

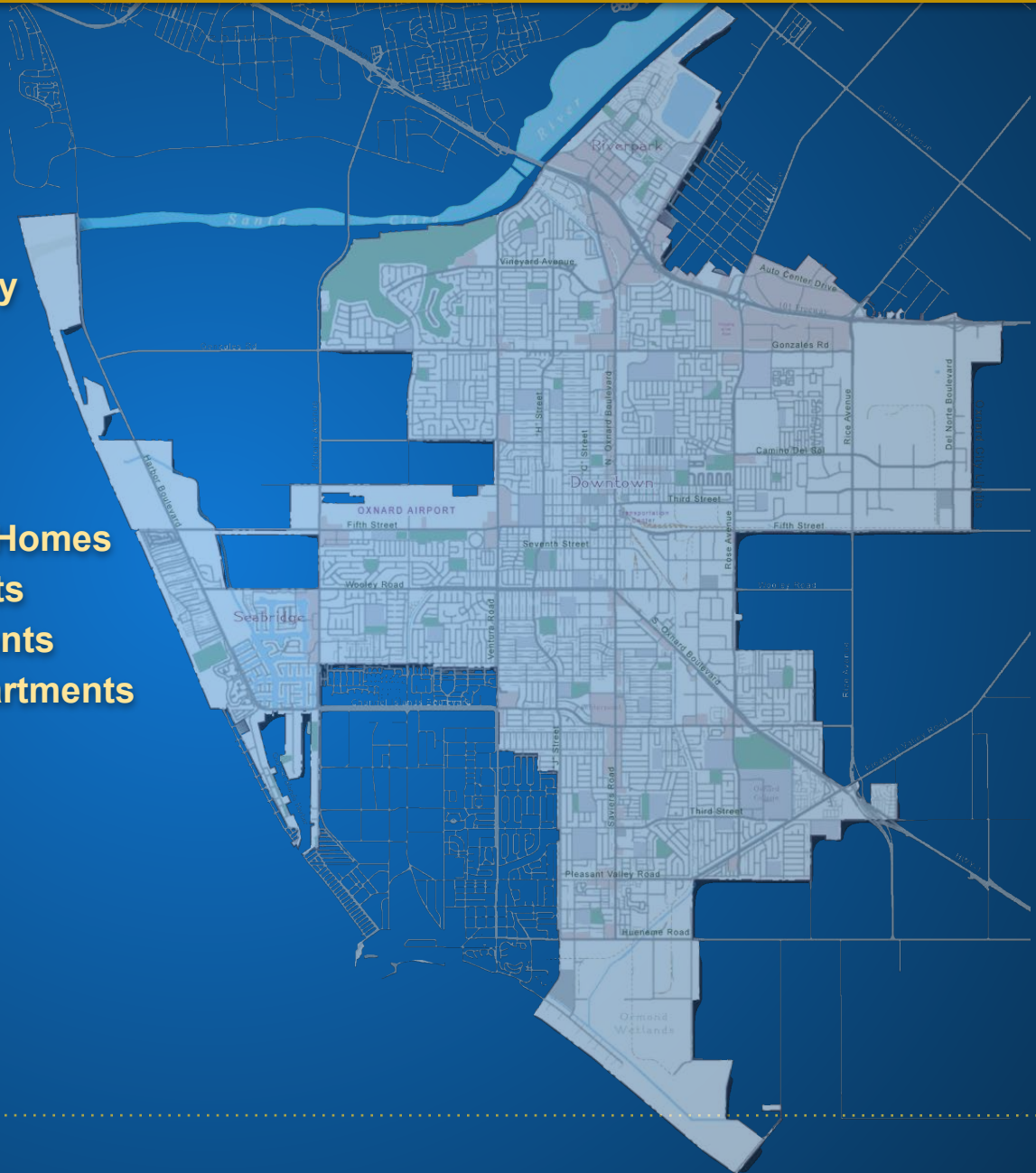
DEVELOPMENT PROJECTS

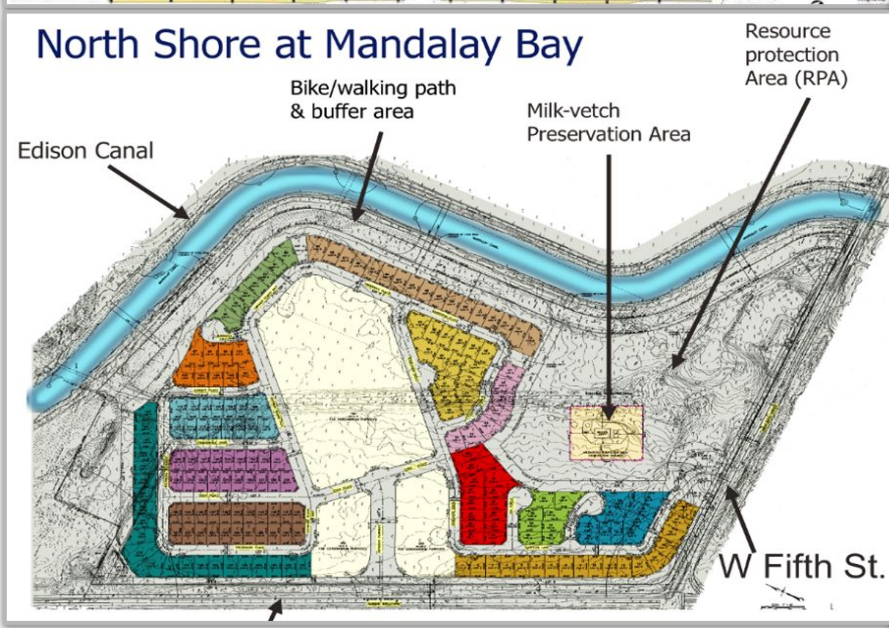


Community Development Department
April 2025 Update

Residential Developments Overview

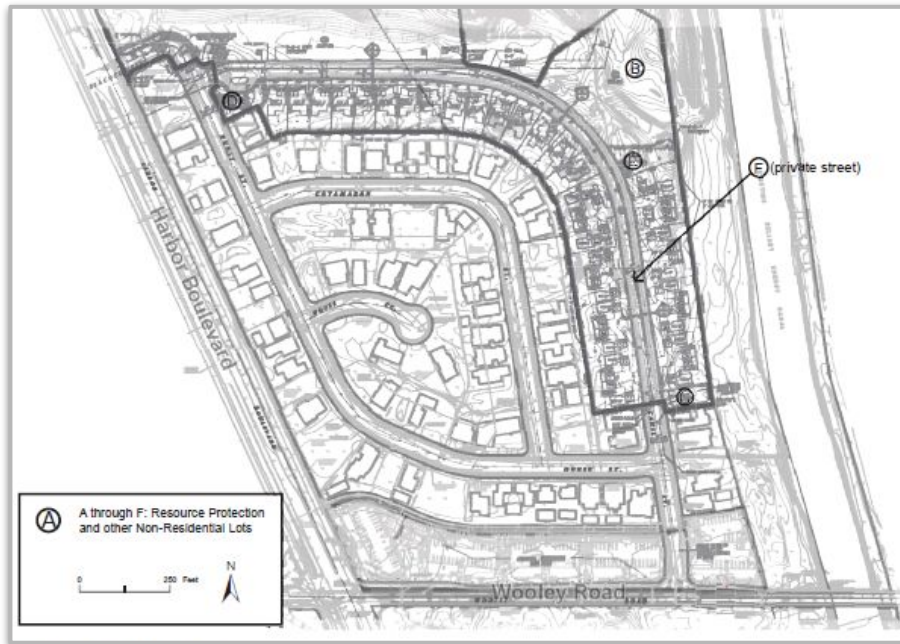
1. Northshore
2. Avalon Homes
3. Dansk II Apartments
4. Etting Road Apartments
5. Cypress Place at Garden City
6. G Street Apartments
7. Portofino Place
8. Sandhu Apartments
9. Encanto Homes
10. Habitat for Humanity's Tiny Homes
11. Lockwood Senior Apartments
12. Lockwood II Senior Apartments
13. 1345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





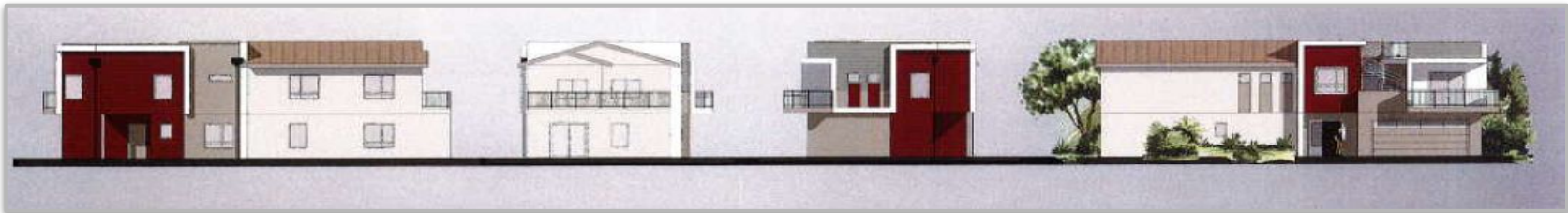
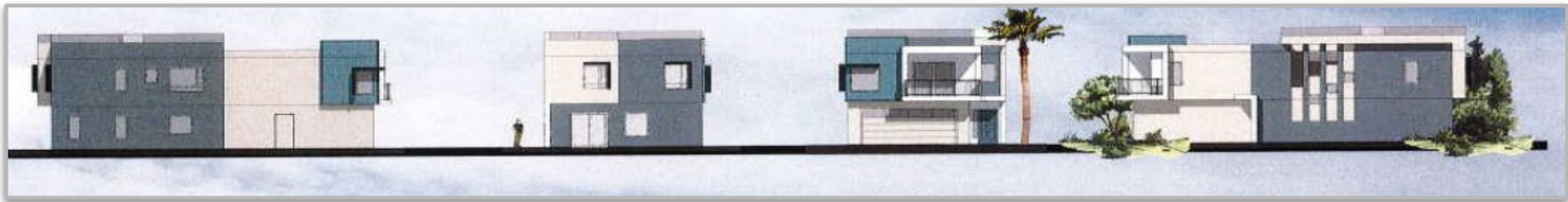
- An approved project with 183 single-family residences, 109 detached condominiums and private streets.
- Open space and common areas
- Public bike and walking path
- 90.26 acres





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

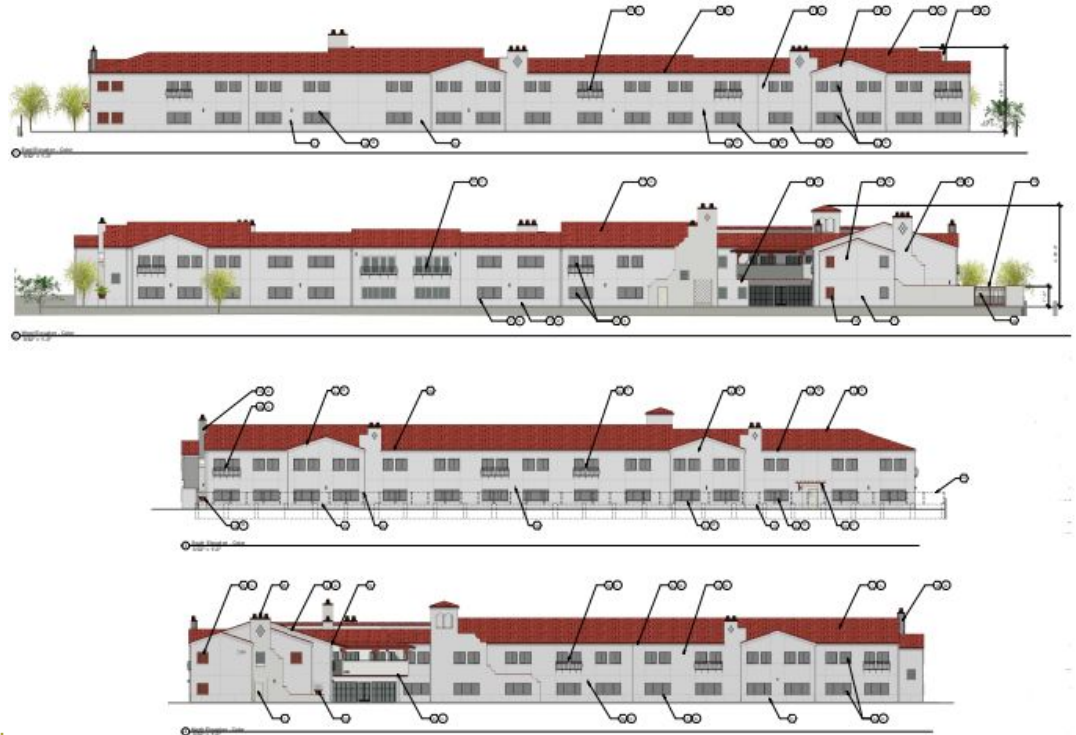
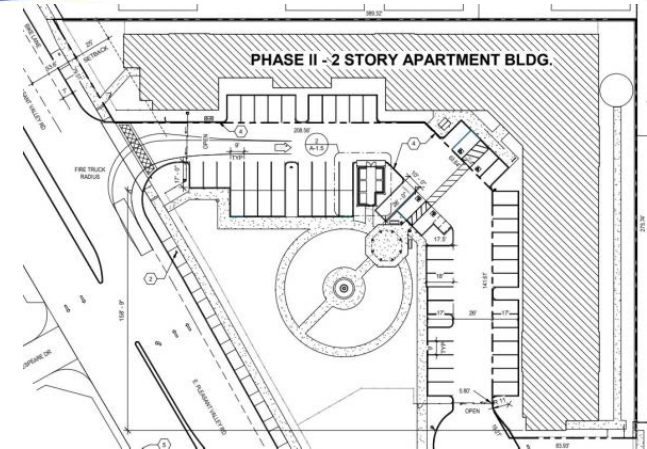


3. Dansk II Apartments (Phase II)

Residential Projects Plan Check

2300 East Pleasant Valley Road

- Proposed 48 unit apartment building

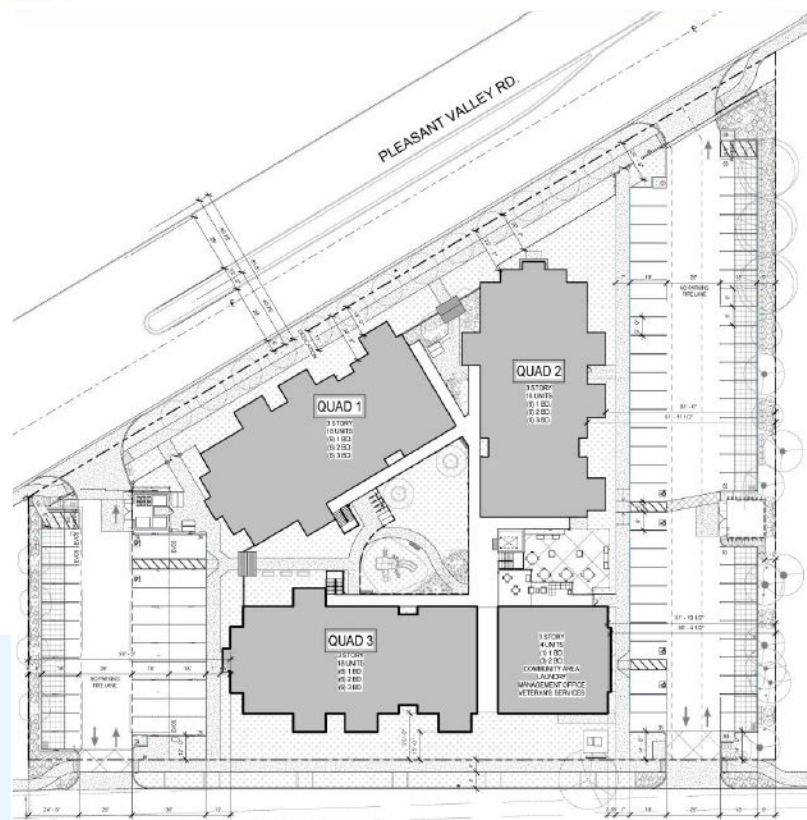


4. Etting Road Apartments

Residential Projects
Under Construction

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.



5. Cypress Place at Garden City

Residential Projects
Under Construction

5482 & 5536 Cypress Road

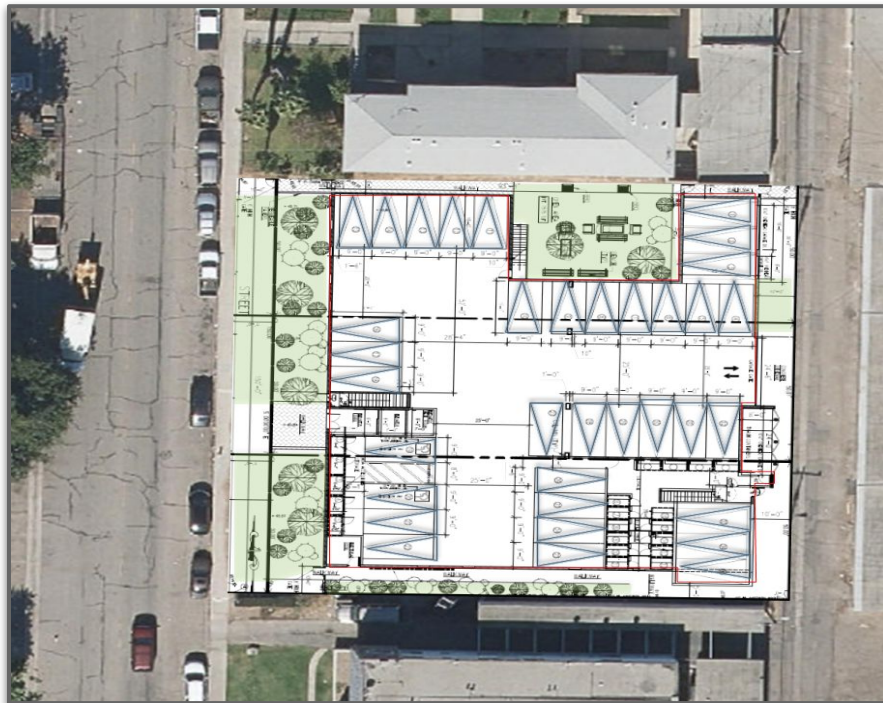
- 150 unit apartment complex on
- 3 story bldgs on 5.22 ac site
- 1 to 3 bedroom units, ranging in size between 572 sf-1,012 sf



6. G Street Apartments

780 South G Street

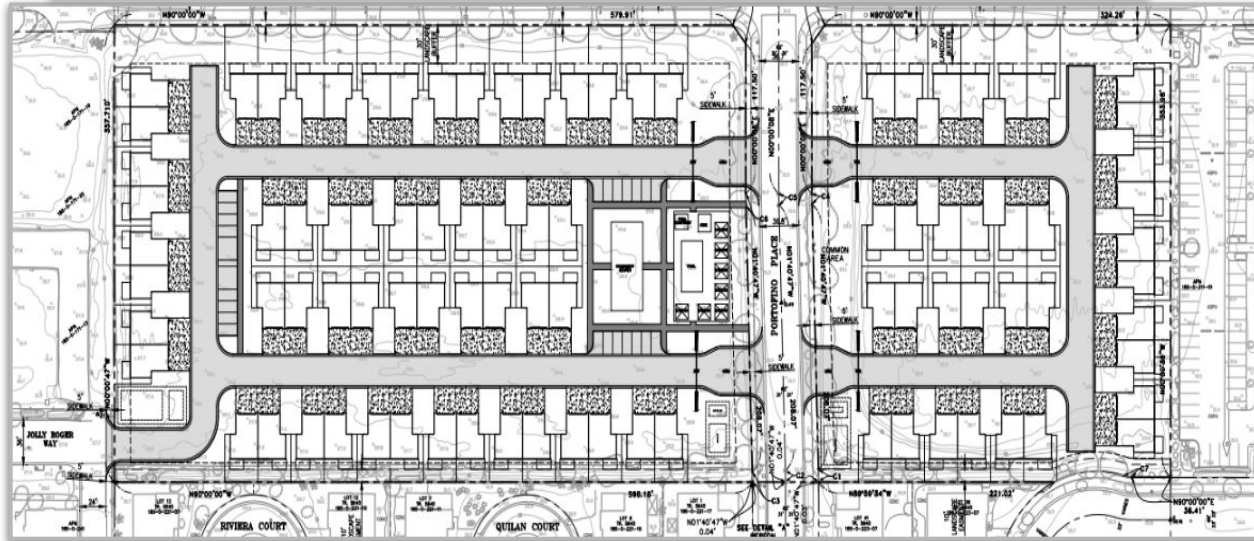
- Proposed 19 units (2 affordable)
- 4-story apartment complex with tuck-under parking



7. 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

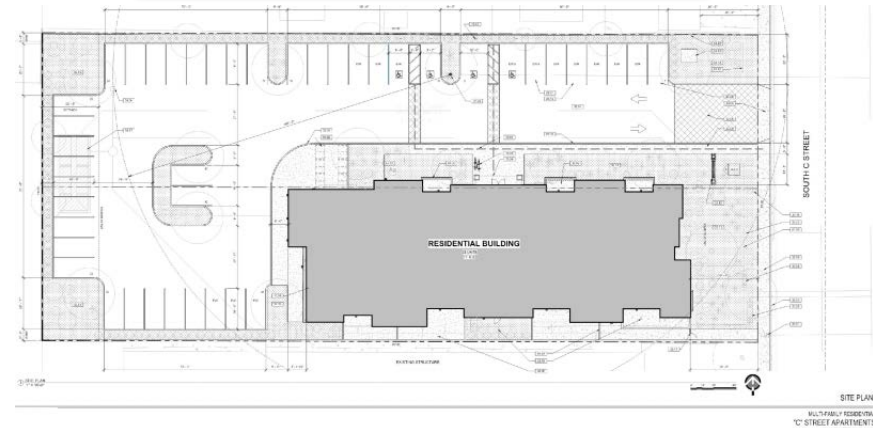


8. Sandhu Apartments

Residential Projects
Proposed

1227 and 1239 South C Street

- A proposed 23 unit apartment complex
- Unit mix includes: 3 Very Low Income unit and 2 Low income units
- Merge two adjacent parcels together
- Develop the property with a 32,239 Square Foot 3 story apartment building with 43 on-site uncovered parking spaces
- Amenities: Fitness center, community room, landscaping, and rooftop deck with barbecue area



9. Encanto

Residential Projects Under Construction

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



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



10. Habitat for Humanity's Tiny Homes

5208 & 5230 Cypress Road

- 28 residential units within 14 duplex buildings.
- 15 studio units and 13 one-bedroom units (28 residential total units)
- Community amenities include: an office, community room and laundry facility with in a detached building.



11. Lockwood Senior Apartments

Residential Projects Under Construction

2151 Lockwood Street

- Proposed 173-unit Active Senior Apartment Community for adults age 55-plus on a 3.6- acre site
- 100 percent affordable
- Community recreational building and pool



WEST ELEVATION



SOUTHWEST VIEW



NORTHWEST VIEW

2151 Lockwood Street

- Proposed 168-unit Active Senior Apartment Community for adults age 55-plus on a 3.08-acre site
- 100 percent affordable
- Community recreational building and portable barbeques

- Proposed 168-unit Active Senior Apartment Community for adults age 55-plus on a 3.08-acre site
- 100 percent affordable
- Community recreational building and portable barbeques

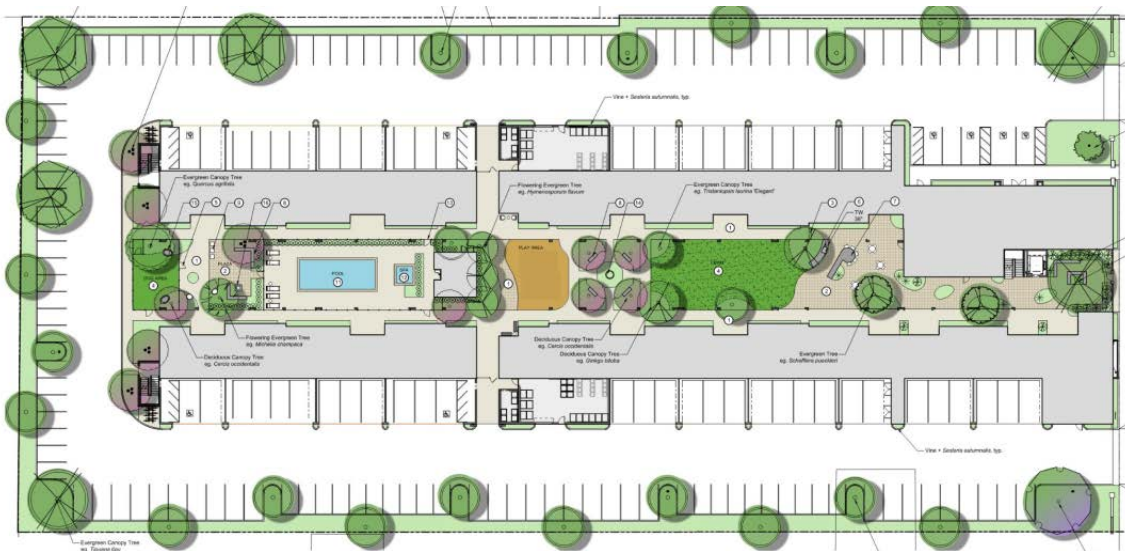


13. 1345 North Oxnard Blvd Apartments

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.

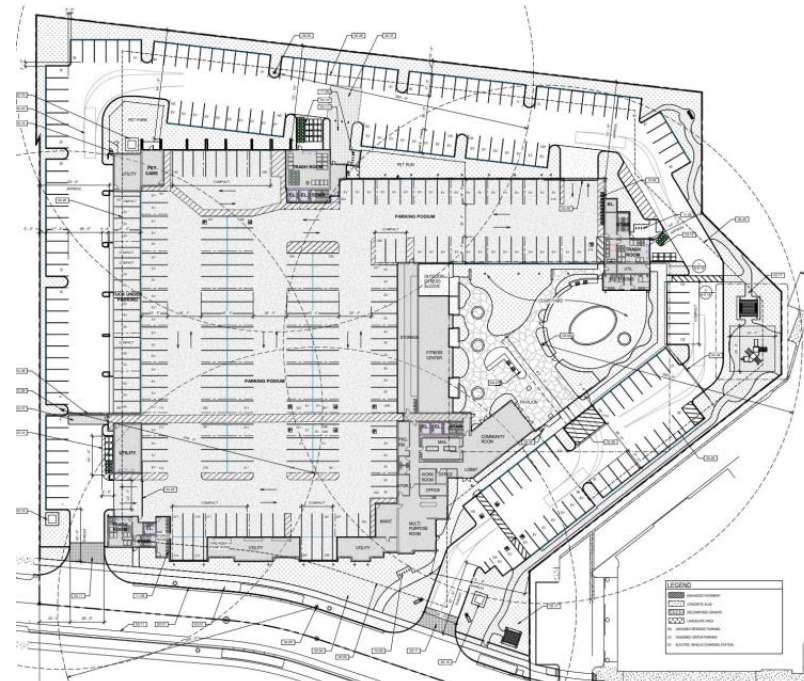


14. Lockwood III Apartments

Residential Projects
Approved

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.



15. Ives Apartments Project

Residential Projects
Proposed

1620 Ives Avenue

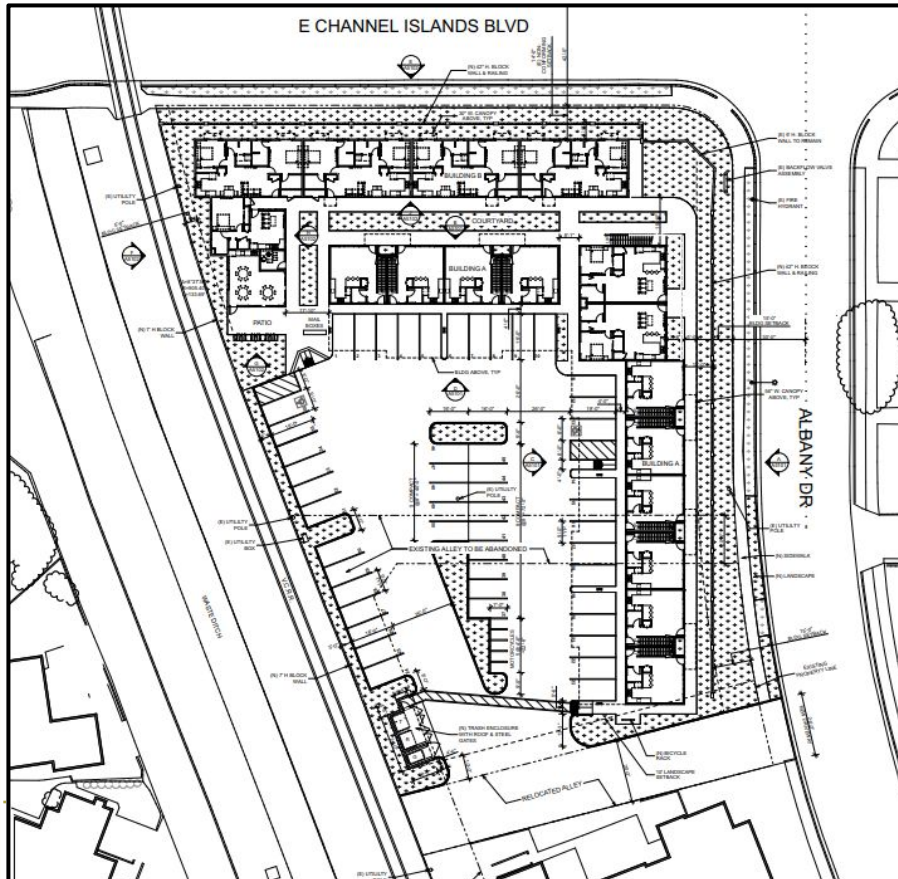
- 78 multi-family housing units within nine 3-story buildings on 3-acre site
- A mix of 12 one-bedroom units and 66 two-bedroom units
- 79 parking space



16. Albany Apartments

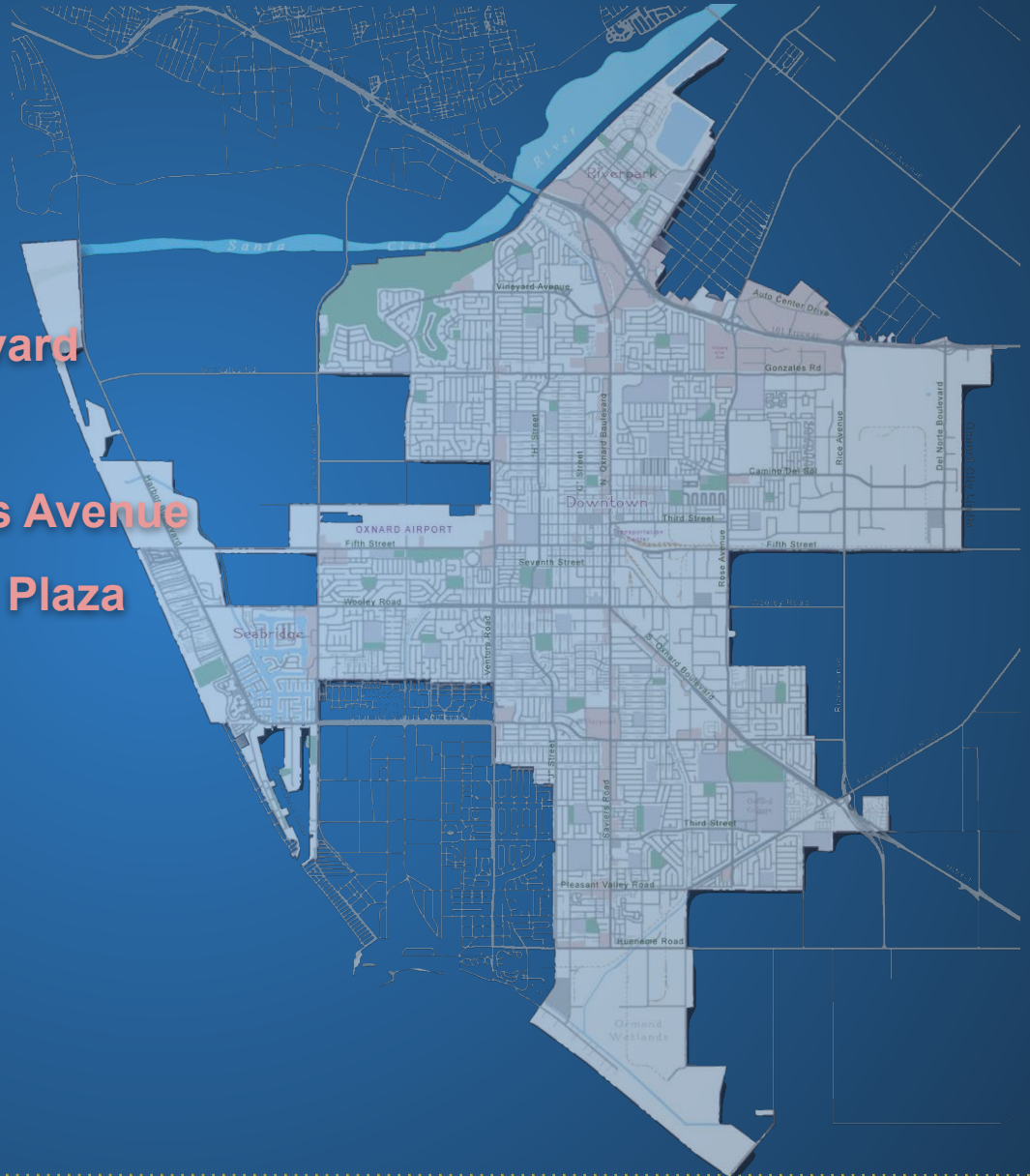
2929 Albany Drive

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



Commercial Developments Overview

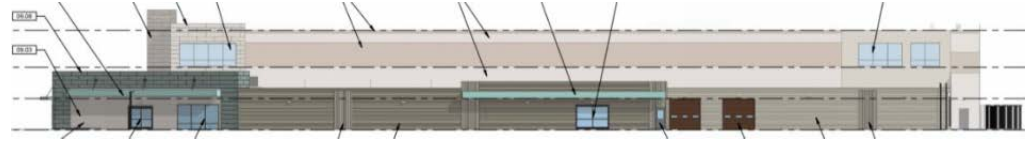
1. U-Haul
2. Pleasant Valley Plaza
3. TRU Hotel by Hilton
4. Starbucks - Ventura Boulevard
5. Oxnard Express Car Wash
6. Fast Food Restaurant - Ives Avenue
7. Starbucks at Lemon Grove Plaza
8. Daya Enterprises
9. Carl's Jr. Project
10. Mister Carwash



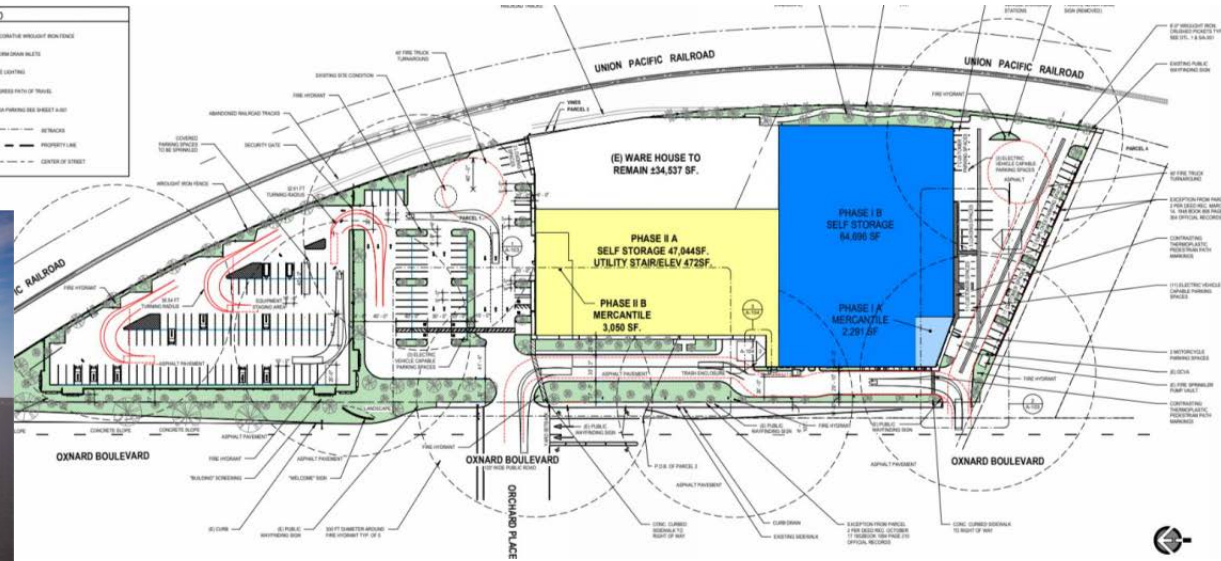
1. U-Haul of North Oxnard

2420 North Oxnard Boulevard

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



OXNARD BLVD. SCREEN WALL SOUTHBOUND



2. 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



3. TRU Hotel by Hilton

Commercial Projects
Under Construction

180 West Esplanade Avenue

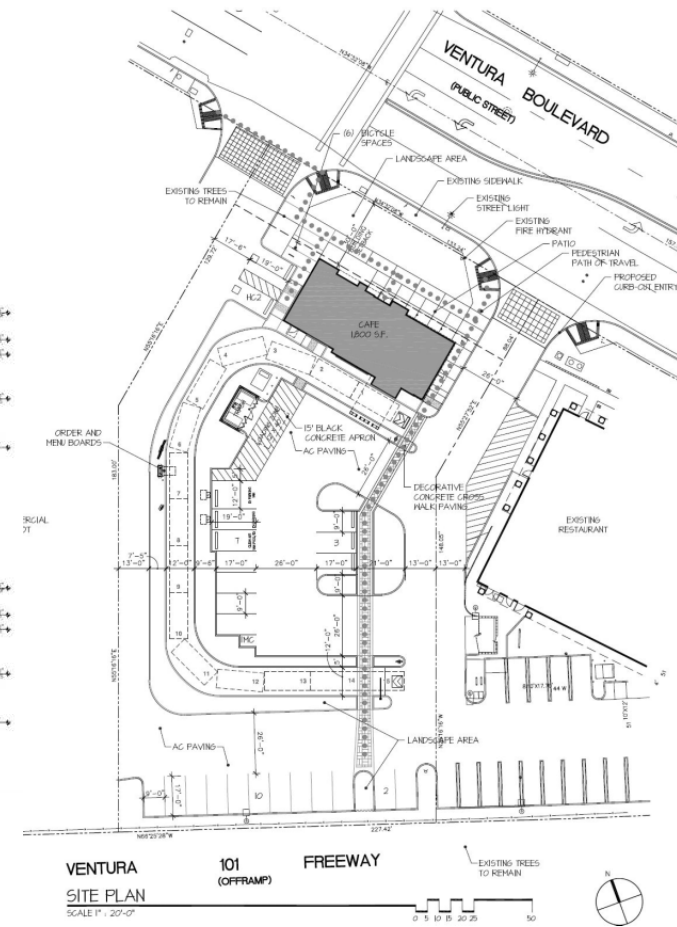
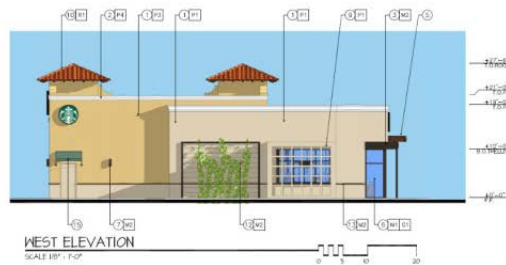
- Proposed 5-story, 88 room hotel
- 44,370 sf



4. 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

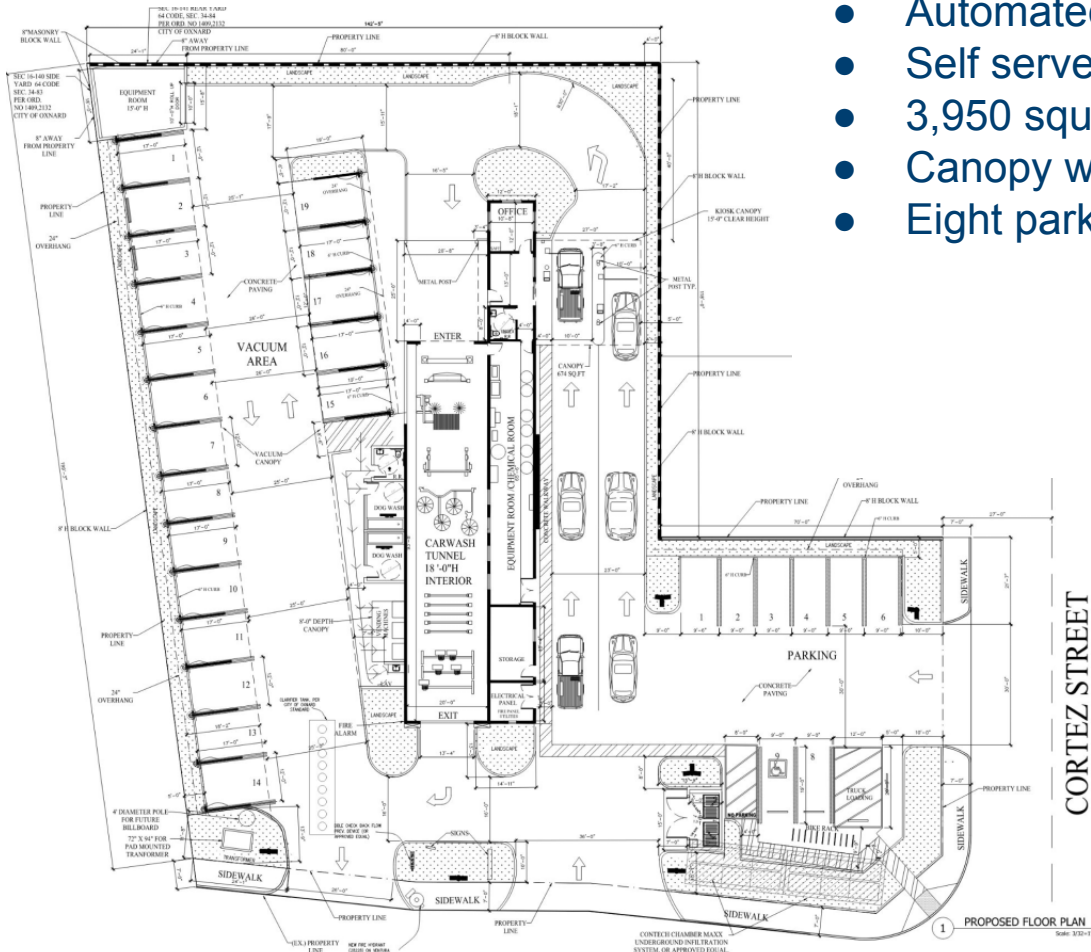


5. Oxnard Express Car Wash

Commercial Projects
Proposed

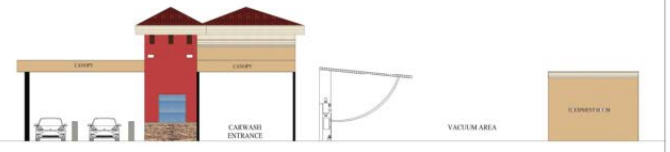
481 - 491 Ventura Boulevard

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



VENTURA BOULEVARD

CORTEZ STREET

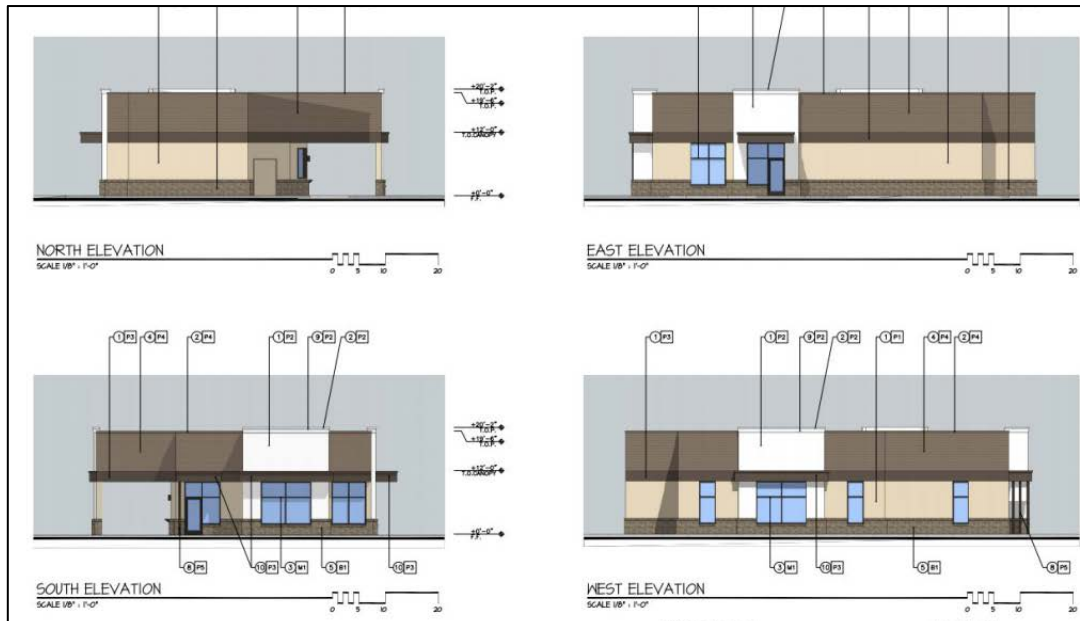


6. Fast Food Restaurant - Ives Avenue

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)

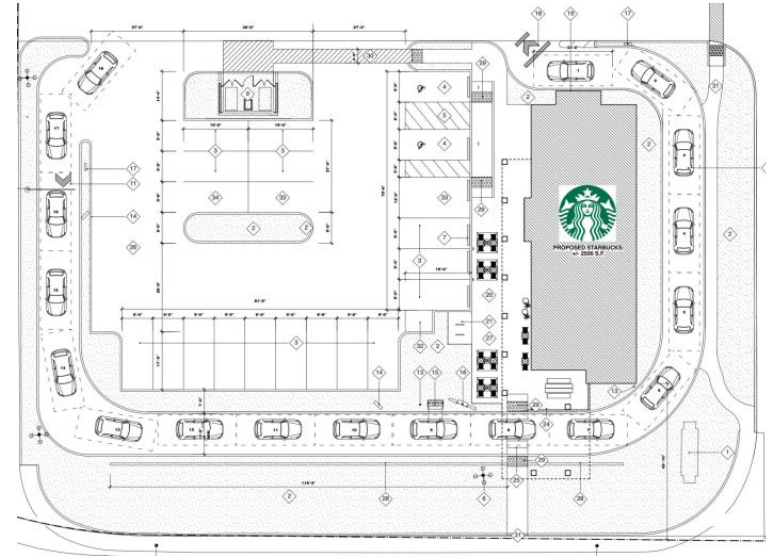


7. Starbucks at Lemon Grove Plaza

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)



8. 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

1/15



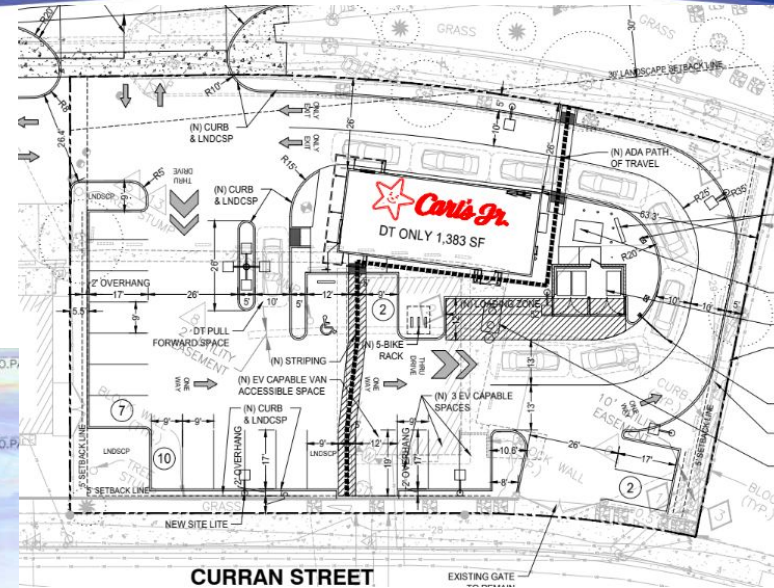
9. Carl's Jr

Commercial Projects
Proposed

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)

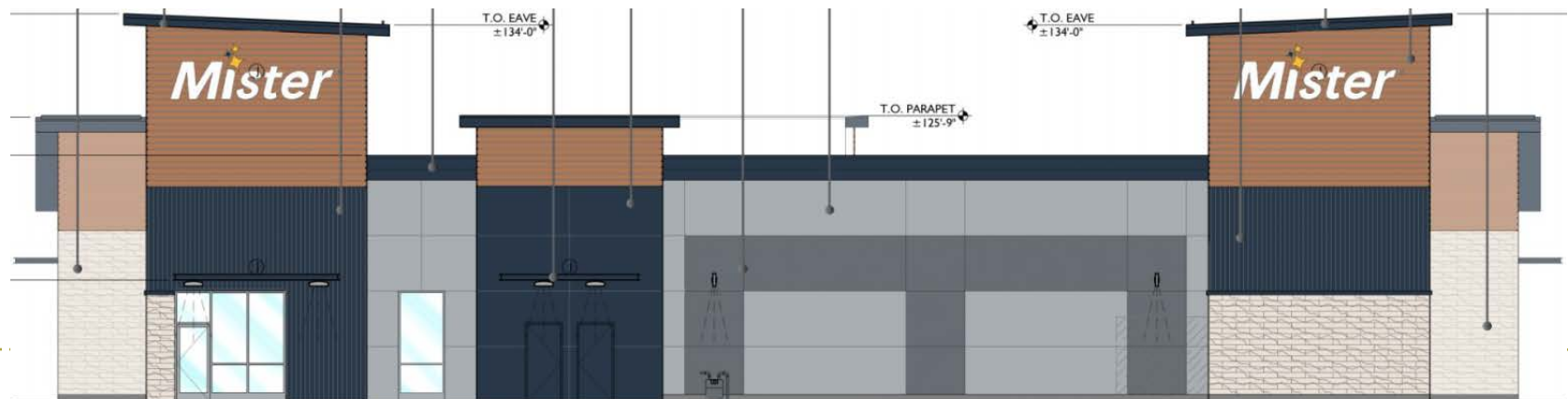
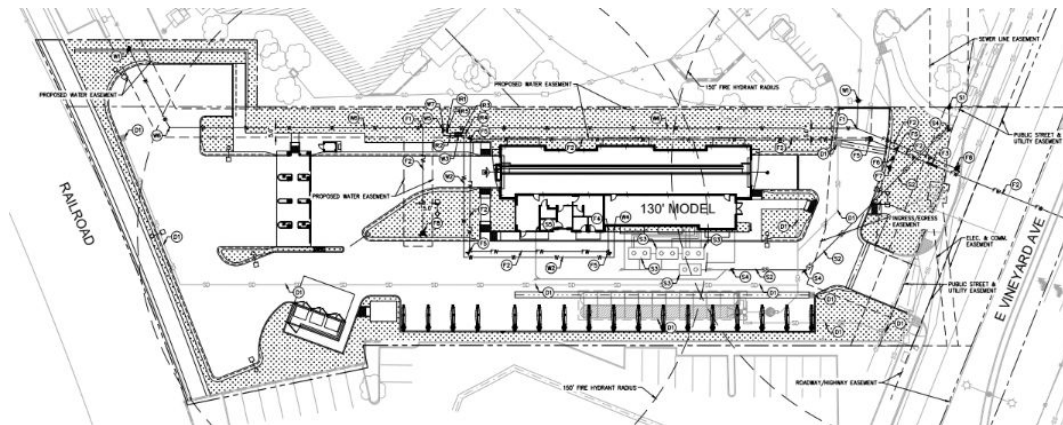


10. Mister Car Wash

2441 N Vineyard Ave.

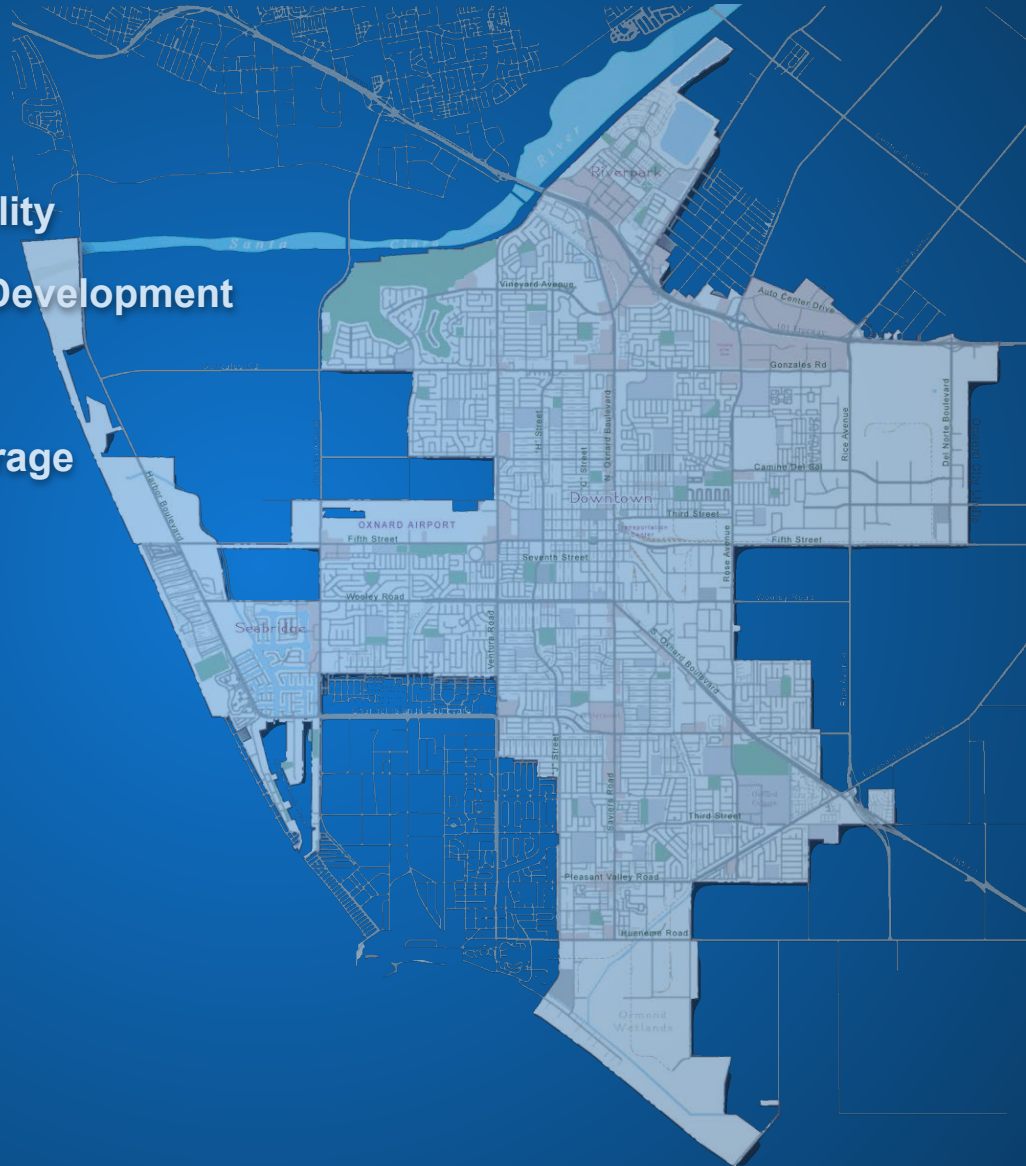
Development of:

- 1) 5,400 square-foot drive thru Car Wash
- 2) Related improvements (parking in the form of Vacuum Spaces, trash enclosure, sidewalks, bike path, landscaping)



Industrial Developments Overview

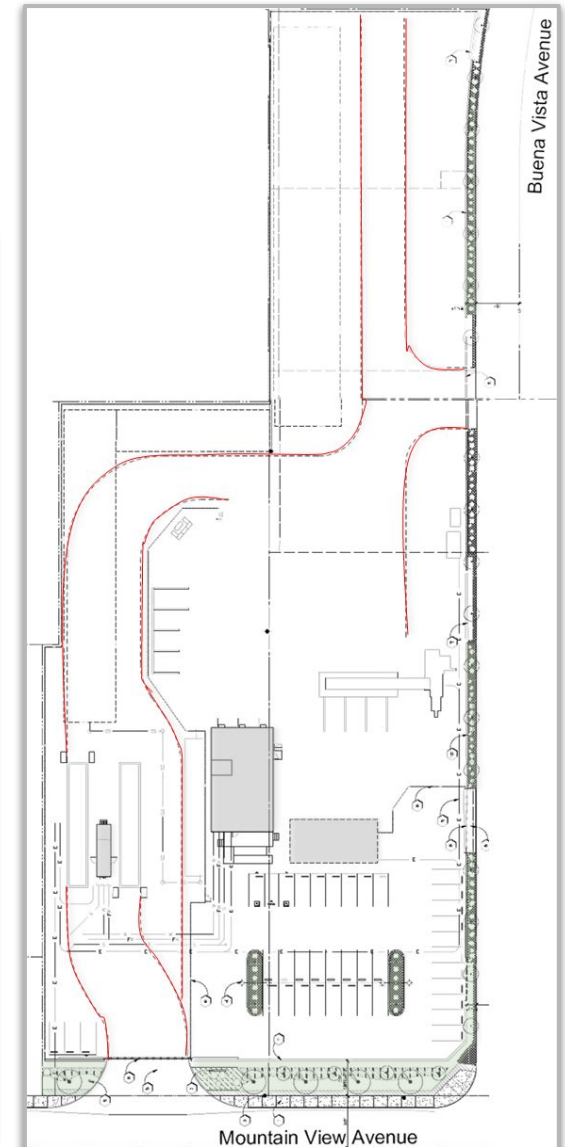
1. SA Recycling
2. Pantoja Trucking
3. Arcturus Cold Storage Facility
4. Solar Pacific Professional Development
5. 101 Logistics Center
6. 6001 Arcturus Outdoor Storage
7. Mister Softee
8. Trojan Self Storage



1. SA Recycling

1421-1441 Mountain View Avenue

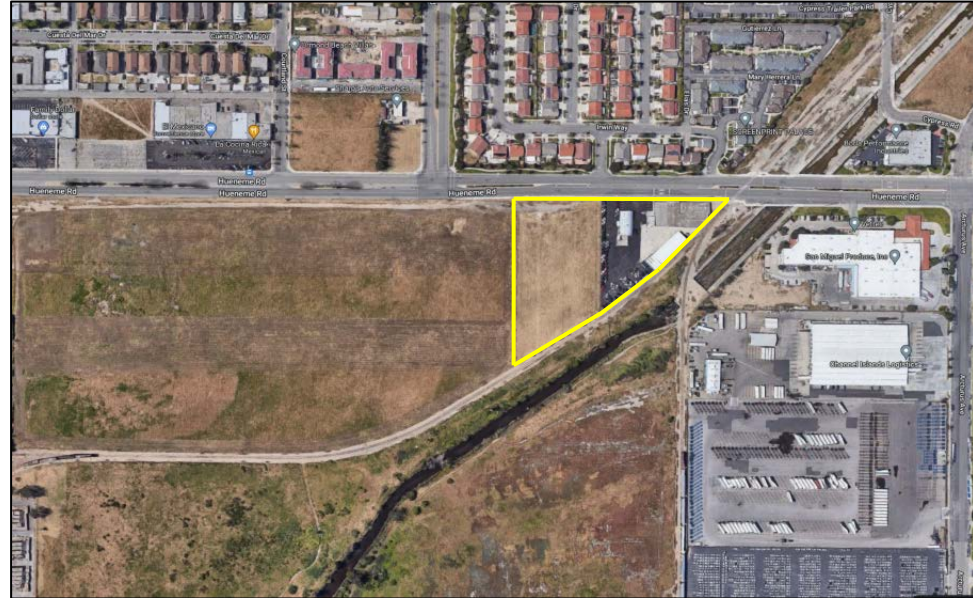
- A proposed 2,400 sf office and outdoor recycling center



2. Pantoja Trucking

320 E Hueneme Road

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



4. Arcturus Cold Storage Facility

Industrial Projects
Approved

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



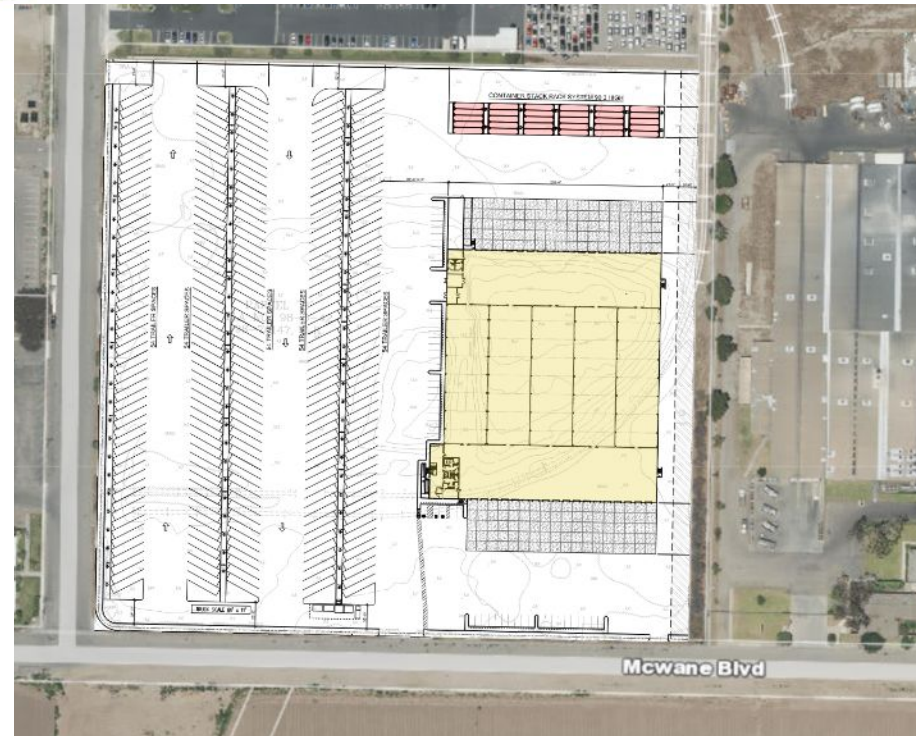
SOUTH



EAST



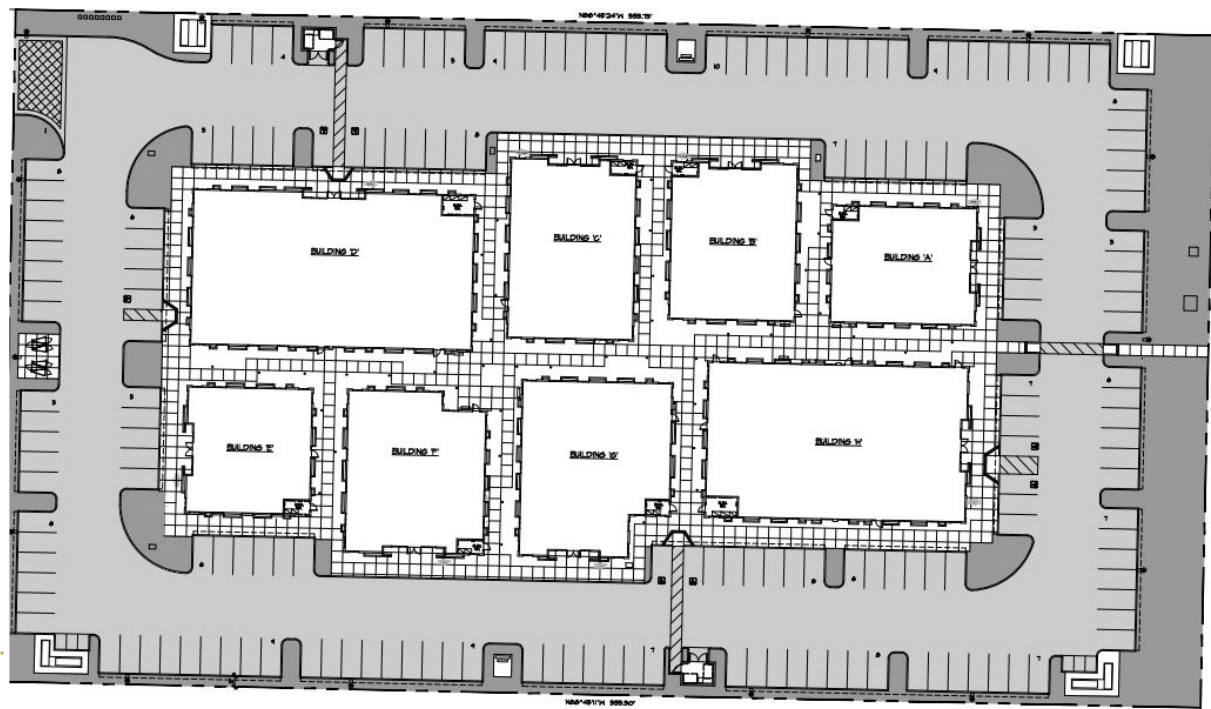
WEST



5. Solar Pacific Professional Development

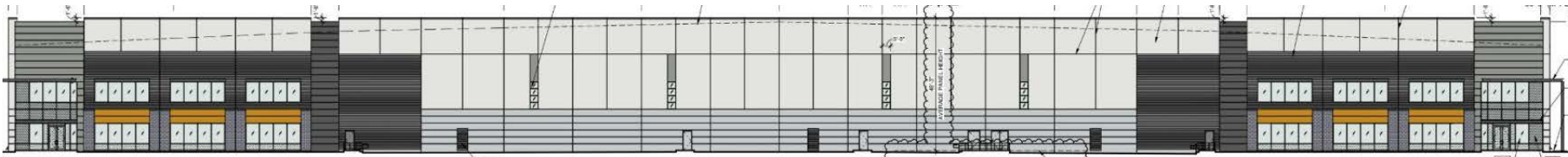
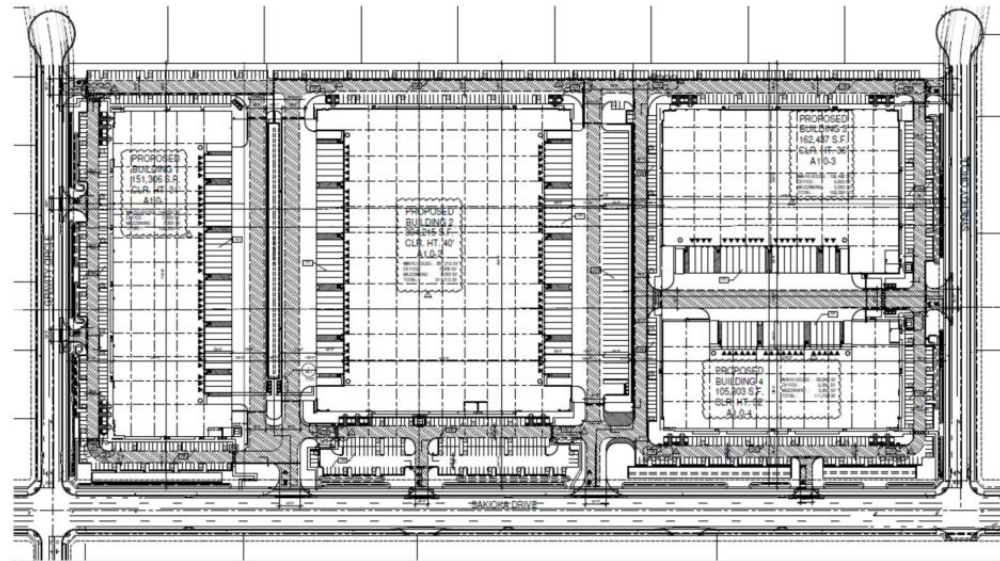
1750 Solar Drive

- 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

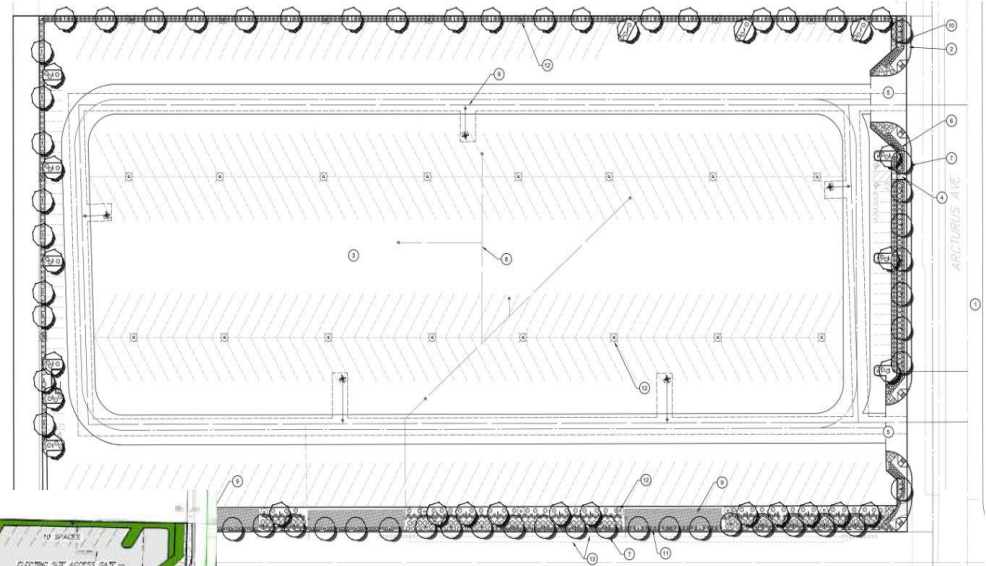


Sakioka Farms Business Park

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



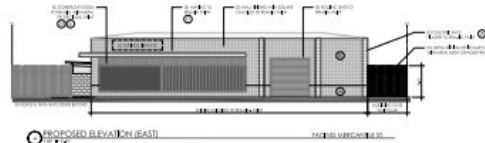
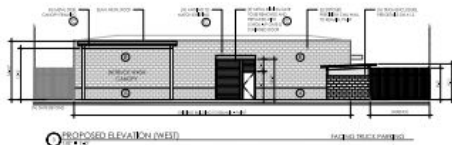
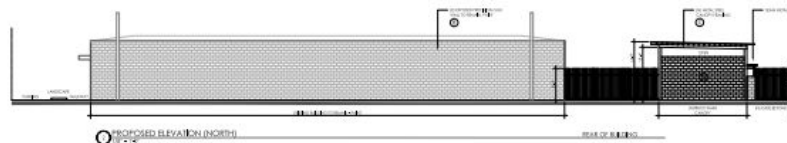
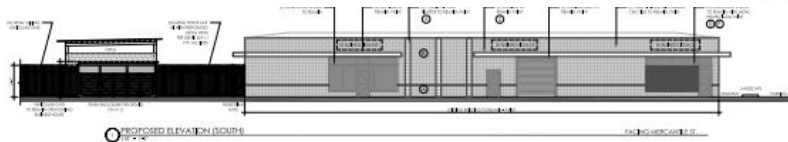
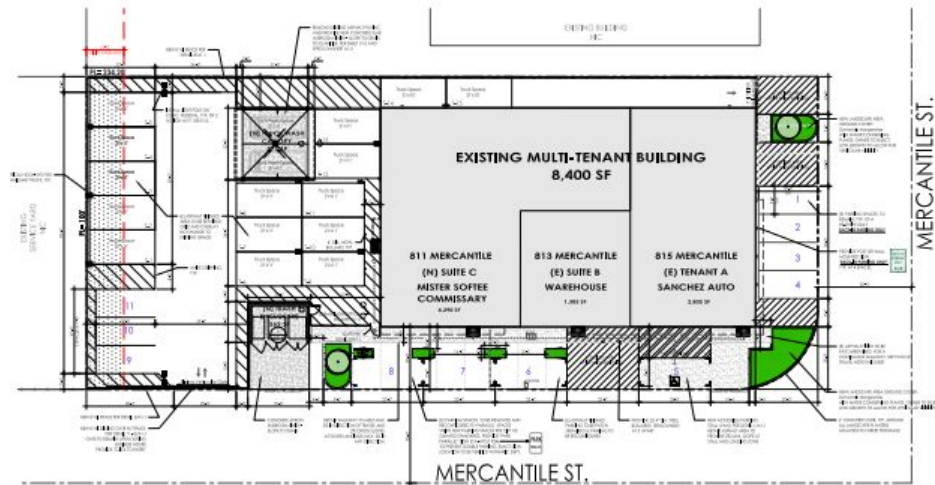
- 352,501 sf of paved parking
- 27,038 sf of landscaping
- 38 overhead lights
- Four (4) fire hydrants
- Bioswale and storm drain on the southern edge of the parking lot.
- 8.7 acre project site



8. 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

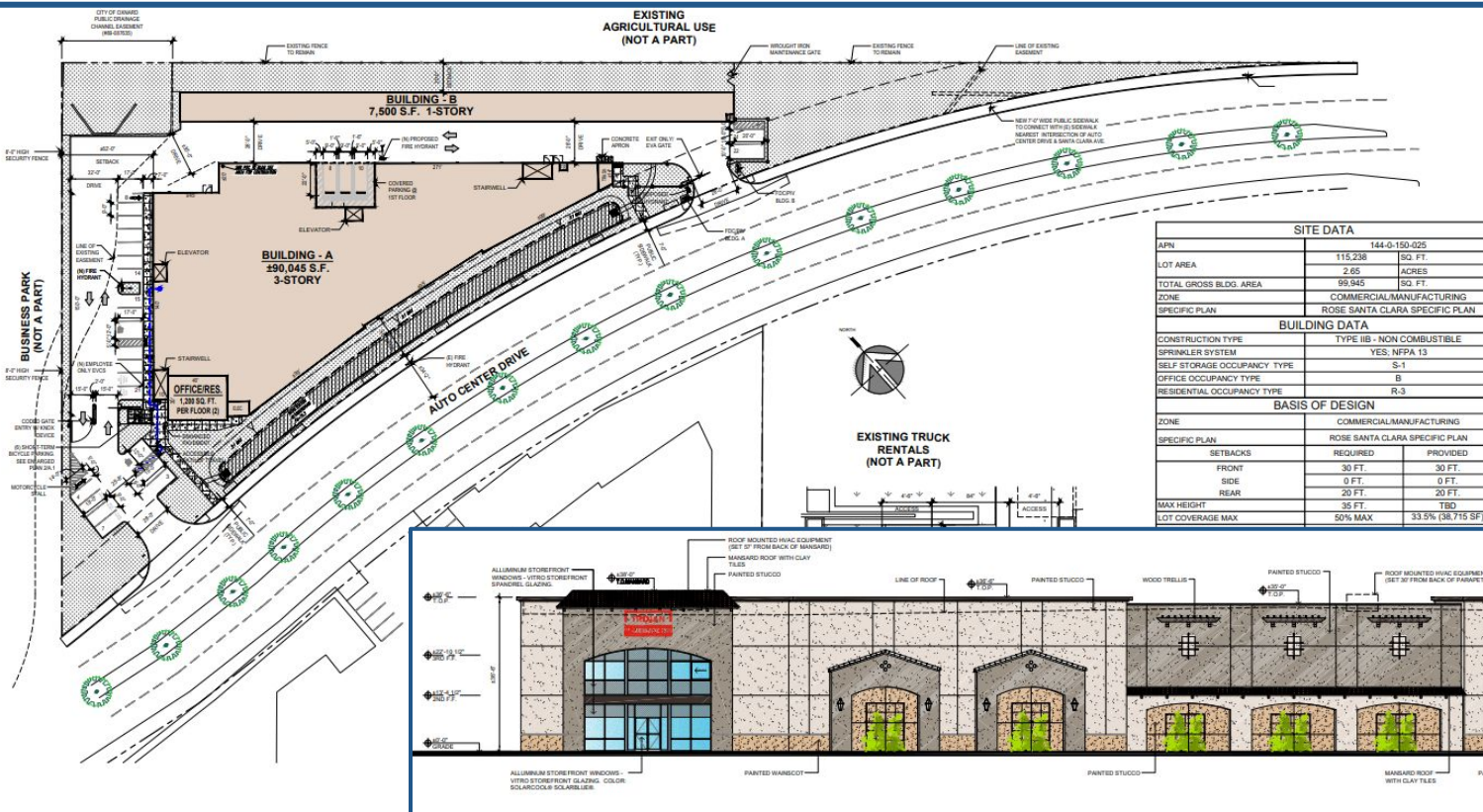


9. Trojan Self-Storage

Industrial Project
Under Construction

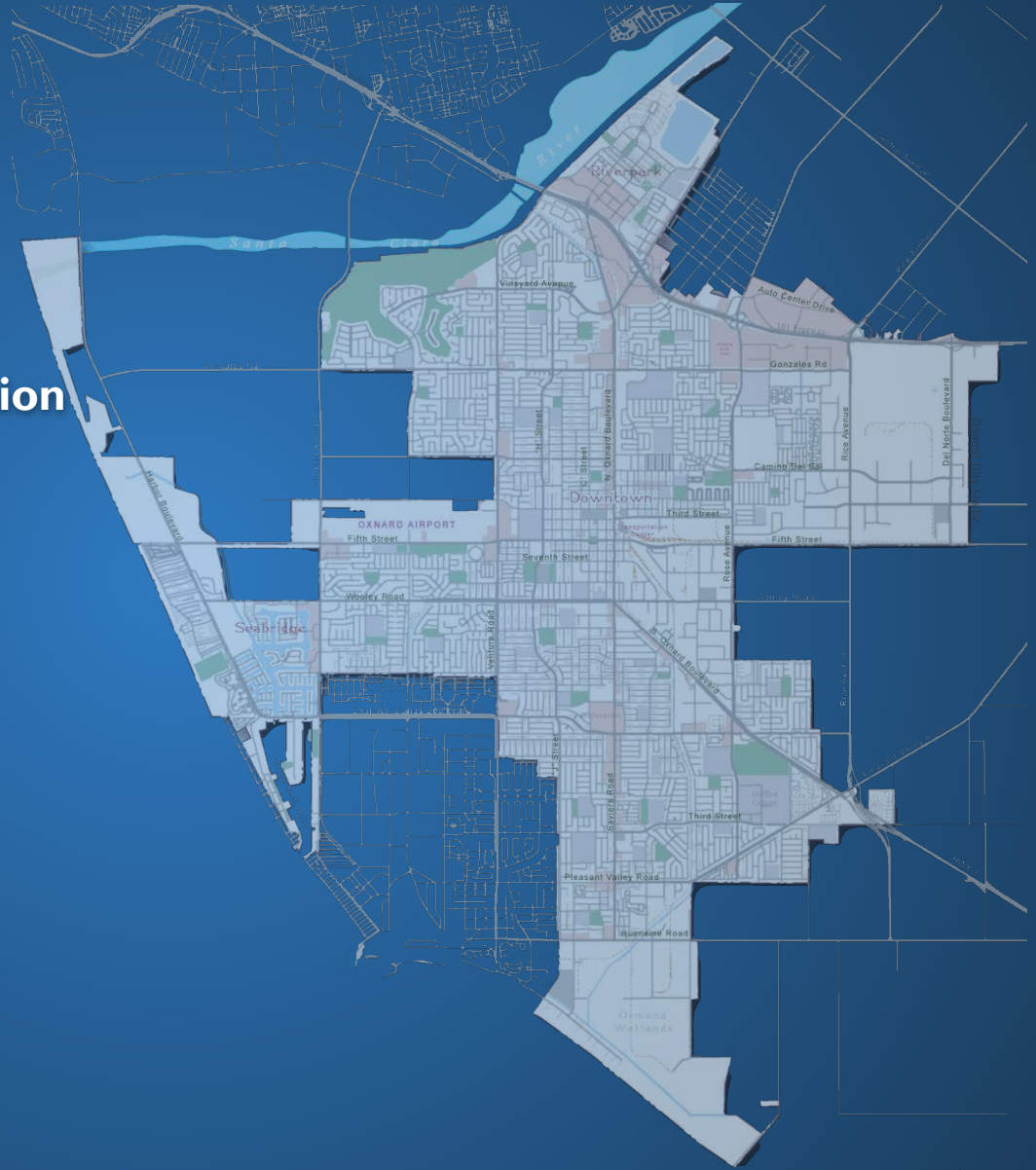
2111 Auto Center Drive

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



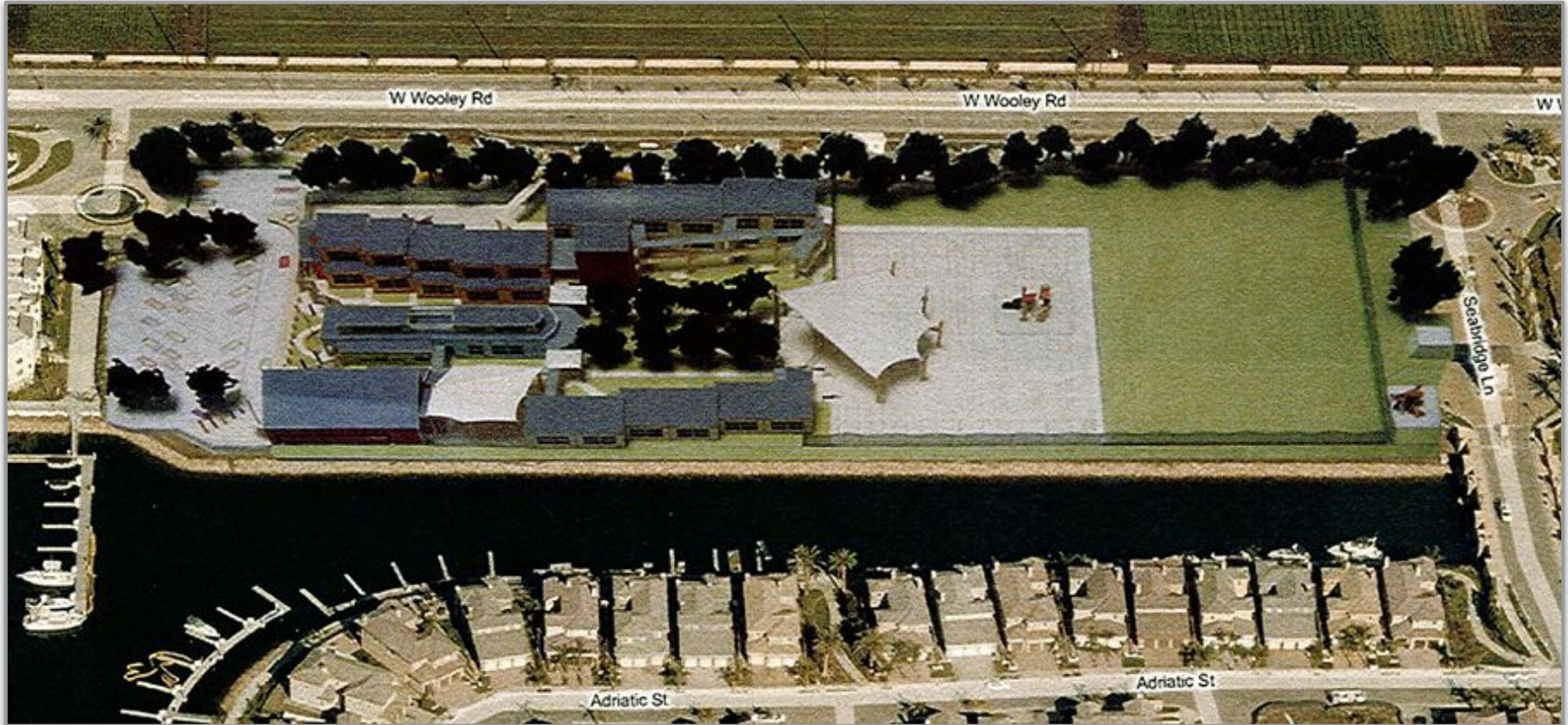
Institutional Developments Overview

1. Oxnard School District
2. Rio Del Valle School Expansion



4050 West Wooley Road

- A proposed Seabridge K-5 Elementary School



(conceptual design, requires Coastal Commission staff review)

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**
 - a. The Landing
 - b. Fore Apartments
 - c. Ventura Road Electronic Billboard
 - d. RiverPark Blvd Electronic Billboard
 - e. The Pointe Apartments
4. **Wagon Wheel Village**
 - a. Condos
 - b. Park Place

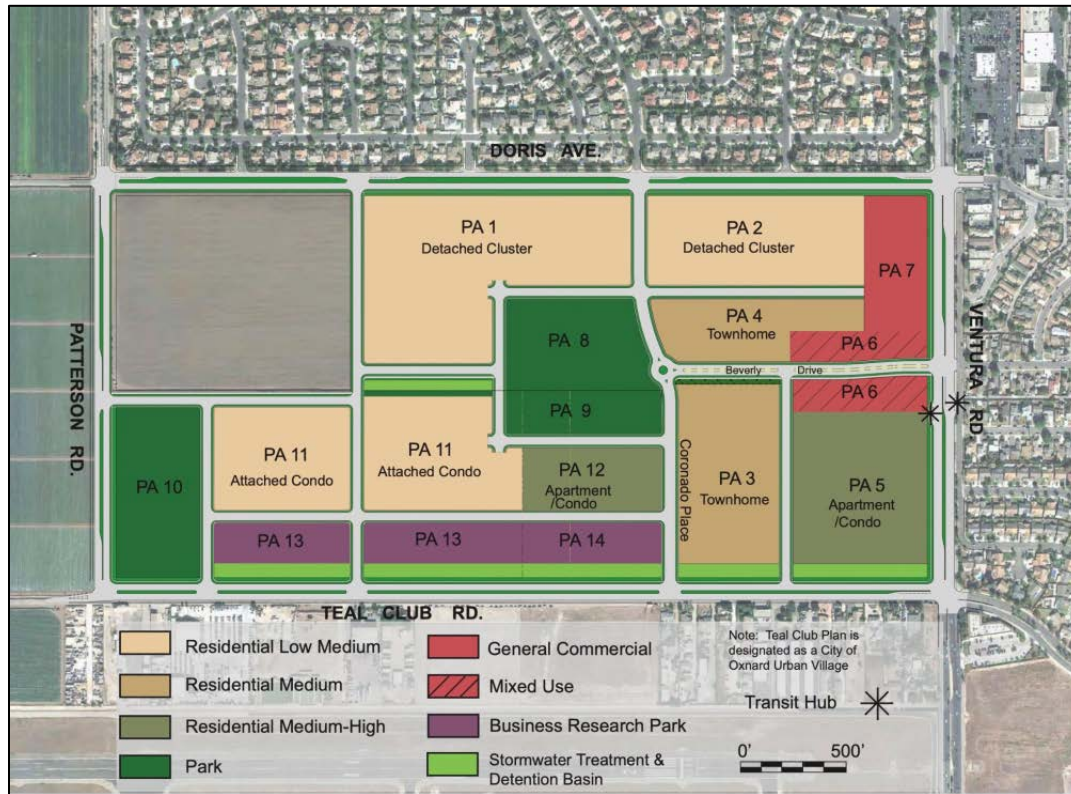


1. Teal Club Specific Plan

Specific Plans
Approved

Ventura Road & Teal Club Road

- 990 dwelling units (148 affordable)
- 55,000 sf commercial space



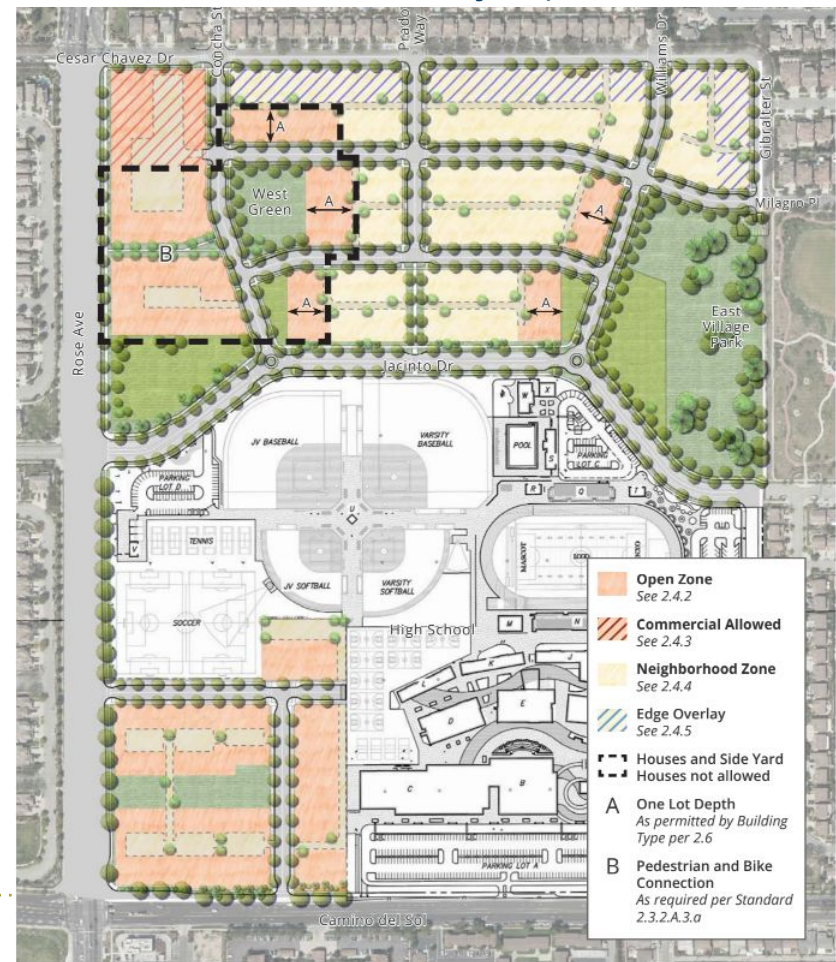
Land Use	Maximum Density	TOTAL PLANNED			
		Acres (1)	Units (2)	Density	Bldg. Sq. Ft.
RESIDENTIAL USES & LAND USE CATEGORY:					
PA-1 Detached Cluster - Residential Low Medium	10 DU/Ac.	17.52	140	8 DU/Ac.	-
PA-2 Detached Cluster - Residential Low Medium	10 DU/Ac.	10.01	80	8 DU/Ac.	-
SUBTOTAL Detached Cluster Units	-	27.53	220	-	-
PA-3 Attached or Detached Townhome - Residential Medium	18 DU/Ac.	9.6	145	15 DU/Ac.	-
PA-4 Attached or Detached Townhome - Residential Medium	18 DU/Ac.	5.54	88	16 DU/Ac.	-
PA-5 Attached Apartment/Condo - Residential Medium High	30 DU/Ac.	10.57	240	23 DU/Ac.	-
PA-11 Attached or Detached Condo - Residential Low Medium	12 DU/Ac.	15.64	167	11 DU/Ac.	-
PA-12 Attached Apartment/Condo - Residential Medium High	30 DU/Ac.	4.43	100	23 DU/Ac.	-
Commercial/Mixed Use (Residential component)	-	0.00	30	-	-
SUBTOTAL Multi-Family	-	45.78	770	-	-
TOTAL RESIDENTIAL	-	73.31	990	-	-
PARKS & OPEN SPACE					
PA-8 Community Park - Phase 1 Portion (includes HOA amenity)	-	6.50	0	-	5,000
PA-9 Community Park - Phase 2 Portion	-	3.50	0	-	-
PA-10 Community Park - Phase 2	-	7.38	0	-	-
Beverly Dr. Greenbelt	-	0.38	0	-	-
SUBTOTAL Parks & Open Space	-	17.76	0	-	5,000
COMMERCIAL/MIXED USE					
PA-6 Commercial/Mixed Use - General Commercial	-	4.35	0	-	10,000
PA-7 Village Commercial - General Commercial	-	4.43	0	-	45,000
SUBTOTAL Commercial/Mixed Use	-	8.78	0	-	55,000
LIGHT INDUSTRIAL					
PA-13 Business Research Park	-	6.19	0	-	88,000
PA-14 Business Research Park	-	2.92	0	-	44,000
SUBTOTAL Light Industrial	-	9.11	0	-	132,000
ARTERIAL ROADWAYS					
Ventura Road	-	2.82	0	-	-
Doris Avenue	-	2.80	0	-	-
Patterson Road	-	0.30	0	-	-
Teal Club Road	-	7.20	0	-	-
SUBTOTAL Arterial Roadways	-	13.12	0	-	-
INTERIOR ROADWAYS & MISC.					
Interior Roadways show in Fig 2-1	-	22.18	0	-	-
Stormwater Treatment / Detention Basins	-	5.46	0	-	-
SUBTOTAL Interior Roadways & Misc.	-	27.64	0	-	-
TOTAL PROJECT	-	149.72	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)



3a. 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)



3b. RiverPark - Fore Apartments

Specific Plan Mixed-Use Projects
Under Construction

Town Center Drive & Ventura Road

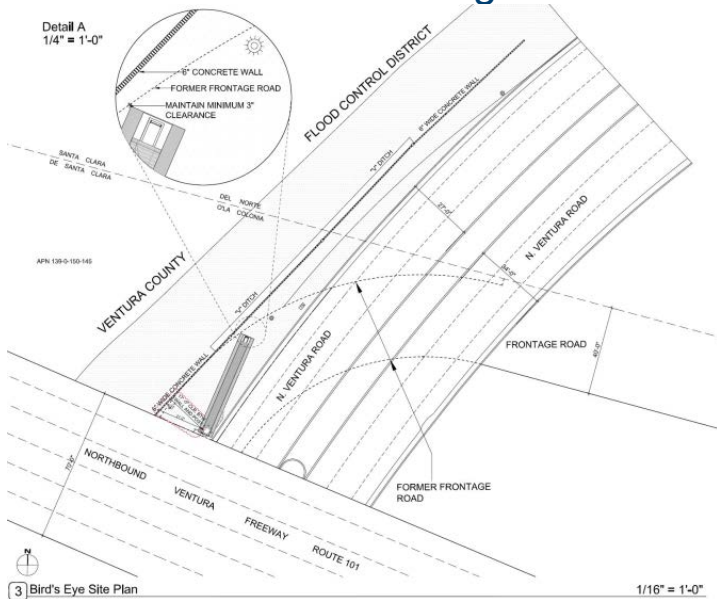
- Proposed 5-story, 333 unit apartment complex
- 6-level parking structure and roof deck



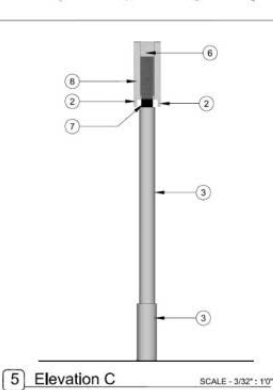
3c. RiverPark - Ventura Road Electronic Billboard

Specific Plan - Other
Plan Check

- 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

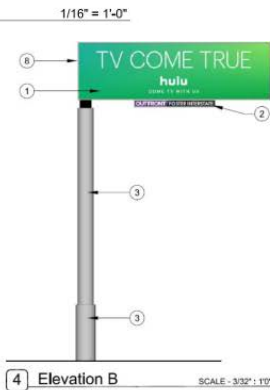


2 View From Northbound On U.S.101



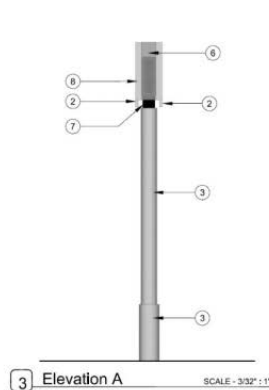
5 Elevation C

SCALE - 3/32\"/>



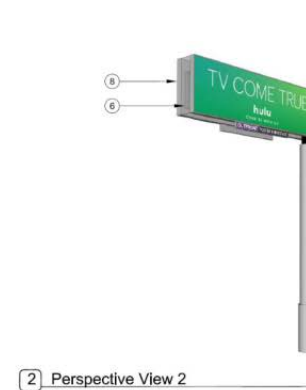
4 Elevation B

SCALE - 3/32\"/>



3 Elevation A

SCALE - 3/32\"/>



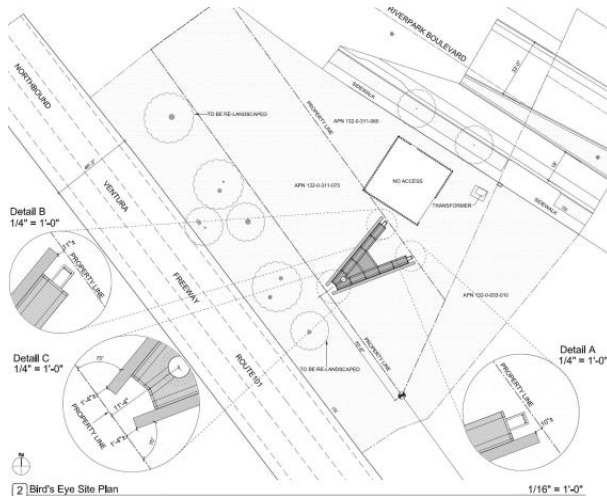
2 Perspective View 2

NTS

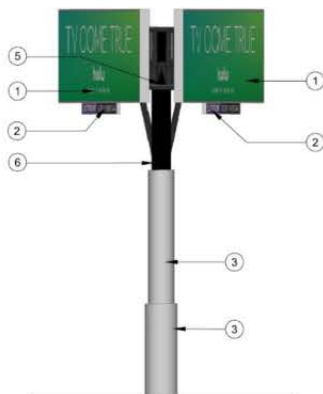
3d. RiverPark - Riverpark Boulevard Electronic Billboard

Specific Plan - Other
Approved

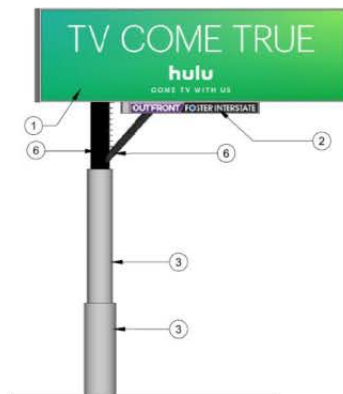
- Proposal for an 60-foot tall Freeway Adjacent Digital Display Billboard with a sign face of 14.5 feet in height and 48.5 feet in length (approximately 700 square feet per side)
- Specific Plan Amendment to allow for Freeway Adjacent Digital Display Billboards within the RiverPark Specific Plan Area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



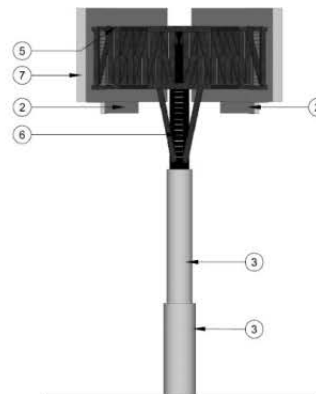
[2] View From Northbound On U.S.101



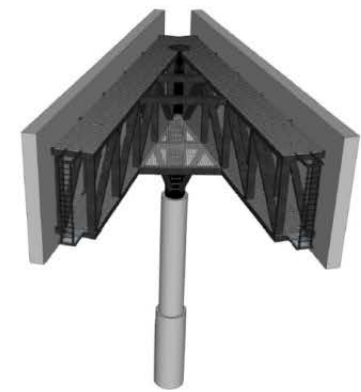
[5] Elevation A SCALE - 1/8" : 1'0"



[4] Elevation B SCALE - 1/8" : 1'0"



[3] Elevation C SCALE - 1/8" : 1'0"



[2] Perspective View 2 NTS

3e. RiverPark - The Pointe Apartments

Specific Plan Mixed-Use Projects
Proposed

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



OXNARD: THE POINTE
OXNARD, CALIFORNIA

BUILDING PERSPECTIVE
SOUTHBOUND CLYDE RIVER

A-6.3

4. Wagon Wheel - The Village

Specific Plan Mixed-Use Projects Under Construction

- 1,500 residential units
- 50,000 sf commercial space
- Parks, transit area, and multi-use path



4a. Wagon Wheel - Condos

Specific Plan Mixed-Use Projects
Under Construction

Oxford Flats (lots 7&8)

- 96 of 144 condos built



Mayfair (lots 4 & 10)

- 56 of 88 condos built

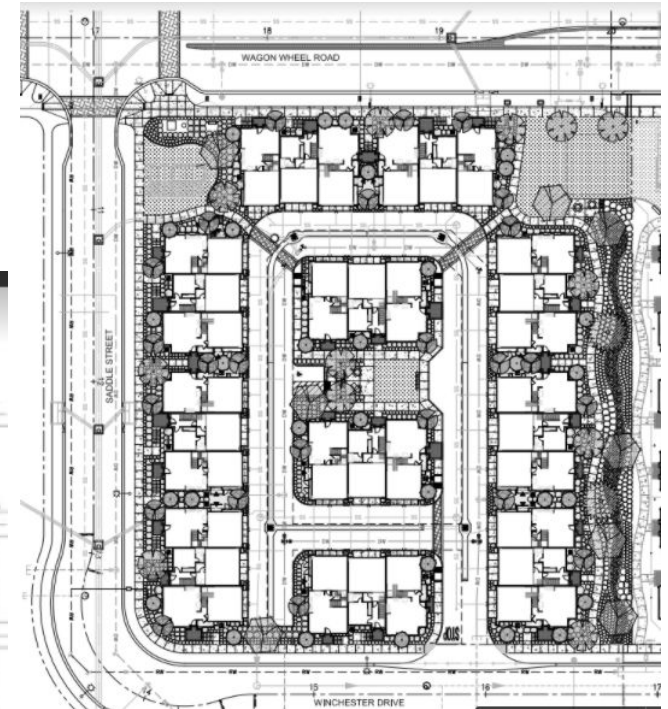


4b. Wagon Wheel - Park Place II

Specific Plan Mixed-Use Projects
Under Construction

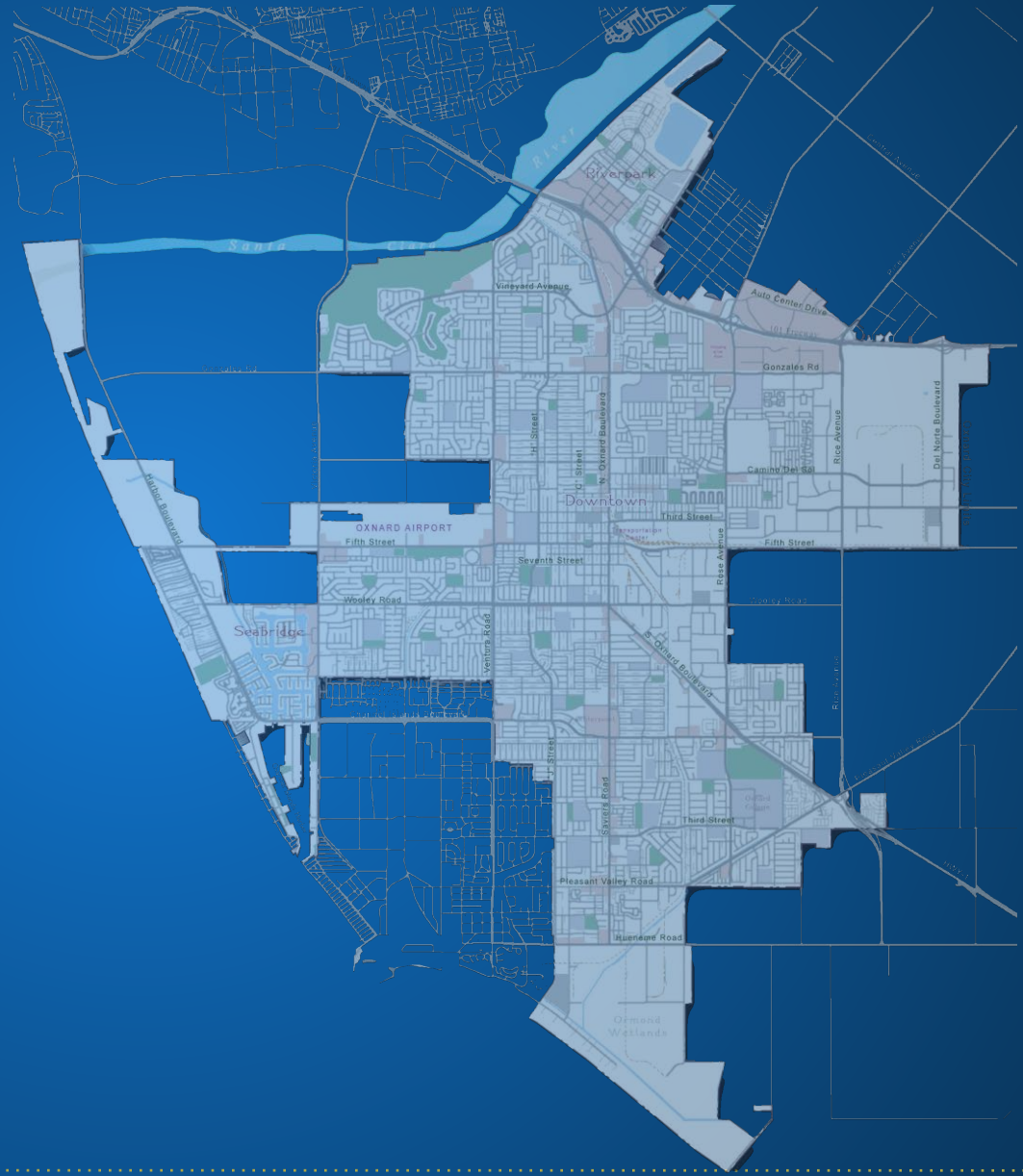
Park Place II

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



Mixed-Use Developments Overview

I. Rio Urbana



1. Rio Urbana

2714 East Vineyard Avenue

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



Downtown Developments Overview

- 
- An aerial photograph of a city's downtown area, showing a mix of residential, commercial, and industrial buildings. A list of nine development projects is overlaid on the image, numbered 1 through 9. The projects are located in various parts of the downtown area, including near the waterfront, in the center, and along major roads. The list includes: 1. The Palm Apartments, 2. C Street Apartments, 3. Sandpiper Building, 4. Navigation Center, 5. 613- 643 South C Street Apartments, 6. 637 & 643 South C Street Apartments, 7. 140 Palm Mixed-Use, 8. Aspire Apartments, and 9. First & A St Apartments.
1. The Palm Apartments
 2. C Street Apartments
 3. Sandpiper Building
 4. Navigation Center
 5. 613- 643 South C Street Apartments
 6. 637 & 643 South C Street Apartments
 7. 140 Palm Mixed-Use
 8. Aspire Apartments
 9. First & A St Apartments

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
1/8" = 1'-0"



② SOUTH - COLOR
1/8" = 1'-0"

2. C Street Apartments

761 South C Street

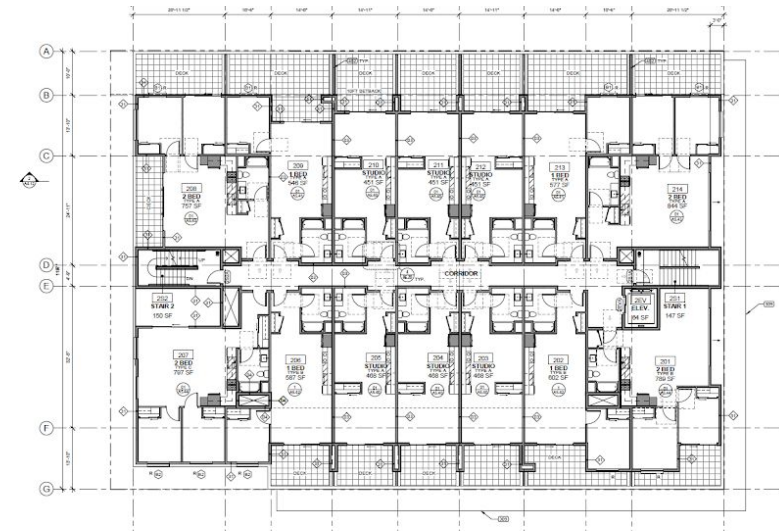
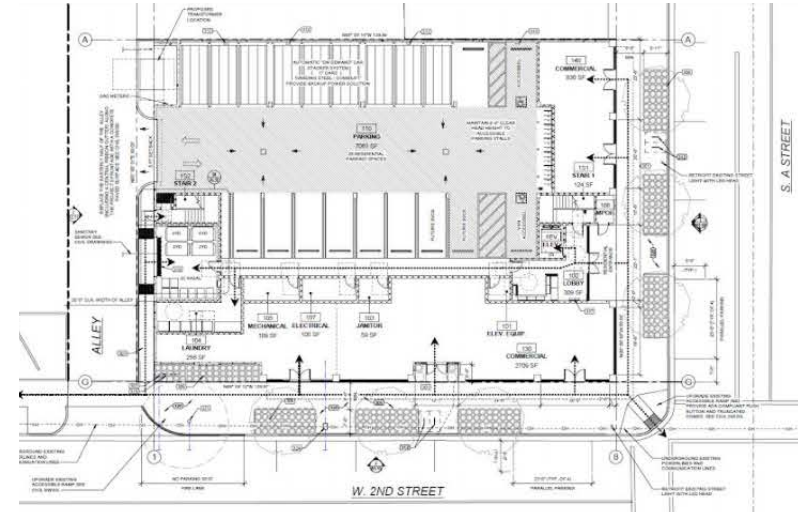
- Proposed 175 units; 18 affordable
- 1,145 sf retail space



3. 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.



4. Navigation Center

Downtown Mixed-Use
Under Construction

241 W 2nd Street

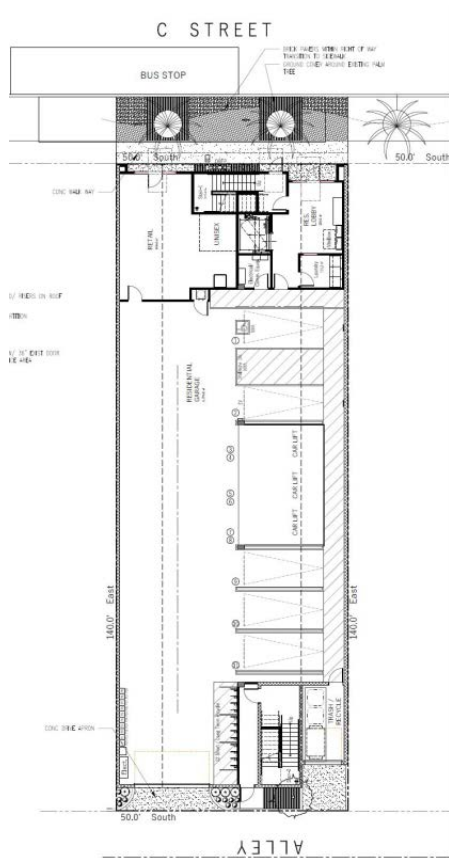
- 60,194 square foot, 5 story mixed-use building on a 0.48-acre
- Proposed 13,078 square foot permanent homeless shelter on the ground floor.
- Upper floors consist of 56 affordable supportive housing units that ranging between 541-699 square feet in size and a service and leasing center.



5. 613 South C Street Apartments

Downtown Mixed-Use
Proposed

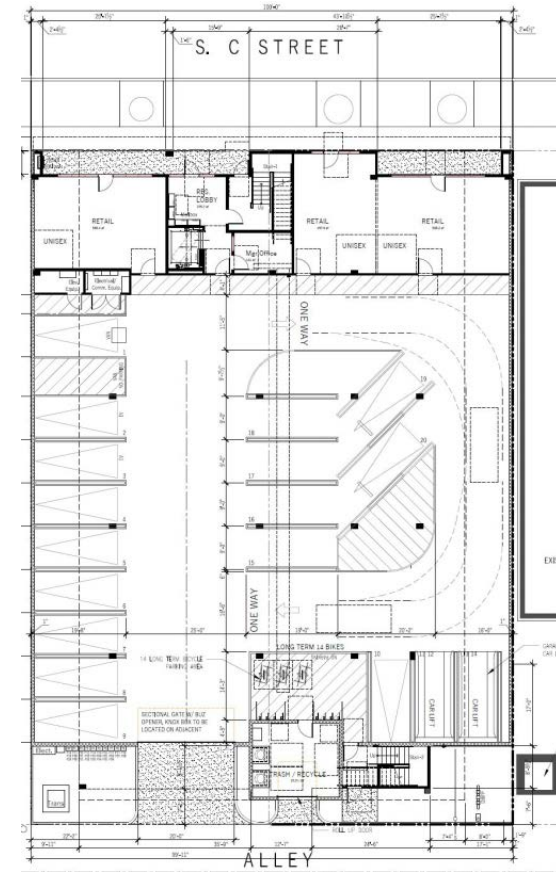
- Three 5-Story mixed use buildings
- Ground floor commercial unit and parking
- 20 - 1 and 2 bedrooms in each building
- 2 deed restricted units, a very low and a low income in each building



6. 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

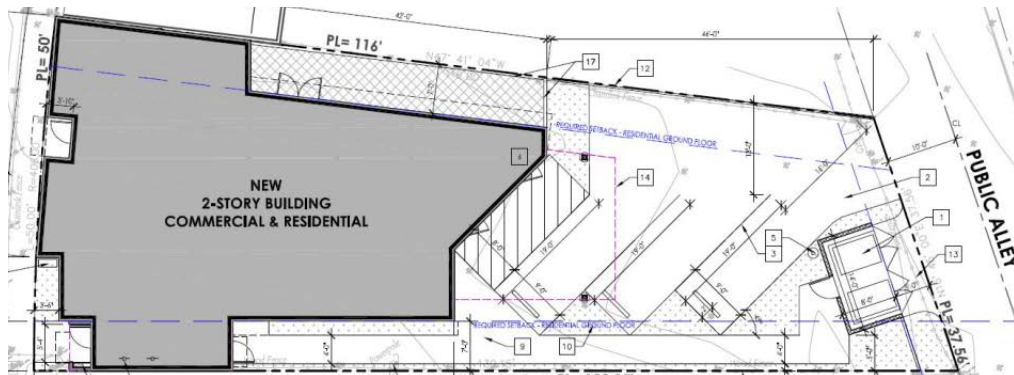
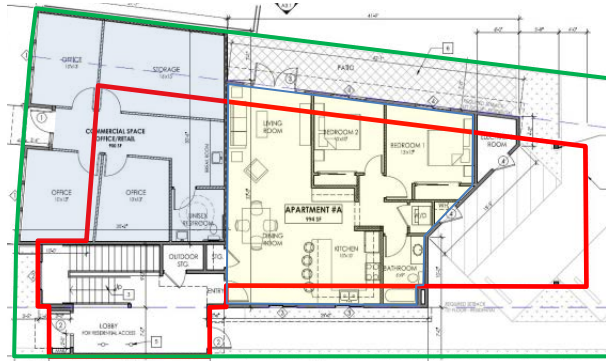


7. Palm Drive - Mixed Use

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



Downtown Mixed-Use Approved

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

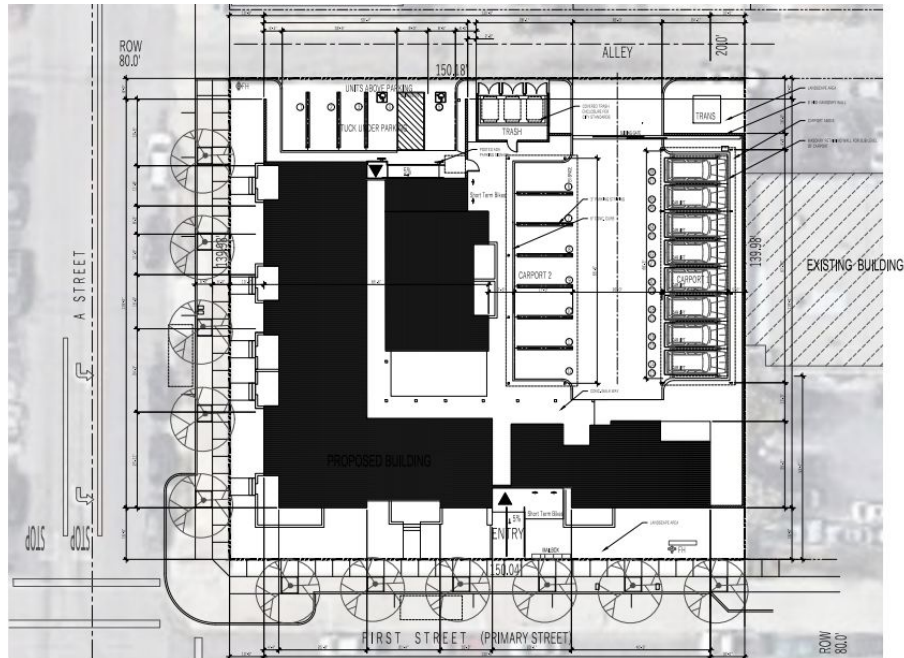


9. First & A St Apartments

Residential
Approved

137 First Street

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



Commercial Cannabis Retail Permits

1. Kind Lifestyle Market
2. Blooming Organics 156 S A ST
3. Blooming Organics 2731 N Vineyard Ave
4. Advocate Society
5. Haven #8
6. Blue Enterprises Oxnard
7. 99 High Tide

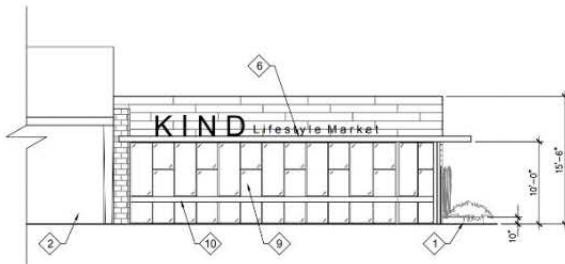
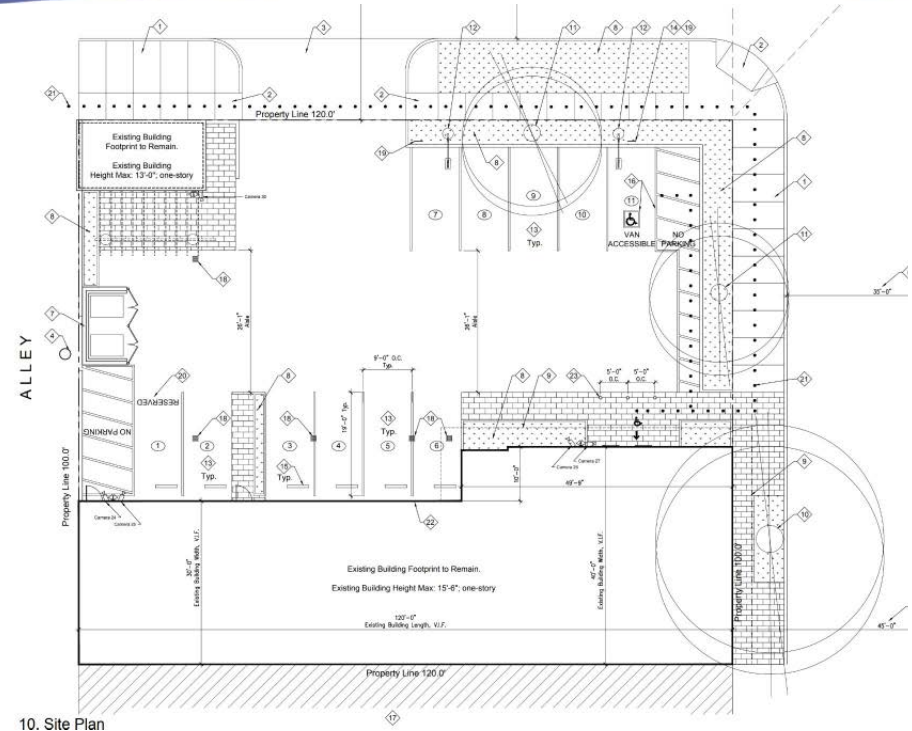


1. Kind Lifestyle Market LLC dba Kind Lifestyle Market

Cannabis Retail Project Plan Check

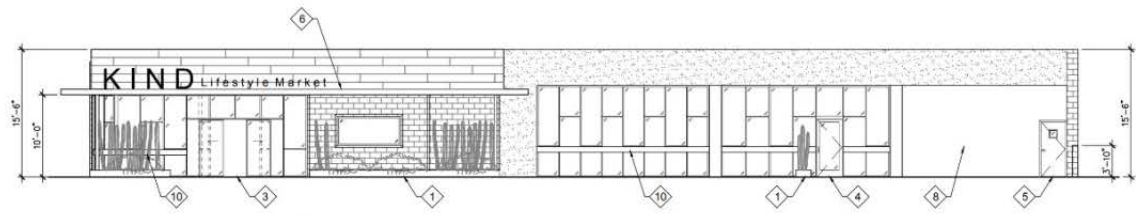
911 South Oxnard Boulevard

- PZ No. 21-516-11
- A proposed cannabis retail sales facility.



10. Cannabis Retail - East Elevation

Scale: 1/8" = 1'-0"



4. Cannabis Retail - North Elevation

Scale: 1/8" = 1'-0"

2. Blooming Organics LLC dba Elevate Downtown Oxnard

Cannabis Retail Project
Under Construction

156 South A Street

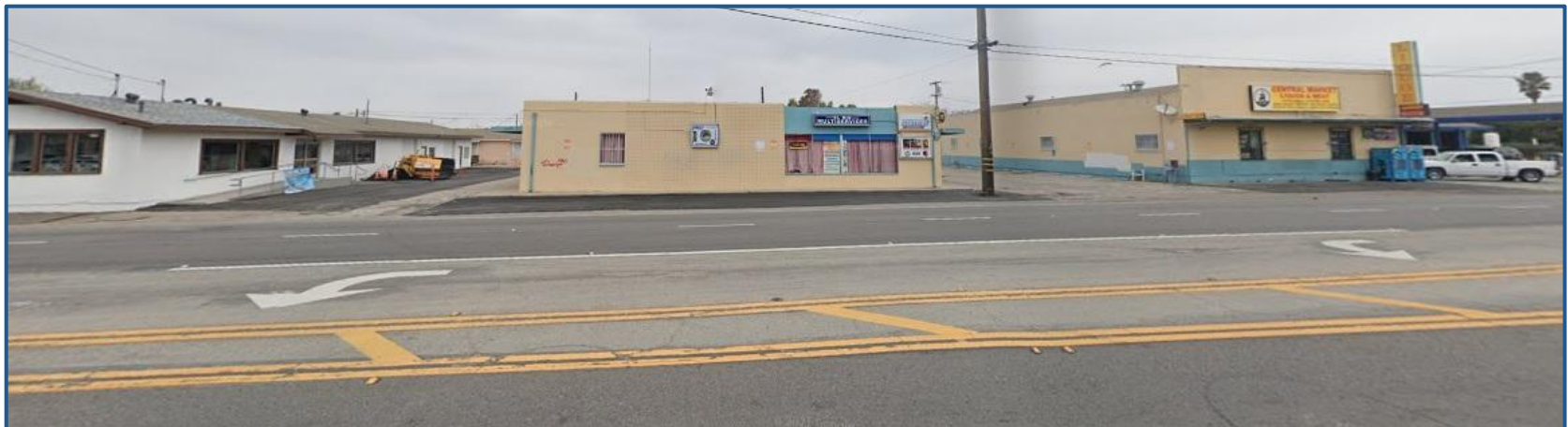
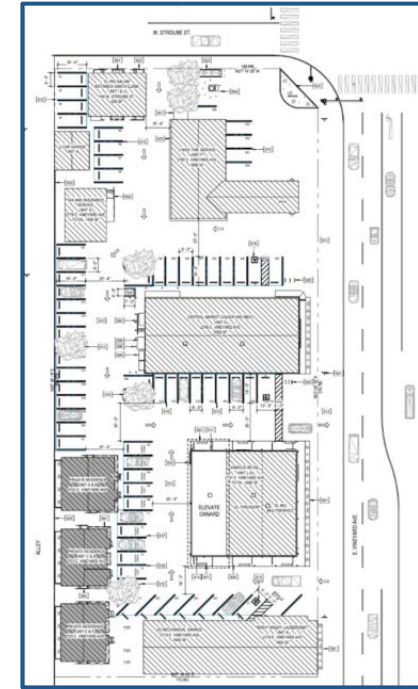
- (PZ No. 21-516-12)
- A proposed cannabis retail sales facility.



3. Blooming Organics LLC dba Elevate Oxnard

2731 North Vineyard Avenue

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



4. 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.



5. Haven #8 LLC dba Haven

220 South A Street

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



6. 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.



7. 99 High Tide, LLC. dba La Sirena

138 South A Street

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



The map displays the city of Oxnard, California, with various neighborhoods and landmarks. The map is color-coded: Downtown (pink), Riverpark (light blue), Vineyard Avenue (light green), Seabridge (light blue), and Ormond Wetlands (light green). Major roads like Highway 101, Highway 1, and Highway 230 are shown. Landmarks include Oxnard Airport, Santa Clara River, and various parks and schools. The map also shows the coastline and the Pacific Ocean.

- The City is preparing a comprehensive amendment to the Local Coastal Program.
- The amendment will reflect updates to both the Coastal Land Use Plan (LUP) and Local Implementation Plan (LIP), the Coastal Zoning Ordinance.
- On February 20, 2024, the City Council approved a three (3) year agreement between the City and Dudek for a preparation of the comprehensive update to the Local Coastal Program, with an option for (1) one-year extension (Agreement NO. 32400306).
- Public outreach is expected to occur throughout the LCP Amendment Process from 2024 to 2027.
- The first LCP Amendment Virtual Community Meeting is occurred on May 22, 2024 from 7:00 p.m. to 8:30 p.m.



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



Ormond Beach Restoration Access Plan (OBRAP)

- The Coastal Conservancy, the City of Oxnard and The Nature Conservancy (Partners) have developed a preliminary plan in 2021 to restore coastal habitats at Ormond Beach and improve public access.
- Project area encompasses approximately 650 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.
- The project received a Statutory Exemption for Restoration Projects Concurrence by the California Department of Fish and Wildlife project a 5-year Coastal Development Permit request for conservation, preservation and maintenance of the Ormond Beach area while the OBRAP is finalized and approved In January 2024, the project received a Statutory Exemption for Restoration Projects Concurrence by the California Department of Fish and Wildlife. In February 2024, the State Coastal Conservancy was awarded funding for planning and implementation of the first phase of the project.



oxnard.gov