

CITY OF

---

**VENTURA**

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COMMUNITY DEVELOPMENT

Planning Projects

## **PENDING PROJECTS SUMMARY**

This update provides a summary of all proposed developments within the City of Ventura. The development summary tables are separated by Commercial, Conceptual Projects (not a formal application), Industrial, Institutional, Mixed Use and Residential project types. Please contact the developer directly for project details such as construction timing, cost and availability.

### **DEFINITIONS OF STATUS CATEGORIES**

**IN PLANNING PROCESS** – Formal project application has been filed for one or more discretionary planning approvals (Planned Development Permit, Change of Zone, Tentative Tract Maps, etc.) Residential projects of fewer than four units are not included unless Planning Commission approval is required, nor are non-residential projects that do not result in new development (e.g., new church use in an existing building)

**ALL PLANNING APPROVALS** - The project has received all major discretionary and planning approvals from the city, with no appeals pending.

**IN PLAN CHECK** - The project has received all planning approvals; construction drawings have been submitted to Building and Safety.

**UNDER CONSTRUCTION** - The project has received all planning approvals; final plans approved; building and other permits have been issued; may be under construction.

City of Ventura  
Planning Division  
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**NOTE:** This list was prepared by the City of Ventura, Planning Division, for informational purposes only. The City does not warrant the accuracy of the information provided.

CITY OF  
**VENTURA**  
COMMUNITY DEVELOPMENT  
Planning Projects

Developer	APN	Project Location	Status	Date Filed	Approval Date	Zone	Description	Total Units / Affordable / Live/Work or Sq. Ft of Project Type	Height/ (Stories)	Planner
<b>Commercial</b>										
<b>Project: 724 N VENTURA AV - 4 WAY MEAT MARKET #2 PROJ-7123</b>										
Alejo Barragan (805)766-0110	071-0-032-360	724 N Ventura Av	All Planning Approvals	04/08/2014	4/4/2018	C-2	New Office (2,039 s.f.) + 180 s.f.; carport 210 s.f.	3,895.00 sq. ft.	23' 10"(2.00)	ER
<b>Project: PACIFIC MIDWEST DEV PROJ-04469</b>										
Global Building 24516 Valley St Newhall, CA 91321 (661)290-2900	075-0-224-035	694-714 S Mills Rd	All Planning Approvals	04/23/2015	6/28/2007	C-2	4 new commercial buildings - (3,000 s.f.)	3,000.00 sq. ft.	(1.00)	JR
<b>Project: MARRIOTT-RESIDENCE INN PROJ-5616</b>										
Pacifica Seaward Llc 1770 Hancock St 200 San Diego, CA 92110 (619)296-9000	080-0-230-245	788 S Seaward Av	Under Construction	04/20/2015	6/10/2015	CTO	New Hotel - 125 Rooms (92,850s.f.)	92,850.00 sq. ft.	(4.00)	TR
<b>Project: 3500 E MAIN ST_MOBILE GAS PROJ-11236</b>										
A & S Engineering 28405 Sand Canyon Rd Canyon Country, CA 91387 (661)250-9300	075-0-224-075	3500 E Main St	All Planning Approvals	01/17/2017	12/19/2018	C-2	Demolish existing building and rebuild new 2,860 square foot food mart and 833 square foot car wash.	2,849.00 sq. ft.	(1.00)	MC
<b>Project: 76 Station_11008 Citrus Dr_New Carwash/Foodmart/Alcohol PROJ-13226</b>										
A & S Engineering 28405 Sand Canyon Rd Canyon Country, CA 91387 (661)250-9300	090-0-250-285	11008 CITRUS DRIVE	In Planning Process	12/20/2018	Not Approved	T4.10	1,162 SQ.FT. CAR WASH AND EXISTING FOOD MART BUILDING REMODEL	1,162.00 sq. ft.		MC
<b>Project: JAGUAR/LANDROVER FACADE MODIFICATION &amp; ADDITION_3190 PERKIN AV PROJ-12725</b>										
Rasmussen & Associates 21 S California St Ventura, CA 93001 (805)648-1234	1380230275	3190 PERKIN AV	In Planning Process	07/17/2018	Not Approved	CPD	Demolition of an existing 3,043 square foot showroom and construction of a new 10,185 square foot showroom. The project also includes a 2,080 square foot service bay addition, a new 162 square foot trash enclosure and associated landscaping improvements. The project site contains an existing 14,464 square foot Auto Dealership on a 2.29 acre parcel 9,222 square foot net new.	9,222.00 sq. ft.		MG

Developer	APN	Project Location	Status	Date Filed	Approval Date	Zone	Description	Total Units / Affordable / Live/Work or Sq. Ft of Project Type	Height/ (Stories)	Planner
<b>Project: 1098 E FRONT ST_JONKER_TRANSMISSION BREWERY - ALCOHOL PROJ-10908</b>										
Carey Jonker 1851 Lombard St, Suite 200 Oxnard, CA 93030 (805)407-6155	073-0-270-030	1098 E Front Street	All Planning Approvals	10/03/2016	10/3/2017	T5.1	Construction of a new 2,500 square-foot rooftop covered patio above an existing building, an external stairway to the patio, a large tubular faux grain silo containing an elevator with a second stairway wrapping around it leading to the deck, and a working grain silo adjacent to the elevator silo within a five building complex.			TR
<b>Project: Olivas Park Drive Specific Plan PROJ-12863</b>										
Hofer Enterprises 6800 Auto Center Dr Ventura, CA 93003 (805)658-2428		6660 Auto Center Drive, 6580 Auto Center Drive, 3270 Perkin Avenue, 3348 Ventura Road, 3400 Ventura Road, 6500 Leland Street, 6800 Leland Street	Complete	09/04/2018	Not Approved		An addendum to the Olivas Park Drive Extension Project FEIR; the relocation of a previously approved, levee/floodwall; a GP Amendment to amend: 1) Figure 3-5 GP Diagram to change the land use designation of the proposed specific plan area from Commerce, Industry and Parks and Open Space to Specific Plan; and 2) Figure 4-1 Bicycle Facilities to revise bicycle facilities classifications; adoption of the Olivas Park SP to facilitate commercial and industrial development that is compatible with those in and around the Ventura Auto Center and to protect existing and future development in the project site vicinity from flooding along the adjacent Santa Clara River; a zone text amendment to establish new zoning standards and zoning map revision for the Olivas Park SP area; Design Review to establish sign standards and development standards for future commercial and industrial development in the Olivas Park SP area; and County of Ventura permits for the excavation of fill material for the construction of the levee in unincorporated Ventura County.			RINCON
<b>Project: 4714 - 4726 Telephone Road, Riviera Shopping Center PROJ-10066</b>										
Rasmussen & Associates 248 S Mills Rd Ventura, CA 93003 (805)648-1234	084-0-072-285, 295,305,315	4714-4726 TELEPHONE RD	Under Construction	08/04/2016	10/11/2017	CPD	Demolition of (e) vacant commercial building; facade remodel of (3) 237,788-square foot shopping center; new 6,000-square foot expansion, cration of 2 new pad buildings (5,510 sq.ft. and 1,827 sq.ft.); parking lot expansion; new landscape/hardscape.		(1.00)	SK

Developer	APN	Project Location	Status	Date Filed	Approval Date	Zone	Description	Total Units / or Sq. Ft of Project Type	Affordable / Live/Work	Height/ (Stories)	Planner
<b>Project: 324 E MAIN ST - IRON &amp; RESIN FACADE CHG &amp; ADDITION PROJ-10752</b>											
Rick Neilson 949 W Hawthorne St 11 San Diego, CA 92101 (805)415-4771	073-0-033-250	324 E Main Street	In Plan Check	07/26/2016	2/6/2018	T6.1	Facade improvement to the Main Street elevation; tenant improvements to divide into 3 spaces; addition of 3 shipping containers to be used for coffee shop, covered dining area and private commercial storage.	800.00 sq. ft.		(2.00)	JR
<b>Project: HOLIDAY INN EXPRESS &amp; SUITES HOTEL - 1080 NAVIGATOR WY - FORMAL PROJ-7630</b>											
Prime Group Construction 3045 Wilson Rd Bakersfield, CA 93304 (661)204-6690	080-0-240-225	1080 Navigator Dr	Under Construction	09/24/2014	3/1/2016	HC	40-room (23,961 square feet) addition to existing Holiday Inn Express & Suites Hotel (existing 69 rooms).	23,961.00 sq. ft.		(3.00)	ER
<b>Project: 1717 PALMA DR_BUENA TILE_DRC PROJ-11658</b>											
Ads 5700 Ralston St 302 Ventura, CA 93003 (805)650-6064	0840012145	1717 Palma Drive	All Planning Approvals	07/10/2017	6/20/2018	M-2	5,000 sq.ft. addition to existing commercial structure.				MC
<b>Project: 4107 E MAIN ST_THE WASH PROJ-13386</b>											
R Sandefer Construction Inc 5669 Valentine Rd Ventura, CA 93003 (805)207-4894	079-0-280-255	4107 E MAIN ST	In Planning Process	04/11/2019	Not Approved	C-2	4,395 SQ.FT. EXPRESS CAR WASH	4,395.00 sq. ft.			MC
<b>Project: HILTON - Harbor &amp; Figueroa - Formal Submittal PROJ-8165</b>											
Rys Architects, Inc. 24150 Park Sorrento Calabasas, CA 91302 (818)449-5180	073-0-240-130, 150, 185, 040	SEC Harbor & Figueroa	In Planning Process	04/08/2015	Not Approved	CTO	160 Room Hotel; 5,242 s.f. Retail; 5,337 s.f. Restaurant; Upper Roof Lounge (covered area only) 1,555 s.f.; (156,160 s.f. total)	156,160.00 sq. ft.		52'7"(4.00)	ER
<b>Project: 3114 TELEGRAPH RD - VENTURA OPHTHALMOLOGY - FORMAL PROJ-10172</b>											
Johnson + Muller Architects 1451 Rice Av D Oxnard, CA 93030 (805)983-7411	077-0-081-330	3114 TELEGRAPH RD	Under Construction	11/23/2015	12/1/2016	CPD	2-STORY, 11,208 SF MEDICAL OFFICE BUILDING	11,208.00 sq. ft.		(2.00)	SK
<b>Project: 3550 E MAIN ST - STARBUCKS PROJ-11006</b>											
Starbucks Coffee Company 17700 Newhope Street Fountain Valley, CA 92708 (949)632-4470	075-0-224-085	3550 E MAIN ST	In Planning Process	03/22/2017	Not Approved	C-2	Demolition of an existing 2,125 square foot restaurant and the construction of a new 1,670 square foot restaurant with 17 parking spaces and drive-thru (with 10 queue spaces) on 0.5 leased acres of a 1.0 acre site.	1,670.00 sq. ft.		(1.00)	MC
<b>Project: 4880 MARKET ST_STAR OF CA PROJ-10694</b>											
J.E. Armstrong Architects 2300 Knoll Dr A Ventura, CA 93003 (805)644-8180	084-0-142-135	Vacant land to the south of 4880 Market Street	All Planning Approvals	06/30/2016	11/20/2018	MPD	3-Story Office Building; 8,539 square feet; 26 parking stalls	8,539.00 sq. ft.		(3.00)	ER

Developer	APN	Project Location	Status	Date Filed	Approval Date	Zone	Description	Total Units / Affordable / Live/Work or Sq. Ft of Project Type	Height/ (Stories)	Planner
<b>Project: BEST WESTERN - 708 E Thompson Bl - Remodel PROJ-6702</b>										
Vista Inns Management Company 2361 Rosecrans Av 150 El Segundo, CA 90245 (310)725-8249	073-0-134-150	708 E Thompson Bl	Under Construction	10/29/2013	10/21/2015	T5.1	Remodel 2 existing motel rooms into a gym and meeting room and replace the 2 rooms within a new 2nd story addition. (555 s.f.).	555.00 sq. ft.	(2.00)	ER
<b>Conceptual Projects</b>										
<b>Project: 45 S. CALIFORNIA ST SRO PROJ-11791</b>										
Ventura Realty & Investment Company 67 S California St Ventura, CA 93001 (805)901-5677	073-0-035-360	45 S CALIFORNIA ST	In Planning Process	09/06/2017	Not Approved	T6.1	Demolish an existing 1-story office building and replace it with a 4-story structure of approximately 10,000 sq.ft. for a mix of uses (retail and 27 single-room occupancy residential units) on a parcel (developed with the Bella Maggiore, Coastal Commission/ Ventura Community Bank Building, and other buildings).		(4.00)	MC
<b>Project: DOWNTOWN PARKING STRUCTURE_S.C./PALM PROJ-12979</b>										
City Of Ventura Public Works 501 Poli St Ventura, CA 93001 (805)654-7744	073-0-033-140 & 150	NEC SANTA CLARA ST & PALM ST	In Planning Process	10/16/2018	Not Approved	T6.1	Public Works project to construct a 5-story parking garage (6 levels of parking) for approximately 460 parking spaces with 1,162 square feet of liner retail building, 279 square feet of bicycle repair space, and a 379 square foot public restroom.		(5.00)	ER
<b>Industrial</b>										
<b>Project: GOLF COURSE SELF STORAGE - GOLF COURSE DR &amp; LELAND - HARVEY PROJ-8647</b>										
Nicole Harding, J.E. Armstrong Architects, Inc. 2300 Knoll Dr Ventura, CA 93003 (805)644-8180	138-0-241-055	GOLF COURSE DR AND LELAND ST	Under Construction	07/13/2015	3/1/2016	MPD	NEW SELF STORAGE FACILITY	73,728.00 sq. ft.	(1.00)	SK
<b>Project: 5811 OLIVAS PARK DR_OPD COMMERCIAL BUILDING_FORMAL PROJ-10785</b>										
Jea Architects 2300 Knoll Dr Ventura, CA 93003 (805)644-8180	138-0-243-225	5811 OLIVAS PARK DRIVE	Under Construction	11/10/2016	4/18/2017	MPD	A new 23,501 SF industrial/commercial building to include a warehousing/manufacturing/seating/pr oduction area on the ground floor and offices on the second floor. The existing 27,500 square foot buildings and improved areas would not be modified.	23,501.00 sq. ft.	37(2.00)	ER

Developer	APN	Project Location	Status	Date Filed	Approval Date	Zone	Description	Total Units / or Sq. Ft of Project Type	Affordable / Live/Work	Height/ (Stories)	Planner	
<b>Project: FPA LAND DEV/VICTORIA CORP C PROJ-03617</b>												
Pacific Cornstone 4105 Sorrento Valley Boulevard San Diego, CA 92121 (858)677-9880	138-0-220-045	NEC of Victoria Ave & Olivas Park Dr	All Planning Approvals	06/25/2008	1/7/2009	MXD	7 industrial office buildings	158,984.00 sq. ft.		(1.00)	JR	
<b>Project: 5753 N VENTURA AV GENERAL PLAN AMENDMENT_SESPE PROJ-11885</b>												
Sespe Consulting, Inc 374 Poli St Suite 200 Ventura, CA 93001 (805)275-1515	063-0-040-060		In Planning Process	10/24/2017	Not Approved	A	General Plan Amendment to change the land use for a site outside City Limits but within the City's Planning Area from Agriculture to Industry to be consistent with Ventura County's zoning designations.				ER	
<b>Project: 2199 SPERRY AV_VET MED &amp; SURG_MDRC/MC PROJ-13289</b>												
J.E. Armstrong 2300 Knoll Drive Ventura, CA 93003 (805)644-8180	0784-0-0	2199 SPERRY AV	All Planning Approvals	02/14/2019	Not Approved	MPD	1,1,47 SQ.FT. ADDITION	1,147.00 sq. ft.			MG	
<b>Institutional</b>												
<b>Project: VENTURA BOTANICAL GARDENS PROJ-5810</b>												
Ventura Botanical Gardens, Inc. P. O. Box 3127 Ventura, CA 93006-3127	071-0-120-050, 160	Grant Park	Under Construction	01/17/2013	1/14/2015	P	Botanical Gardens and support facilities within Grant Park				SK	
<b>Mixed Use</b>												
<b>Project: MAR-Y-CEL - FORMAL - (Previously PROJ-00823) PROJ-6984</b>												
Darrell Becker, Ventura Coastal Partners, Llc 40 S Ash St Ventura, CA 93001 (310)824-2200	073-0-114-030/ 040/080/090/10 0/115	NEC Thompson Bl and Ventura Av	In Plan Check	02/06/2014	7/15/2015	T4.3	Mixed Use: 140 Units & 6,452s.f. Commercial	140	14 0.00 sq. ft.	0	68-feet 6-inches(5.0 0)	MC
<b>Project: ANASTASI_HARBOR &amp; SEARWARD PROJ-00756</b>												
Anastasi 511 Torrance Bl 200 Redondo, CA 90277 (310)376-8077	076-0-010-235; 081-0-054-030	Southwest corner of Seaward Av and Harbor Bl	All Planning Approvals	05/07/2009	11/16/2010	CMXD	Mixed Use: 138 Condominiums & 20,230 s.f. Commercial  AFFORDABILITY: 7-M; 7-L; 6-VL	138	20 0.00 sq. ft.	0	(3.00)	ER
<b>Project: 275 S LAUREL ST @ FRONT - MIXED USE PROJ-10148</b>												
Charlie Watling 10875 Encino Dr Oak View, CA 93022 (805)889-1986	073-0-144-110	275 S LAUREL ST @ FRONT ST	In Planning Process	11/18/2015	Not Approved	T5.1	4-STORY MIXED USE; 43 MARKET RATE CONDOMINIUMS + 8 AFFORDABLE; 4,912 SQUARE FEET GROUND FLOOR COMMERCIAL	51	8 0.00 sq. ft.	0	(4.00)	MC
<b>Project: RAVELLO HOLDINGS - NORTHBANK &amp; JOHNSON PROJ-6811</b>												

Developer	APN	Project Location	Status	Date Filed	Approval Date	Zone	Description	Total Units / or Sq. Ft of Project Type	Affordable / Live/Work	Height/ (Stories)	Planner
Philip Ram Ravello Holdings, Inc. 12121 Wilshire Blvd, Suite 512 Los Angeles, CA 90025 (310)261-2114	132-0-080-275	Johnson Drive at Northbank Drive	All Planning Approvals	12/10/2013	2/12/2018	CPD	Mixed Use: 306 Apartment Units & 5,000 s.f. Commercial, 5,000 s.f. clubhouse.	306	19 0.00 sq. ft.	0 (5.00)	JR
<b>Project: 11 S ASH_THE LODGE_MATLIJA INVESTMENT GROUP - 11 S ASH PROJ-04315</b>											
Matilija Investment Prop Llc P O Box 23277 Ventura, CA 93002	073-0-046-050, 060	11 S Ash St	Under Construction	06/04/2004	3/26/2007	T4.1	15 Condominiums; Convert existing commercial space to Boutique B&B - 18 units  AFFORDABILITY: 1-M; 1-VL	15	2 0.00 sq. ft.	2 (4.00)	JR
<b>Project: WESTSIDE VILLAS - 1350 &amp; 1490 Ventura Av - JPA Strategic (Previously PROJ-02225) PROJ-7813</b>											
John Parezo, Aia, Jpa Strategic Group, Inc. 21600 Oxnard St 630 Woodland Hills, CA 91367 (818)620-3790	069-0-091-015, 205	1350-1490 N Ventura Av	All Planning Approvals	11/13/2014	2/15/2017	C-2	Mixed Use: 35 Condominium Units, 5 Live/Work Units & 1,573 s.f. Commercial	40	4 0.00 sq. ft.	0	JR
<b>Project: DARLING APARTMENTS - L.A. AV &amp; DARLING RD - JENSEN PROJ-7166</b>											
Jensen Design And Survey Inc. 1672 Donlon St Ventura, CA 93003 (805) 654-6977	090-0-280-225	Darling & Wells	Under Construction	04/16/2014	1/7/2015	MXD	Mixed Use: 43 Apartment & 2 Live/Work Units & 2100 s.f. Commercial/Retail	45	0 0.00 sq. ft.	2	JR
<b>Project: DEANZA COURTS_1995 N VENTURA AV_MECD VENTURA PROJ-10256</b>											
Michael Deutsch 11300 Sorrento Valley Rd San Diego, CA 92121 (858)452-2925	068-0-070-015; 035	1995 N Ventura Avenue	All Planning Approvals	01/25/2016	12/20/2017	MXD	Modification of an approved project - 80 residential units and 1,779 square feet of retail within three buildings with parking located on the ground level (instead of subterranean) on a 2.53 acre property located at 1995 North Ventura Avenue in the MXD zone with a land use designation of Commerce.	78	2 0.00 sq. ft.	0 42(3.00)	MC
<b>Project: 2200 E MAIN ST - ANASTASI (ASBELL) - (Previously PROJ-04543) PROJ-7323</b>											
Jim Kostoryz 511 Torrance Blvd 200 Redondo Beach, CA 90277 (310)376-8077	075-0-013-100	2200 E Main St	In Plan Check	06/18/2014	8/14/2014	T4.5	Mixed Use: 26 Condominium Units & 3,896 s.f. Commercial; Grading permit issued.  AFFORDABILITY: 1-M; 1-L	26	2 0.00 sq. ft.	0 (3.00)	JR
<b>Project: SONDERMANN-RING - AMENDMENT PROJ-6237</b>											
Van Wert, Inc. 12301 Wilshire Bl 203 Los Angeles, CA 90025 (310)571-2985	080-0-240-125, 245	Ventura Harbor adjacent to Anchors Way & Navigator Drive	Under Construction	05/20/2013	7/1/2013	HC	Mixed Use: 300 Apartment Units & 21,300 s.f. Commercial Retail; private indoor and outdoor recreational facilities including a 2.44-acre park and waterfront promenade	300	27 0.00 sq. ft.	30 (3.00)	MC
<b>Project: 2176 E MAIN ST - VILLA SAN CLEMENTE PROJ-00687</b>											
Stagen Properties 4478 Market Street #4A Ventura, CA 93003 (805)654-6977	075-0-012-225	2170 E Main St	Under Construction	10/04/1985	11/14/2005	T4.5	Mixed Use: 10 Condominium Units & 5,554 s.f. Commercial	10	0 0.00 sq. ft.	0 (3.00)	JR

Developer	APN	Project Location	Status	Date Filed	Approval Date	Zone	Description	Total Units / or Sq. Ft of Project Type	Affordable / Live/Work	Height/ (Stories)	Planner	
<b>Project: 11101 CARLOS ST - GISLER RANCH MIXED USE - DALY PROJ-8428</b>												
Daly Group Inc 31255 Cedar Valley Dr 323 Westlake Village, CA 91362 (805)309-6100	090-0-250-255	11101 Carlos St	In Plan Check	06/01/2015	10/10/2016	T4.10	3-story mixed use consisting of 43 apartments & 1200 s.f. retail	43	5 0.00 sq. ft.	0	(3.00)	TR
<b>Project: LAUREL COURTS_MAINSTREET ARCH PROJ-12046</b>												
Mainstreet Architects 422 E Main St Ventura, CA 93001 (805)652-2115	073-0-270-010	1028 E FRONT ST	In Planning Process	12/20/2017	Not Approved	T5.1	Conceptual Design Review application to construct a 50,531 square foot 3-story mixed use structure consisting of 6,595 commercial square feet, 44 residential units (43,014 square feet) and 922 square foot utility area with 60 parking spaces on an undeveloped 1.2 acre parcel (Downtown Specific Plan Land Use Designation).	44	0 0.00 sq. ft.	0	(3.00)	MC
<b>Project: ANACAPA COURTS - Formal PROJ-8105</b>												
Charles P. Watling 10875 Encino Dr Oak View, CA 93022-9245 (805)889-1986	071-0-194-070	299 E MAIN ST (PALM & MAIN)	In Planning Process	03/05/2015	Not Approved	T6.1	Mixed use: 25 Condominium Units & 4,652 s.f. Retail	25	4 0.00 sq. ft.	0	59(4.00)	MC
<b>Project: WORLD OIL - 1571 E MAIN ST - FORMAL PROJ-6018</b>												
World Oil Marketing Co 9302 S Garfield Av South Gate, CA 90280 (562)928-0100	073-0-072-090	1571 E Main St	In Plan Check	03/01/2013	12/13/2017	T4.5	Mixed Use: 3 Apartment Units & 2,438 s.f. Commercial	3	0 0.00 sq. ft.	0	35(2.00)	ER
<b>Project: LOGUE (Revision to Project-1200) PROJ-7125</b>												
Lof Partners Llc 1667 N Main St Studio B16 Los Angeles, CA 90012 (805)886-3076	068-0-060-210	2055 N Ventura Av	In Planning Process	04/09/2014	Not Approved	MXD	Mixed Use: 125 Condominium Units & 10,000 s.f. Commercial  AFFORDABILITY: 8-L; 8-VL	125	16 0.00 sq. ft.	0		MC
<b>Residential</b>												
<b>Project: WESTSIDE RENAISSANCE - DYER SHEEHAN PROJ-4677</b>												
Dyer Sheehan Group Inc 808 E Santa Clara St A Ventura, CA 93001 (805)653-8100	069-0-020-050	2686 N Ventura Avenue	In Plan Check	07/23/2012	10/19/2016	RPD	50 Affordable Senior Apartments  AFFORDABILITY: 50-L	50	50	0	(2.00)	ER
<b>Project: 8324 TELEGRAPH RD - VOELKER PROPERTY PROJ-8150</b>												
Corona Holdings 721 E Main St Ventura, CA 93001 (805)485-4646	088-0-281-040	8324 Telegraph Rd	In Planning Process	03/16/2017	Not Approved	R-2	17 Single Family Homes, 1 duplex with 2 units	19	2	0	(2.00)	ER
<b>Project: SOLANA HEIGHTS_(formerly Westside Renaissance and Centex) PROJ-04154</b>												

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Calatlantic Group, Inc., CA (805)367-3744	069-0-020-050	2686 N. Ventura Av	Under Construction	04/28/2003	6/18/2007	RPD-8	120 Single Family Residence, 36 Condominiums	156	0	0	3(3.00)	ER
<b>Project: 5445 THILLE ST_ORCHARD GARDENS PROJ-13448</b>												
House Of Hoard 949 W Hawthorn St 11 San Dieto, CA 92101 (619)723-2147	083-0-050-570	5445 THILLE ST	In Planning Process	05/06/2019	Not Approved	RPD-11U	18 UNIT APARTMENT COMPLEX	18	0	0		MG
<b>Project: PARKLANDS APARTMENTS PROJ-4222</b>												
Westwood Communities Corp. 1263 Westwood Bl 210 Los Angeles, CA 90024 (310)477-3321	089-0-012-140/ 200	Southwest corner of Telegraph & Wells Rd	Under Construction	05/21/2012	9/5/2012	T4.6	173 Apartments with Community Building	173	0	0	(3.00)	ER
<b>Project: RANCHO VERDE_FARMWORKER HOUSING_HOUSING AUTHORITY PROJ-10410</b>												
Mainstreet X16 422 E Main St Ventura, CA 93001 (805)652-2115	089-0-012-340	NEC SATICOY AV & BLACKBURD RD	Construction Complete	03/17/2016	8/17/2016	T3.3	24 FARMWORKER HOUSING APARTMENT UNITS  AFFORDABILITY: 24-EL	24	24	0	(2.00)	ER
<b>Project: SANTA CLARA APTS - 1254 &amp; 1263 E SANTA CLARA ST PROJ-6263</b>												
Darryl Kysar 4855 Oceanaire St Oxnard, CA 93035 (818)472-0877	073-0-154-030	1254 & 1268 E Santa Clara St	Under Construction	06/06/2013	6/11/2014	T4.1	8 Apartments	8	0	0		JR
<b>Project: DOWNTOWN TRIANGLE SITE-JDA WEST PROJ-10078</b>												
Marc Manory 88 Kearny St 1770 San Francisco, CA 94108 (805)732-3727	073-0-280-140, 150,240	Downtown Triangle Site - 567 Sanjon Road	Under Construction	10/12/2015	6/7/2018	T4.3.5	231-unit multifamily apartment development including clubhouse and resident amenities, a 20,000 square foot park and other open space, and a bluff-top Public Promenade.	231	0	0		TR/SK
<b>Project: 1570 E THOMPSON BL - THOMPSON VILLAGE - (Previously PROJ-01520) PROJ-7910</b>												
Jmac Communities, Inc 803 Camarillo Springs Rd B Camarillo, CA 93012 (805)477-5622	075-0-070-040; 050	1570 E Thompson Bl	In Plan Check	12/09/2014	11/1/2017	T4.5	26 unit multi-family residential	29	0	0		ER
<b>Project: WESTWOOD/PARKLANDS PROJ-03829</b>												
Westwood Communities 1263 Westwood Boulevard #120 Los Angles, CA 90024 (310)477-3321	069-0-012-045	Southwest corner of Wells and Telegraph Rd	All Planning Approvals	04/28/2000	8/3/2009	T3.1; T3.2	216 detached homes; 110 attached homes  ORIGINAL SP APPROVAL - 326 RESIDENTIAL.  SEE PROJ-4222, 173	326	0	0	43'8"(3.00)	ER
<b>Project: HEMLOCK APARTMENTS PROJ-1126</b>												

Developer	APN	Project Location	Status	Date Filed	Approval Date	Zone	Description	Total Units / or Sq. Ft of Project Type	Affordable /	Live/Work	Height/ (Stories)	Planner
Buena Property Management 627 Monte Vista Av Ventura, CA 93003 (805)216-4346	073-0-162-210	264/274 S Hemlock St	In Plan Check	04/28/2010	5/11/2011	T4.1	23 Apartments	23	0	0		JR
<b>Project: CITRUS DR - CITRUS II - DALY PROJ-8427</b>												
Daly Group Inc 31255 Cedar Valley Dr 323 Westlake Village, CA 91362 (805)309-6100	090-0-250-305	11156-1172 Citrus Drive	In Plan Check	06/01/2015	10/10/2016	T4.10	78-unit 3-story apartment building	78	14	0	(3.00)	TR
<b>Project: WESTVIEW VILLAGE - Housing Authority - Formal PROJ-7951</b>												
Housing Authority Of The City Of Ventura 995 Riverside St Ventura, CA 93001 (805)648-5008	068-0-132-095	Property located between Barnett and Vince and riverside and Snow Streets	Under Construction	01/08/2015	12/16/2015	R-3-5	Redevelopment of Westview Village, a public housing development, which consists of the demolition of 180 existing public housing units and the construction of 320 mixed-income units (36 for sale and 284 rental)	140	140	0		MC
<b>Project: THOMPSON &amp; KALORAMA_918 E THOMPSON BL_SPENCER DALY PROJ-11655</b>												
Daly Group Inc 31255 Cedar Valley Dr 323 Westlake Village, CA 91362 (805)309-6100	073-0-144-170	918 East Thompson Blvd	In Plan Check	06/30/2017	7/18/2018	T4.4	Construction of a new 3-story, 45-unit residential building with 45 subterranean parking spaces on an undeveloped 0.51 acre site.	45	5	0	3 stories(3.00)	MC
<b>Project: THE FARM - UC HANSEN TR SP - WH VENTURA - SEC TELEGRAPH &amp; SATICOY PROJ-8446</b>												
Wh Ventura 165 Llc 21080 Centre Pointe Pkwy Santa Clarita, CA 91350 (661)222-9207	089-0-012-325/ 335/345	Southeast corner of Telegraph Rd and Saticoy Av	Under Construction	06/16/2015	2/11/2016	T4.1	UC Hansen SP (The Farm); 131 single family homes and 34 townhomes, 2 parks and 3 miniparks. SEE PROJ-10410 for affordable (24 UNITS) component of this project. Original PROJ-03826	165	0	0	(2.00)	ER
<b>Project: BROOME (THE GROVE) PROJ-00723</b>												
Moss & Associates 3319 Telegraph Rd Rd 201 Ventura, CA 93003-3319 (805)339-0613	079-0-240-035	Vacant land between Copland & Telephone Rd, between the 126 and 101 Freeways	In Planning Process	08/11/2005	Not Approved	RPD-1	198-250 townhouse, apartment, courtyard, stacked units	250	38	0	2.5(2.50)	RINCON/LO
<b>Project: VENTURA DOWNTOWN HOUSING PROJ-5085</b>												
Sasn Corp. 1263 Westwood Bl, Ste 210 Los Angeles, CA 90024 (310)477-3321	073-0-116-010	120 E Santa Clara St	All Planning Approvals	10/18/2012	10/12/2015	T4.3	255 Apartments	255	16	0	66'(5.00)	TR
<b>Project: SANJON VILLAGE - 1230 E THOMPSON BL - FORMAL PROJ-7224</b>												
Craig Matthey, Sanjon Village, Llc 3027 Townsgate Road 250 Westlake Village, CA 91361 (805)409-0220	073-0-270-090	SWC of Thompson Bl & Sanjon Rd	All Planning Approvals	05/01/2014	1/25/2016	T4.4	34 Condominium Units  AFFORDABILITY: 1-M; 1-L; 1-VL	33	3	0	39'(3.00)	ER
<b>Project: 5040 TELEGRAPH RD_THE TIDE PROJ-12768</b>												

Developer	APN	Project Location	Status	Date Filed	Approval Date	Zone	Description	Total Units / or Sq. Ft of Project Type	Affordable /	Live/Work	Height/ (Stories)	Planner
Christopher Itule 1800 Bridgegate St 105 Westlake Village, CA 91361 (805)630-6004	079-0-090-080	5040 TELEGRAPH RD	In Planning Process	08/01/2018	Not Approved	R-1-1AC	42-unit multi-family residential units (1- or 2-bedrooms each) (with 4 low-income units) contained within a three-story buildings with 63 parking spaces (carport and open parking).	42	0	0	(3.00)	ER
<b>Project: GARDEN STREET APARTMENTS_TOMASELLO_FORMAL PROJ-12080</b>												
Rrm Design Group 10 E Figueroa St Santa Barbara, CA 93101 (805)963-8283	073-0-021-200	32 S GARDEN ST & 47 W SANTA CLARA ST	In Planning Process	01/29/2018	Not Approved	T4.3	Two new three story buildings with 11 units (two income restricted) and a 1,162 square foot community room totaling 12,150 square feet and various site improvements within the existing Garden Estates apartment complex currently consisting of seven two story buildings with 48 residential units (two income restricted) totaling approximately 40,946 square feet of floor area with 84 parking spaces.	11	2	0	(3.00)	MC
<b>Project: MATILIJA - 219 N GARDEN ST PROJ-03865</b>												
Matilija Investment Prop Llc P O Box 23277 Ventura, CA 93002	071-0-180-170, 180	221 N. Garden St	Under Construction	08/25/2000	7/18/2006	T4.3	28 Condominiums	28	0	4	3(3.00)	VL
<b>Project: 117 LOFTS_117 N VENTURA AV_RAVEN RIDGE DEV PROJ-11514</b>												
Rnt Architects 285 N Ventura Av 102 Ventura, CA 93001 (805)626-5330	071-0-260-300	117 N VENTURA AV	In Planning Process	04/20/2017	Not Approved	T5.1	Demolition of an existing 16,959 square foot industrial building and the construction of a new 4-story, 35-unit residential apartment development with 46 parking spaces in a subterranean parking garage on a 0.42 acre site.	35	0	0	57(4.00)	ER
<b>Project: 1926 E THOMPSON BL_THOMPSON CRUZ_FORMAL PROJ-10084</b>												
Faulconer & Associates Architects & Planners 790 E Santa Clara St Ventura, CA 93001 (805)648-2394	075-0-081-090	1926 E Thompson Bl	All Planning Approvals	07/01/2016	11/6/2018	T4.5	Proposed demolition of an existing 2,980-square foot commercial building and the new construction of a three (3) story 12-unit residential courtyard apartment building, including 1 affordable unit, with 27 parking spaces.	12	1	2	40-feet(3.00)	ER
<b>Project: 58 KELLOGG ST- KELLOGG ST APARTMENTS PROJ-11817</b>												
Bryan Henson 850 Lawrence Dr, Ste 100 Thousand Oaks, CA 91320 (805)450-6892	071-0-032-030	58 KELLOGG ST (ACROSS FOM NEW KELLOGG PARK)	In Planning Process	09/26/2017	Not Approved	M-1	Demolition of industrial buildings (approximately 4,200 square feet) and construction of two 3-story residential apartment building containing 30 total units (approximately 22,000 square feet) with 40 grade-level parking (across the street from the new Kellogg Park).	30	0	0	(3.00)	MC
<b>Project: 5450 FOOTHILL RD_CAIRNS SUBDIVISION PROJ-12960</b>												

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Jensen Design & Survey, Inc. 1672 Donlon Street Ventura, CA 93003	082-0-030-120	5450 FOOTHILL RD	In Planning Process	10/09/2018	Not Approved	R-1-1AC	5 lot subdivision for single-family residential units on a 1.558-acre parcel. No architectural plans have been provided for the homes to be constructed on the project site. Access will be provided from Foothill Road improvements with frontage improvements to Foothill Road.	5	0	0		MC
<b>Project: NORTHBANK - VINCE DALY PROJ-6270</b>												
Daly Group, Inc. 1691 El Dorado Dr Thousand Oaks, CA 93021 (805)407-3400	128-0-060-125, 135, 145, 255	Eastern terminus of North Bank Drive	All Planning Approvals	06/10/2013	5/3/2017	T4.10	117 Single Family 31 Affordalbe for sale triplex/quadplex 50 apartments	198	30	0		JR
<b>Project: EAST VILLAGE RESIDENTIAL - CEDC PROJ-4154</b>												
Cabrillo Economic Development Corp 702 County Square Dr Ventura, CA 93003 (805)672-2567	090-0-280-255, 275, 285	Snapdragon & Los Angeles Av	Under Construction	04/18/2012	12/10/2012	MXD	50 Low Income Apartments	50	50	0		ER