


9. Palm Drive - Mixed Use

Mixed-Use
Proposed

140 Palm Drive

- 3 Apartment Units
 - One - 2 Bedroom (994 sf)
 - Two - 1 Bedroom (675 sf/700 sf)
- 900 sf office building



10. Aspire Apartments

Downtown Mixed-Use
Approved

536 Meta Street

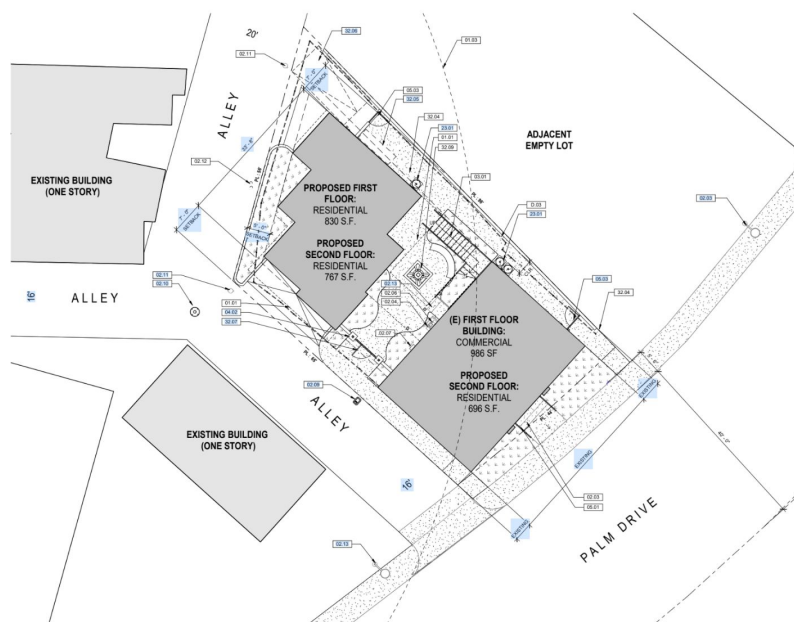
- A proposed 5-story podium style building
- 88 units
- 100% Affordable
- 2,781 SF of common space



11. 115 Palm Drive - Mixed Use

115 Palm Drive

- 4 Apartment Units
 - Two - 2 Bedroom (994 sf)
 - Two - 1 Bedroom (675 sf/700 sf)
- 900 sf office building

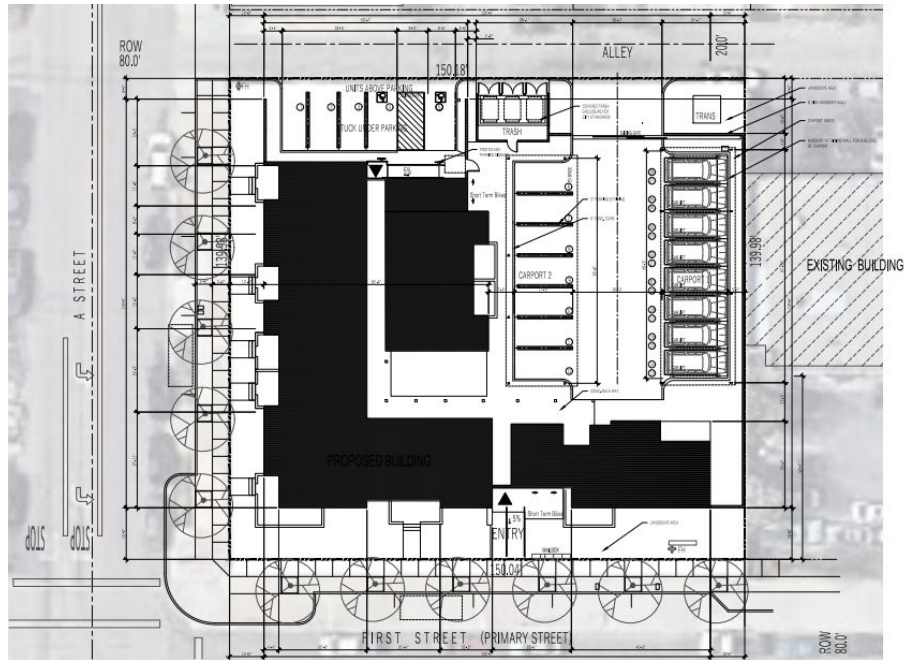


12. First & A St Apartments

Residential
Proposed

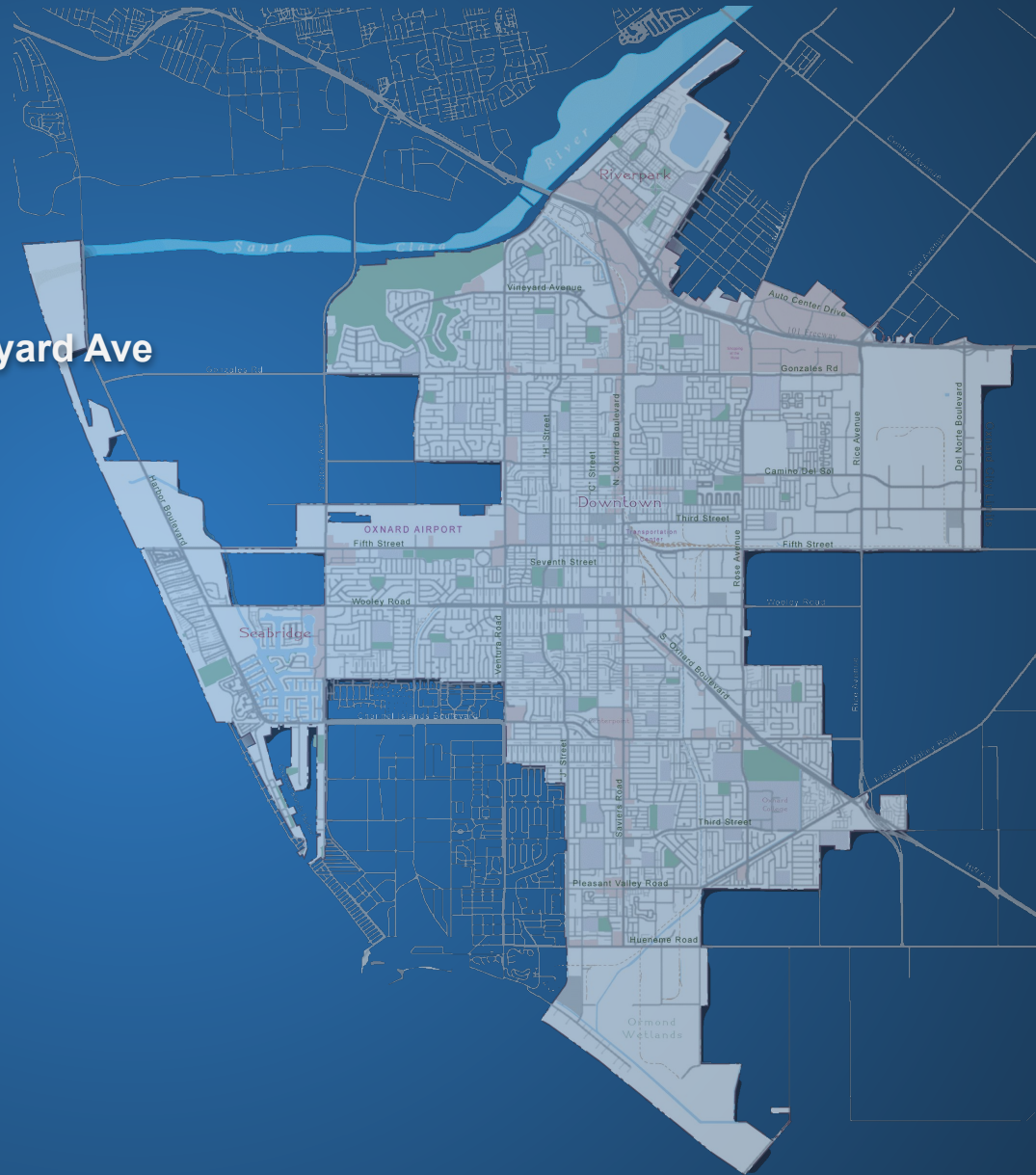
137 First Street

- 43 Apartment Units
 - 38 - 1 Bedroom
 - 5 - 2 Bedroom



Commercial Cannabis Retail Permits

1. SGI Oxnard
2. Yuma Way CA
3. Kind Lifestyle Market
4. Blooming Organics 156 S A ST
5. Blooming Organics 2731 N Vineyard Ave
6. Advocate Society
7. Haven #8
8. Harbor Management Group
9. TD Enterprise
10. Blue Enterprises Oxnard
11. TAT OXN
12. EEL Oxnard
13. FGH Retail Services
14. HPC of Oxnard
15. 99 High Tide
16. Legendary Organics



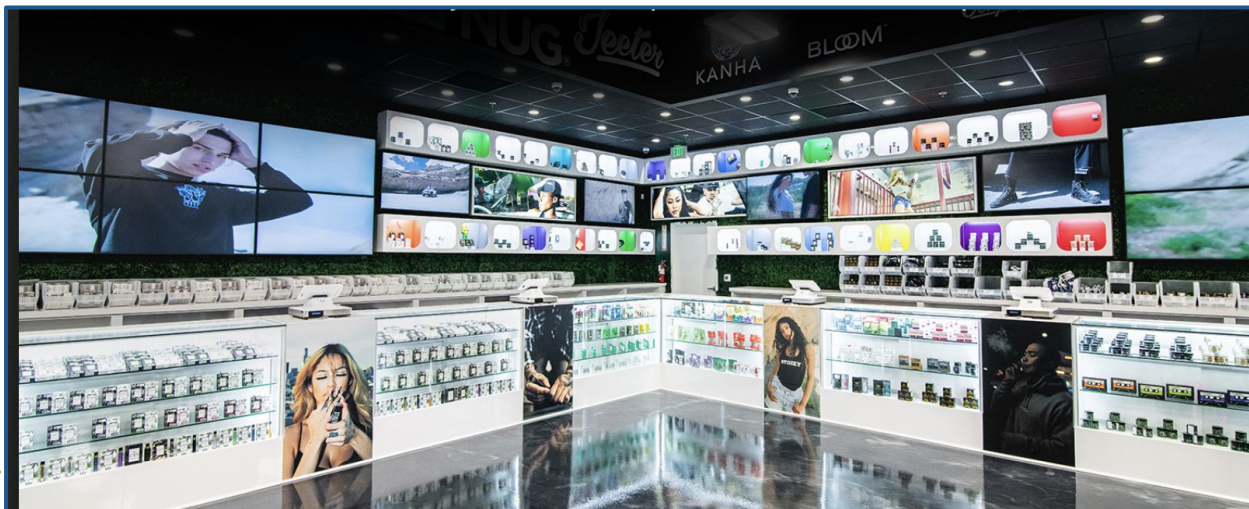
Commercial Cannabis Retail Permits

Planning and Zoning Permit No.	Commercial Cannabis Business Permit No.	Applicant Name	Address
21-516-01	CCB 2021-03	SGI Oxnard LLC	2343 N. Oxnard Blvd. Oxnard CA
21-516-08	CCB 2021-10	Yuma Way CA LLC dba Releaf on Vine	2544 E. Vineyard Ave. Oxnard CA
21-516-11	CCB 2021-13	Kind Lifestyle Market LLC dba Kind Lifestyle Market	911 S. Oxnard Blvd. Oxnard CA
21-516-12	CCB 2021-14	Blooming Organics LLC dba Elevate Downtown Oxnard	156 S. A Street Oxnard CA
21-516-13	CCB 2021-15	Blooming Organics LLC dba Elevate Oxnard	2731 E. Vineyard Ave. Oxnard CA
21-516-17	CCB 2021-19	Advocate Society LLC dba Advocate Society	2550 E. Vineyard Ave. Oxnard CA
21-516-21	CCB 2021-23	Haven #8 LLC dba Haven	220 S. A Street Oxnard CA
21-516-22	CCB 2021-24	Harbor Management Group LLC dba Safeport	2150 Trabajo Dr Oxnard CA
21-516-24	CCB 2021-26	TD Enterprise LLC dba Oxnard Holistics	1013-1015 Harbor Blvd. Oxnard CA
21-516-25	CCB 2021-27	Blue Enterprises Oxnard LLC dba Cookies Oxnard	2655 N. Vineyard Ave. Oxnard CA
21-516-26	CCB 2021-28	TAT OXN LLC dba The Artist Tree	600 N. A Street Oxnard CA
21-516-29	CCB 2021-31	Boxnard LLC	1970 N. Ventura Road Oxnard CA
21-516-30	CCB 2021-32	EEL Oxnard LLC dba Catalyst-Oxnard	4749 S. Rose Ave Oxnard CA
21-516-36	CCB 2021-38	FGH Retail Services LLC	2320 N. Rose Ave. Oxnard CA
21-516-41	CCB 2021-43	HPC of Oxnard LLC	360 W. Esplanade Dr. Oxnard CA
21-516-43	CCB 2021-45	99 High Tide - La Sirena	138 S. A Street Oxnard CA

1. SGI Oxnard, LLC

2343 N. Oxnard Blvd. Oxnard CA

- PZ No. 21-516-01
- A proposed cannabis retail sales facility.
- Business Permit issued.



2. Yuma Way CA LLC dba Releaf on Vine

2544 North Vineyard Avenue

- PZ No. 21-516-08
- A proposed cannabis retail sales facility.
- Business Permit issued



4. Blooming Organics LLC dba Elevate Downtown Oxnard

Cannabis Retail Project
Under Construction

156 South A Street

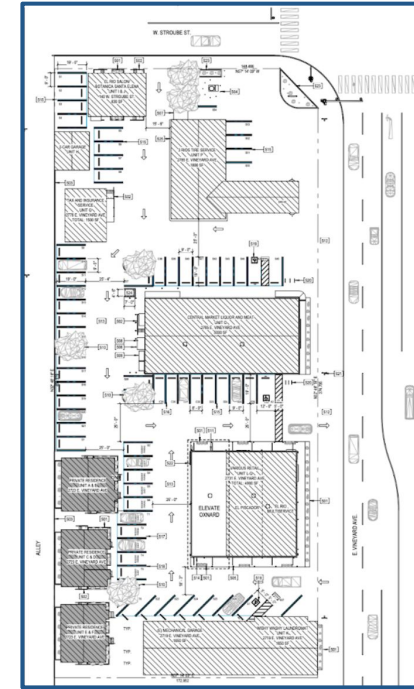
- (PZ No. 21-516-12)
- A proposed cannabis retail sales facility.



5. Blooming Organics LLC dba Elevate Oxnard

2731 North Vineyard Avenue

- PZ No. 21-516-13
- A proposed cannabis retail sales facility.



6. Advocate Society LLC dba Advocate Society

Cannabis Retail Project
Under Construction

2550 N. Vineyard Avenue

- (PZ No. 21-516-17)
- A proposed cannabis retail sale facility.



7. Haven #8 LLC dba Haven

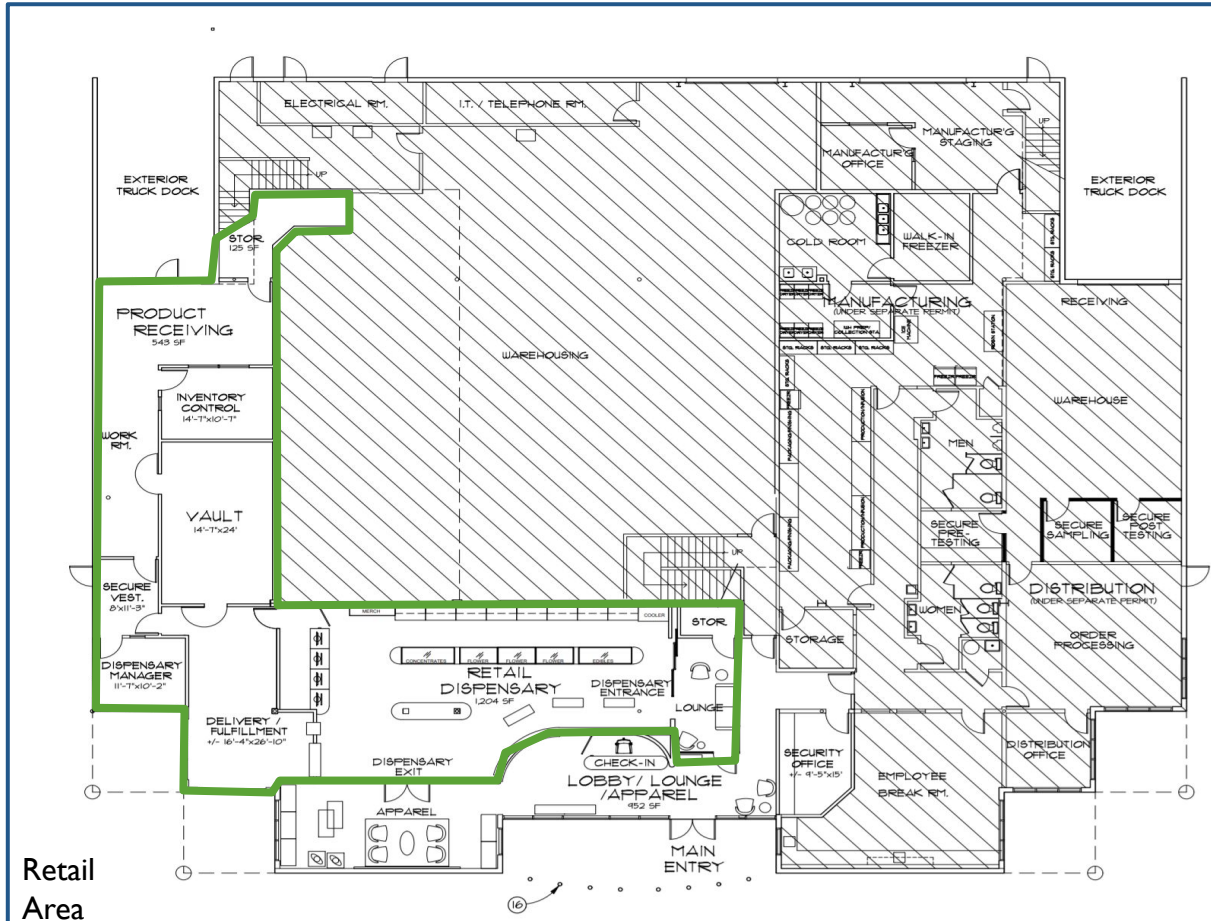
220 South A Street

- PZ No. 21-516-21
- A proposed cannabis retail sale facility.



2150 Trabajo Dr Oxnard CA

- PZ No. 21-516-22
- A proposed cannabis retail sale facility.

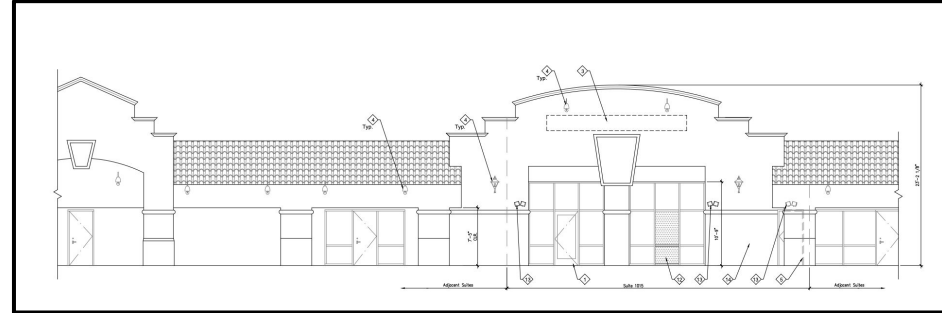


9. TD Enterprise LLC, dba Oxnard Holistics

Cannabis Retail Project
Under Construction

1015 Harbor Boulevard

- PZ No. 21-516-24
- A proposed cannabis retail sale facility.



10. Blue Enterprises Oxnard, LLC dba Cookies Oxnard

Cannabis Retail Project
Under Construction

2655 North Vineyard Avenue

- (PZ No. 21-516-25)
- A proposed cannabis retail sale facility.



11. TAT OXN LLC dba The Artist Tree

Cannabis Retail Project
Completed

600 North A Street

- PZ No. 21-516-26
- A proposed cannabis retail sale facility.



12. EEL Oxnard, LLC dba Catalyst-Oxnard

Cannabis Retail Project
Completed

4749 South Rose Avenue

- (PZ No. 21-516-30)
- A proposed cannabis retail sale facility.



STOREFRONT ELEVATION

SCALE: 1/4"=1'-0"



STOREFRONT ELEVATION

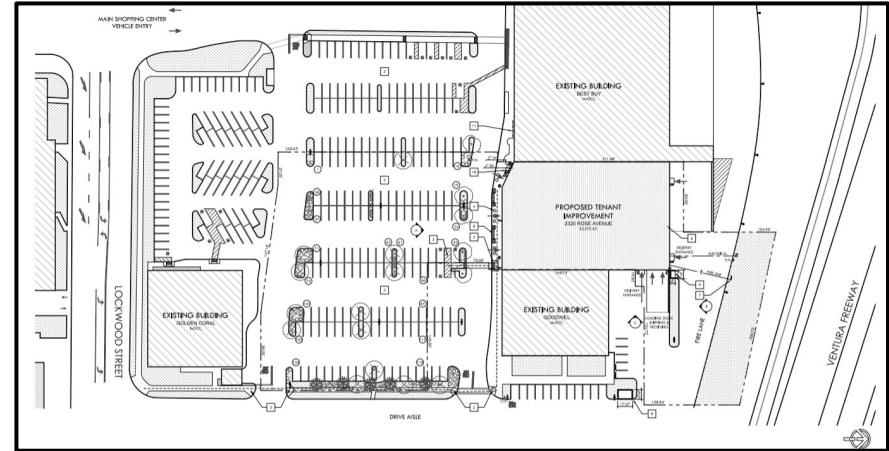
SCALE: 1/4"=1'-0"

13. FGH Retail Services, LLC

Cannabis Retail Project
Under Construction

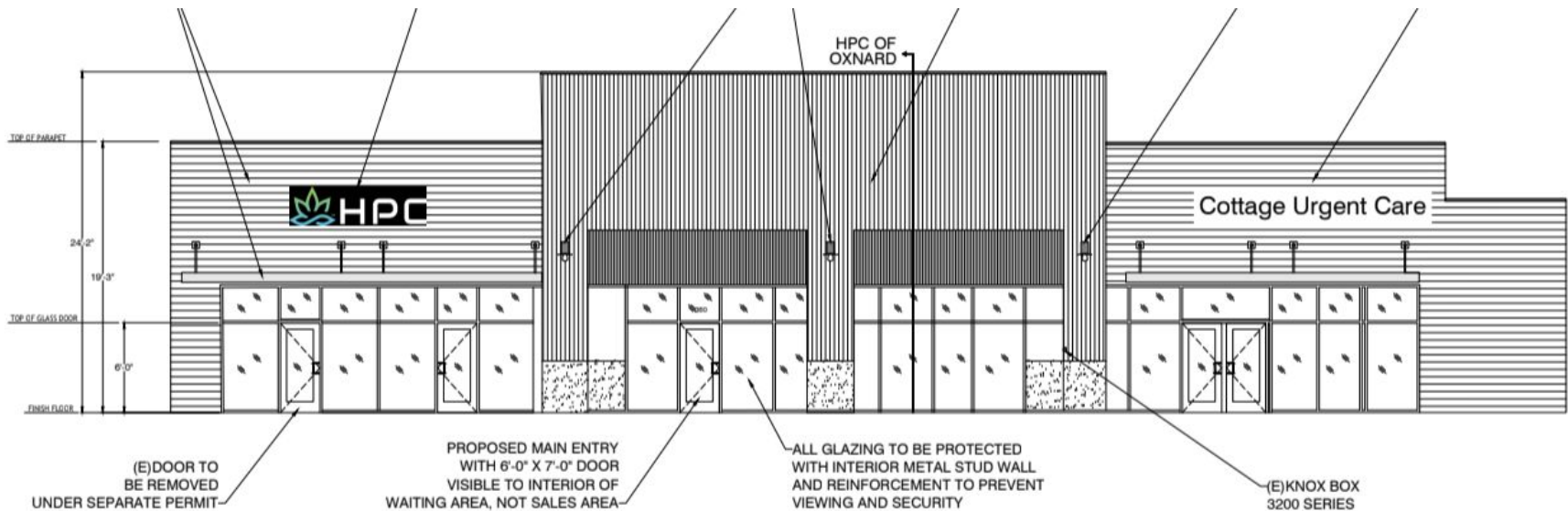
2320 North Rose Avenue

- (PZ No. 21-516-36)
- A proposed cannabis retail sale facility.



360 West Esplanade Drive

- PZ No. 21-516-41
- A proposed cannabis retail sale facility.



NO EXTERIOR OR MATERIALS CHANGES, UON.

138 South A Street

- PZ No. 21-516-43
- A proposed cannabis retail sale facility.



16. Vineyard Retail, LLC. dba Legendary

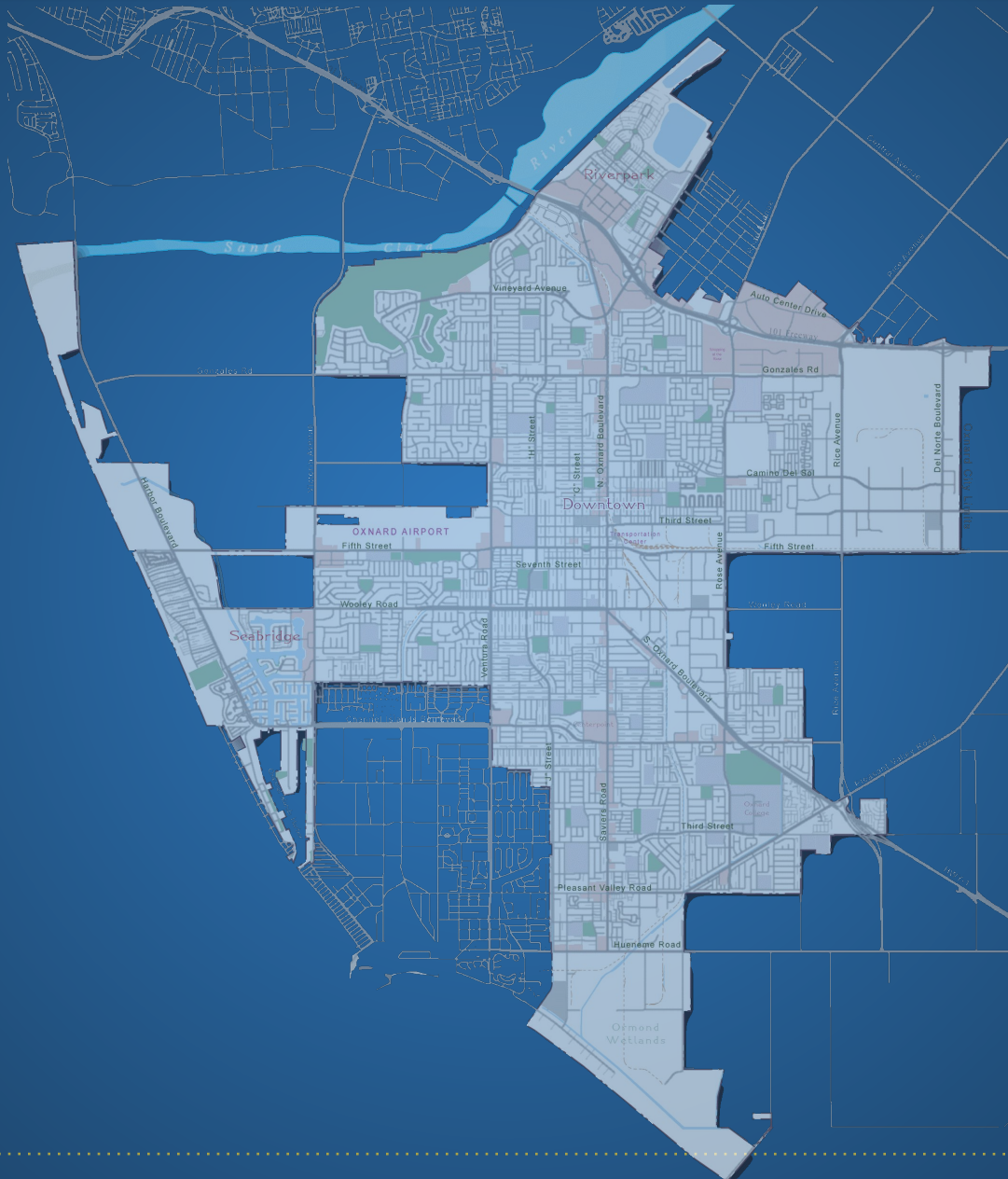
Cannabis Retail Project
Completed

2561 N. Vineyard Ave.

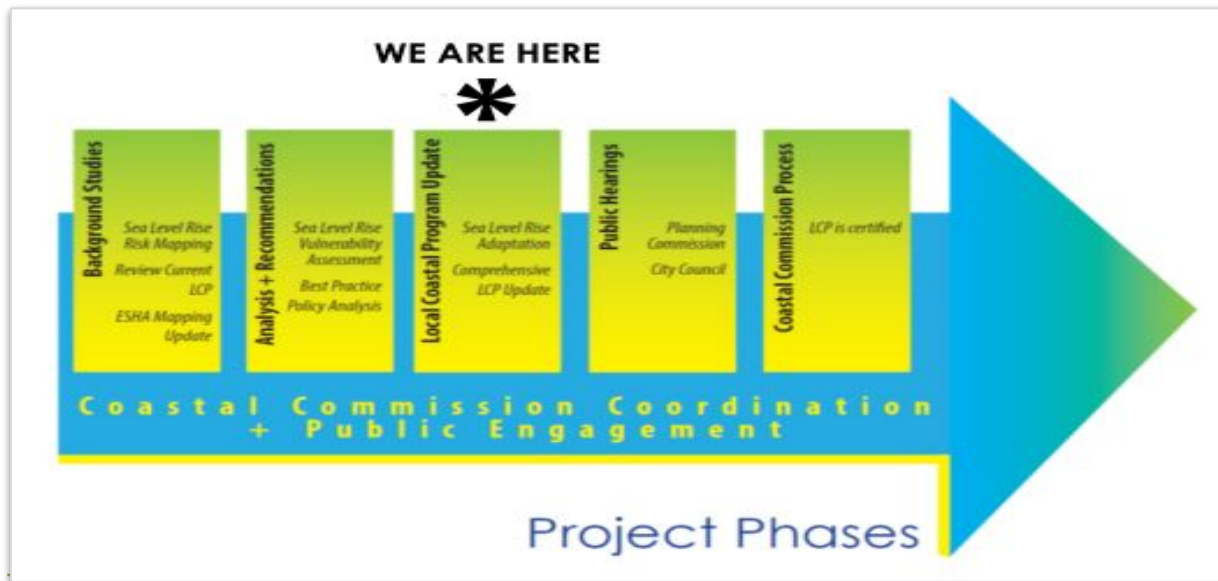
- PZ No. 21-516-05
- A proposed cannabis retail sale facility.



Policy 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.
- In December 2020, the City Council's Housing and Economic Development Committee provided guidance to staff to explore a hybrid adaptation approach based on 'triggers' to address Sea Level Rise.
- A public outreach, that includes the Planning Commission and City Council is expected in 2021/2022.



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
-

Ormond Beach Restoration Access Plan

Policy Development

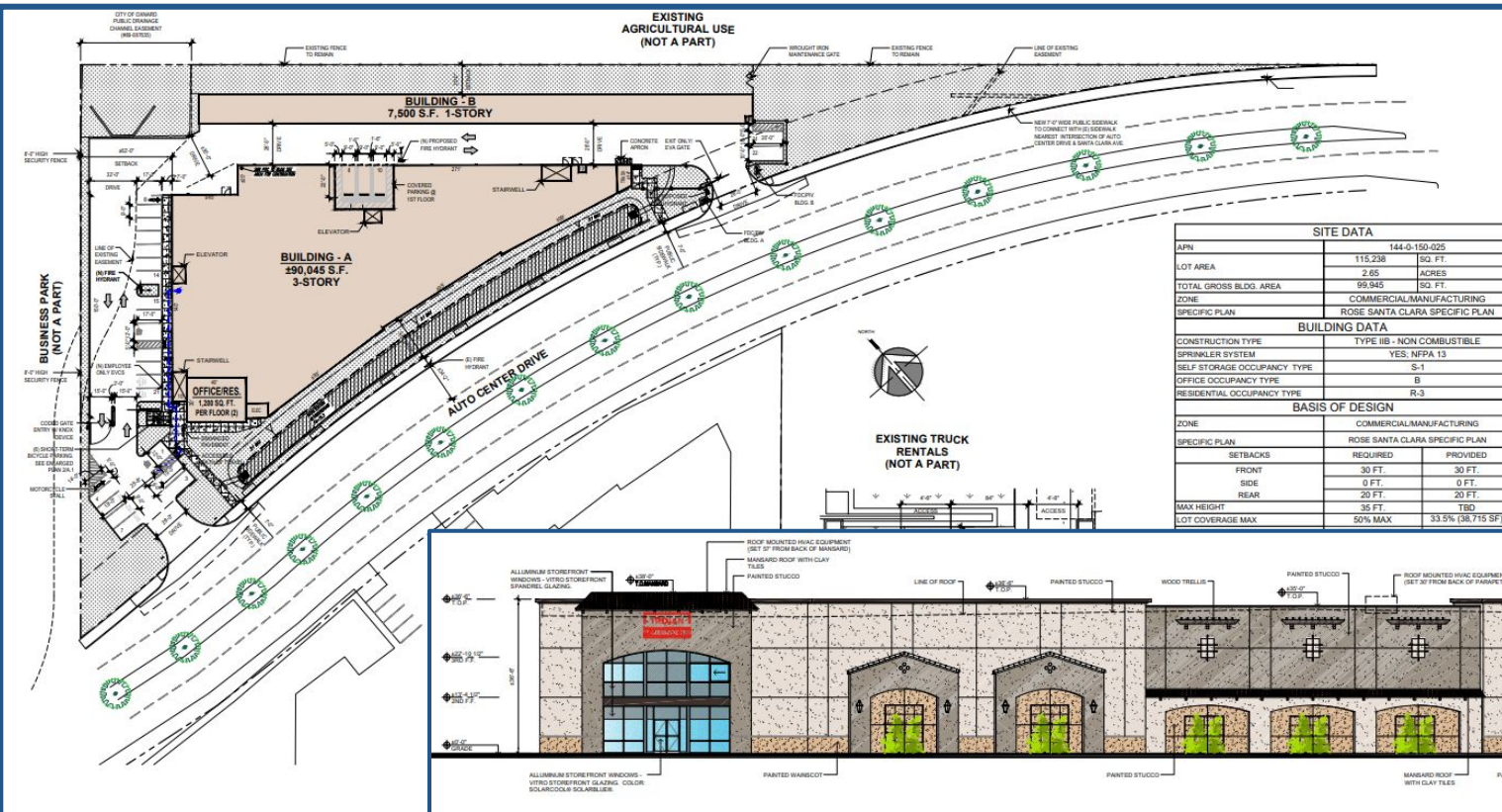


- The Coastal Conservancy, the City of Oxnard and The Nature Conservancy (Partners) have developed a preliminary plan to restore the coastal habitats at Ormond Beach, and improve public access.
 - Project area encompasses over 600 acres.
 - Ormond Beach is considered by wetland experts to be the most 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.
 - Public outreach meeting tentatively scheduled in late September/ October 2021
 - Partners have submitted a 5-year Coastal Development Permit request for conservation, preservation and maintenance of the Ormond Beach area while the OBRAP is finalized and approved
-

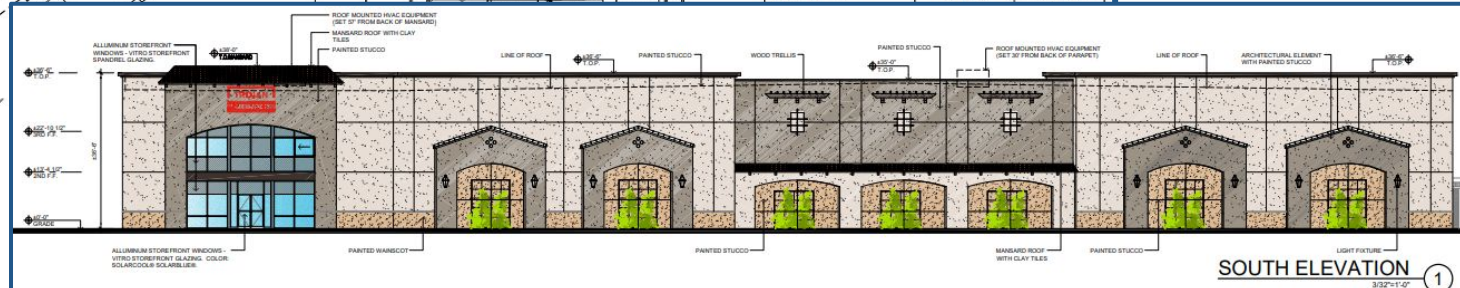
13. Trojan Self-Storage

2111 Auto Center Drive

- PZ No. 22-200-03
- New three-story mini-storage facility of approximately 99,945 square feet



SITE DATA		
APN	144-0-150-025	
LOT AREA	115,258 SQ. FT.	
TOTAL GROSS BLDG. AREA	2.65 ACRES	
TOTAL GROSS BLDG. AREA	99,945 SQ. FT.	
ZONE	COMMERCIAL/MANUFACTURING	
SPECIFIC PLAN	ROSE SANTA CLARA SPECIFIC PLAN	
BUILDING DATA		
CONSTRUCTION TYPE	TYPE IIB - NON COMBUSTIBLE	
SPRINKLER SYSTEM	YES: NFPA 13	
SELF STORAGE OCCUPANCY TYPE	S-1	
OFFICE OCCUPANCY TYPE	B	
RESIDENTIAL OCCUPANCY TYPE	R-3	
BASIS OF DESIGN		
ZONE	COMMERCIAL/MANUFACTURING	
SPECIFIC PLAN	ROSE SANTA CLARA SPECIFIC PLAN	
SETBACKS	REQUIRED	PROVIDED
FRONT	30 FT.	30 FT.
SIDE	0 FT.	0 FT.
REAR	20 FT.	20 FT.
MAX HEIGHT	35 FT.	TBD
LOT COVERAGE MAX	50% MAX	33.5% (38,715 SF)



CITY OF
OXNARD
CALIFORNIA

A graphic consisting of three stylized, overlapping white waves that sweep from left to right, positioned below the word "OXNARD".