

AMENDMENT to the RIVERPARK SPECIFIC PLAN

CITY OF OXNARD, CALIFORNIA

October 10, 2011

RIVERPARK LEGACY LLC
ED/KOH LLC
SHEA PROPERTIES LLC





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1.1 PROJECT SUMMARY

RiverPark is a 702-acre new community located at the northeast portion of the intersection of the Ventura Freeway and the Santa Clara River in southern Ventura County, California (Exhibits 1.A and 1.B).

RiverPark development objectives are derived from the physical, demographic and market environment of the Specific Plan Area, identified development needs and potentials, and the provisions of the City of Oxnard’s 2020 General Plan. Based on completed market studies, build-out is anticipated in ten to fifteen years.

RiverPark has been carefully planned as a master-planned, mixed-use community with a strong sense of place. It is intended to foster social cohesion, minimize energy use, and encourage pedestrian activity. All aspects of RiverPark are designed to achieve these ends.

- Each of RiverPark’s thirteen Planning Districts will have its own character and identity, yet each will contribute to creating RiverPark as a cohesive community.
- The project includes the facilities needed by a complete community: residential neighborhoods, regional and neighborhood retail centers, a hotel, elementary and secondary schools, and a complete system of parks and play fields.
- These facilities are linked by a project-wide open space, pedestrian and vehicle circulation and utility network.
- The site plan and circulation network are designed and coordinated to invite and maximize pedestrian use. This is achieved by providing mixed land uses within walkable distances and linking them with attractive pedestrian corridors and public transit.

- The core of the community, its residential neighborhoods, can incorporate up to **3,053** single-family and multi-family units in a wide variety of detached and attached product types. The variety, character and quality of these neighborhoods will reflect the character and history of Oxnard and fulfill the intentions of the City of Oxnard 2020 General Plan. **Affordable housing will be provided per 7.10.3 of this Specific Plan.**
- Up to **2,098,000** square feet of retail, hotel/convention and office uses, supported by convenient parking as well as the local and regional commercial markets, will serve RiverPark’s neighborhoods.
- Community and publicly-oriented facilities will include three schools, a number of passive and active parks of varying sizes, and sites which can be used by public entities such as religious institutions and recreational centers.
- The landscape will be a rich and attractive open space environment. All of RiverPark’s open space areas, including its circulation corridors, are planned as embracing, inviting environments supporting pedestrian use, social interaction, recreation and play.
- The landscape plays a critical environmental role by preserving attractive viewsheds, creating vistas, providing comfortable microclimates, establishing visual identity, buffering noise and unattractive views, and creating privacy. The landscape will also preserve areas of unique visual, historic and natural value on the site.
- A new storm water control system accommodates flows from within and outside the property. The existing sand and gravel pits and related surface facilities will be reclaimed and remediated to ensure protection of surface water and ground water quality.

City of Oxnard. The remaining 443 acres of the site are outside the City limits in unincorporated territory.

2. *City of Oxnard Sphere of Influence Line (City Urban Restriction Boundary):* The entire RiverPark site is located within the City of Oxnard Urban Restriction Boundary (CURB) and the Sphere of Influence Line for the City of Oxnard. The November 1998 ordinance establishing the CURB requires that the City restrict urban services and urbanized uses of lands to within the CURB Line through the year 2020. The CURB line is coterminous with the Sphere of Influence Line for the City in this area.
3. *Redevelopment Boundaries:* Some Planning Districts are located within the Oxnard Community Development Commission's Historic Enhancement and Revitalization of Oxnard (HERO) Redevelopment Area.
4. *Oxnard Town Center Specific Plan Boundaries:* The City of Oxnard adopted The Oxnard Town Center Specific Plan in 1986 for a multi-use business and commercial development. Permitted uses included professional offices, research and development space, hotels, restaurants and retail uses.

Adoption of the RiverPark Specific Plan supersedes the Oxnard Town Center Specific Plan as the regulating document for development within the former Oxnard Town Center Specific Plan Planning Area.

5. *RiverPark Specific Plan Boundaries:* The boundary of the entire Specific Plan Area, shown by exhibits in this section, are as follows:
 - *RiverPark Area "A" and RiverPark Area "B":*

The RiverPark Specific Plan Area contains two major sub-areas shown by Exhibit 1.C.

RiverPark "A," located within the City of Oxnard, consists of all of the Specific Plan Area generally south of Garonne Street. The City of Oxnard adopted the "Oxnard Town Center Specific Plan" for the majority of RiverPark "A" in 1986 and annexed the

area addressed by this Specific Plan. RiverPark "A" includes the area addressed by the Oxnard Town Center Specific Plan and a small amount of additional land located directly north of the Ventura Freeway and west of Vineyard Avenue. This adopted plan allowed development of up to 4.4 million square feet of commercial and industrial space in the area addressed by this Specific Plan.

The RiverPark Specific Plan, which replaces the Oxnard Town Center Specific Plan, reduces the amount of commercial development allowed in RiverPark "A" to 2.098 million square feet. RiverPark "A" is also located within the Oxnard Community Development Commission's Historic Enhancement and Revitalization of Oxnard (HERO) Redevelopment Plan Area. The RiverPark Specific Plan primarily contains regionally oriented commercial, office and hotel/convention uses with some multi-family residential in RiverPark "A."

RiverPark "B" refers to the Specific Plan area north of Garonne Street. This area, currently outside the City of Oxnard, is unincorporated land currently under the jurisdiction of the County of Ventura. The area includes an existing sand and gravel mine permitted by the County of Ventura in 1979 and two detention basins owned and operated by the Ventura County Flood Control District. All mining activities allowed by the current permit have been completed and the site is currently being reclaimed in accordance with a reclamation plan for this site approved by the County of Ventura. Under the RiverPark Specific Plan, this area is devoted to residential communities with parks, schools and storm water storage/recharge basins.

1.3.6 Oxnard 2020 General Plan Land Use Designations

Exhibit 1.D indicates the Oxnard 2020 General Plan land use designations for the site. RiverPark "A" is currently designated for development of Regional

access from the freeway as well as from downtown Oxnard to RiverPark.

Caltrans is also planning a new Ventura Freeway/Santa Clara River bridge crossing, and the widening of the freeway immediately east and west of the new bridge. A supplemental EIR/EIS, prepared for this project, has been certified.

1.5 PROPOSED LAND USE, OPEN SPACE AND UTILITIES

The RiverPark Specific Plan allows development of a new mixed-use community containing commercial, residential, recreational, educational and open space uses within the proposed Specific Plan Area. The land uses for the project are presented in Exhibits 2.B, 2.C and 2.D.

The Land Use Plan reflects a unique mix of regional and community-oriented commercial uses with some residential neighborhoods in the southern part of the Specific Plan Area, and a new residential community in the north. An open space network will link the various land use areas and facilitate pedestrian and bicycle circulation throughout the community.

The Plan allows for flexibility in density and proposed land uses. A number of commercial and residential building types allow a range of densities and products in many portions of the Specific Plan Area. Limited commercial and live/work uses are allowed on the first floor of multi-family residential development in some of the residential and commercial Planning Districts. An area in Planning District "A" with a "mixed-use" land use designation allows two alternate development mixes. In addition, the Specific Plan provides for flexibility in the planned uses by allowing alternative Specially Permitted uses subject to the granting of a Special Use Permit by the City.

1.5.1 RiverPark "A"

RiverPark "A" will contain a mix of retail, office, hotel and residential uses. The Plan reduces the approximately 4.4 million square feet of retail uses allowed by the Oxnard Town Center Specific Plan to **a maximum of 2.098** million square feet, a reduction of approximately **2.3** million square feet.

Planning District D (Exhibit 2.B) would include regionally and neighborhood-oriented retail as well as an entertainment-retail area emphasizing local and regional culture and interests. This District would also incorporate **470 to 512** Residential: High units, **and the ability to include** vertical mixed-use units in buildings with commercial ground floor level uses and residential units above. The adjacent Planning District A allows office and residential uses.

The Specific Plan also allows development of alternate uses in two planning districts:

- Residential: Medium uses instead of the Schools/Community Park use allowed by-right in Planning District G, the Village Square Neighborhood District; and
- Residential: Medium uses instead of the Schools/Community Park use allowed by-right in Planning District J, the RiverPark Mews Neighborhood District.

The right to build non-school uses in the Planning Districts where Schools/Community Parks are the permitted land use is allowed only with the fulfillment of two conditions:

- a) The Rio School District must prepare a written document indicating that it does not want to purchase or utilize the land; and
- b) The Planning Commission grants a Special Use Permit for the non-school use.

1.5.2 RiverPark "B"

RiverPark "B" contains residential, open space and public facilities uses. The existing El Rio Detention Basin No. 2 will be filled and reclaimed. Residential neighborhoods will be developed in Planning Districts H, I, J and K. Commercial and live/work uses are allowed on the first floor of multi-unit residential buildings in limited areas of Planning Districts I, J and K.

Planning District J is planned to include a new elementary and middle school occupying a joint site with associated open space/parks. The school's play fields could be shared with the community when not required for school activity, subject to agreement with the School District (Exhibit 2.L).

2.1 INTRODUCTION
2.2 LAND USE CONCEPT
2.3 PROJECT BOUNDARIES AND PLANNING DISTRICTS
2.4 LAND USES
2.5 DEVELOPMENT CONTROLS

2.1 INTRODUCTION

The Land Use Master Plan is the basic coordinating master plan of this document and establishes some of the key development requirements.

This Section defines RiverPark’s land use concept and Specific Plan Area boundaries. It then defines the boundaries of the thirteen Planning Districts which together comprise the Specific Plan Area. For each of these Planning Districts, Section 2 then defines allowable development in terms of parameters including: Permitted and Specially Permitted land uses, location of land uses, maximum allowable commercial square footage, the maximum number of dwelling units for the Project as a whole, and the allowable range of dwelling units and allowable uses within each Planning District.

2.2 LAND USE CONCEPT

2.2.1 Summary

The RiverPark Project provides a complete and balanced mix of residential, commercial, entertainment and open space uses serving a broad range of local and regional users. Exhibit 2.A, the Illustrative Site Plan, shows a plan view of RiverPark in accordance with the standards of the Specific Plan.

2.2.2 Land Use Concept

2.2.2.1 The Residential Community

Number of Units: Up to **3,053** residential units will be permitted by the Specific Plan. These units will serve the City of Oxnard and the region as a significant new housing resource for people with a broad range of incomes and lifestyles.

Permitted Residential Land Uses: Three categories of permitted residential land uses are defined in the Land Use Plan, Permitted Uses, Exhibit 2.B:

- ❑ Residential: Low-Medium (densities between 8 and 12 dwelling units per gross acre).

- ❑ Residential: Medium (densities between 12 and 18 dwelling units per gross acre).
- ❑ Residential: High (densities between 18 and 30 dwelling units per gross acre).

The term “gross acre” is defined in Section 8.

Location of Residential Densities: Single-family detached homes in the northern portion of RiverPark (RiverPark “B”) transition to multi-unit housing with the greatest density adjacent to the Regional Commercial uses in the southern portion of the Project, RiverPark “A.”

Residential Product Types: Within each residential land use category, six product types ranging from single-family detached to multi-family will be allowed, in order to provide a full range of housing opportunities within RiverPark.

Residential Live/Work Units: Optional live/work units are allowed in certain residential product types, permitting small ground floor retail uses or optional live/work units. See Section 4, the Residential Master Plan, for specific requirements. Also refer to the vertical mixed-use Product Type 5-R described in Section 4, which permits residential uses above the ground levels of certain commercial structures.

Residential Neighborhoods: The residential neighborhoods are designed to be walkable, interconnected, mixed-use and transit-supportive.

2.2.2.2 Commercial Uses

Permitted Commercial Land Uses: The Project will incorporate almost **2.1** million square feet of regional and neighborhood-oriented commercial facilities. The four Specific Plan commercial land uses are defined by the Land Use Plan, Permitted Uses, Exhibit 2.B:

- ❑ Commercial: Regional
- ❑ Commercial: Office
- ❑ Commercial: Hotel

- ❑ Commercial: Retail/Office

Location of Commercial Uses: The project's major retail/entertainment center is located in RiverPark "A," between the Ventura Freeway and the residential neighborhoods to the north. The center, focused on a central community plaza called the Town Square, supports a diverse mix of lifestyle and neighborhood-serving retail venues and restaurants. The western portion of this center is a neighborhood commercial area which will serve the daily shopping needs of the residents of RiverPark and its surrounding neighborhoods.

Commercial Building Types: As with residential development, a number of distinct commercial building types are defined in Section 3. The Commercial Regulatory Plan, Exhibit 3.C, then establishes where these building types may be located.

Vertical Mixed-Uses: The Specific Plan provides several commercial building types defined in Section 3.5 which permit residential units above the ground floor in commercial buildings. Note that a limited amount of neighborhood-serving retail, as well as optional live/work units, are allowed within specific portions of the residential areas as defined in Sections 2 and 4.

2.2.2.3 Mixed-Uses

A land use designated "Mixed-Use" is located in Planning District A (Exhibits 2.B, 2.C and subsection 2.5.2.1). Several development blocks and a central landscaped commons comprise the mixed-use area, in which there are two development options:

- a) Development Option "A": All land uses are Residential: High (*option chosen*)
- b) Development Option "B": Land uses are Residential: High and Commercial: Office. (*N/A*)

2.2.2.4 Public Uses

The Permitted public uses indicated by the Land Use Plan are:

- ❑ Open Space: Park Space
- ❑ Open Space: Neighborhood Parks

- ❑ Open Space: Landscaped Buffer
- ❑ Open Space: Miscellaneous: Dry Swales/Detention Basins
- ❑ Open Space: Miscellaneous: Water Storage/Recharge Basins
- ❑ Open Space: Miscellaneous: Water Feature
- ❑ Schools/Community Park
- ❑ Public Facilities

2.2.2.5 Specially Permitted Uses

The category of Specially Permitted uses is discussed in Section 2.5. These uses must be reviewed and approved by the Oxnard Planning Commission. There are three types of Specially Permitted uses within RiverPark:

- a) *Residential Uses on School Sites:* Two locations of RiverPark, the School/Community Park sites as shown by Exhibit 2.D, allow Residential: Medium uses as an alternate use. These uses are permitted only with the granting of a Special Permitted Use permit by the Oxnard Planning Commission, which itself is conditioned on the Rio School District submitting a letter to the City that it does not want to purchase or utilize the land.
- b) *Civic Assembly Uses:* Civic Assembly uses include religious sanctuaries, educational facilities and public assembly buildings. They may be located at appropriate sites within other designated land use areas in any of the Planning Districts.

The following standards govern the location and the placing of Civic Assembly building elements on the site:

- ❑ The building elements and sites should occupy a visually prominent location to be clearly visible and identifiable from public streets.
- ❑ Building sites should be adjacent to a relatively highly-traveled street.
- ❑ Most or all of the parking for Civic Assembly uses is to be shared with adjacent off-site parking during times when that parking is not otherwise being used.

2.3 PROJECT BOUNDARIES AND PLANNING DISTRICTS

2.3.1 Consistency

All land uses and development guidelines within the Specific Plan Area are consistent with the City of Oxnard General Plan Land Use Map.

To the extent possible, the Specific Plan uses the City of Oxnard General Plan Land Use Map land use designations, which indicate the RiverPark Specific Plan Area as a single land use termed Specific Plan. Within this designation, the RiverPark Specific Plan then establishes more detailed land uses.

2.3.2. Specific Plan Area

The Specific Plan Area is the portion of the City of Oxnard within which this Specific Plan applies. The Specific Plan Area is shown by Exhibits 1.B and 1.C.

2.3.3 Planning Districts

Land uses and other development requirements within bounded areas, termed the Specific Plan Area, are allocated within thirteen “Planning Districts” and illustrated by Exhibit 2.I:

District Name

- A. Mixed-Use/Office District
- B. West Peripheral Commercial District
- C. **West Corridor Commercial** District
- D. Town Square Commercial District
- E. East Peripheral Commercial District
- F. Vineyards Neighborhood District
- G. Village Square Neighborhood District
- H. RiverPark Crescent Neighborhood District
- I. RiverPark Loop Neighborhood District
- J. RiverPark Mews Neighborhood District
- K. Lakeside Neighborhood District
- L. Public Facility District
- M. Water Storage/Recharge Basins & Storm Water Control District

Each Planning District has a specific constellation of Permitted and, in some cases, Specially Permitted land uses, parking requirements and other development controls. The Planning Districts are utilized and referred to by the Land Use, Commercial Dis-

trict, Residential District and Landscape Master Plans in Sections 2, 3, 4, and 5 respectively as the basic development units to which Specific Plan standards apply.

2.4. LAND USES

2.4.1 Land Use Designations

As discussed in Sub-section 2.2, Exhibits 2.B and 2.D indicate respectively the Permitted and Specially Permitted land uses and their locations within RiverPark. Exhibit 2.C indicates the location of optional live/work and vertical mixed-use product types.

2.4.2 Land Use Summary by Planning District

Exhibit 2.J is the Land Use Summary for each Planning District. It presents the Permitted land uses, along with their gross acreage, maximum commercial area in thousands of square feet, and the allowed dwelling unit range per Planning District.

2.4.3 Land Use Regulatory Categories

The Specific Plan defines two basic regulatory categories of land uses. Districts with Permitted Land Uses are entitled uses that are reviewed by the Development Services Director/Planning Manager and do not require review and approval by the Planning Commission. Districts with Specially Permitted land uses are uses incorporated within the Specific Plan which are allowed with review and approval from the City of Oxnard Planning Commission. The review and approval process is defined in Section 7.

Uses which are not incorporated in the Specific Plan may be provided only with an amendment to the Specific Plan and, if required, a General Plan Amendment (Section 7).

2.4.4 Roadway Sections

Exhibits 2.N through 2.Y indicate sections taken through RiverPark’s major roads. These Sections illustrate the relation between the roadways, parkways and sidewalks, setbacks on Builder/Developer private realm lots, buffers, and street space landscaping. The roadway sections in Section 5 convey more detailed information about the landscape, hardscape,

RIVERPARK SPECIFIC PLAN

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RTKL / EDSA / CRAIN AND ASSOCIATES / WILLIAM HEZMALHALCH ARCHITECTS / HUITT-ZOLLARS

2.5.2.1 PLANNING DISTRICT A: Mixed-Use/Office District

LAND USE SUMMARY*

<i>Permitted Land Use</i>	<i>Gross Acreage</i>	<i>Max KSF Allowable</i>	<i>Allowed DU Range</i>
MIXED-USE			
Development Option A: All Residential (option chosen)			
RESIDENTIAL: HIGH	21.1	20.0	317-440
Development Option B: Commercial/Residential (NA)			
COMMERCIAL: OFFICE	14.4	NA	na
RESIDENTIAL: HIGH	6.7	NA	NA
COMMERCIAL: OFFICE			
Parcels with Existing Offices	15.4	221.0	na
Remaining Parcels Designated Commercial	9.3	200.0	na
COMMERCIAL: OFFICE OR OPEN SPACE: PARK SPACE	1.3	15	na
OPEN SPACE: MISCELLANEOUS	0.4	na	na
Dry Swales/Detention Basins			
Planning District A Totals Opt. A (option chosen)	47.5 acres	456.0 KSF	317-440 units
Planning District A Totals Opt. B (NA)	47.5 acres	NA	NA

Note:

* See following "Allowed Uses" table for Specially Permitted uses.

2.5.2.1 PLANNING DISTRICT **A**: Mixed-Use/Office District

ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE*

<i>Permitted Land Use</i>	<i>Allowed Use</i>
COMMERCIAL: OFFICE	Professional and administrative offices, including medical, dental, attorneys, engineers, architects, insurance, real estate and other offices not engaged in merchandizing of goods or products.
	Laboratories when incidental to medical, dental and similar uses.
	Banks; savings and loan associations and other financial institutions.
	Retail uses such as restaurants, coffee shops, gift shops and services such as barber shops, health centers and clubs and travel and ticket agencies. These uses are intended to principally serve the building occupants.
	Pharmacies primarily engaged in the merchandizing of pharmaceuticals and medical supplies.
	On-sale and off-sale alcohol*
	Similar uses as determined acceptable by the Director of the Development Services Department of the City of Oxnard.
RESIDENTIAL: HIGH**	Multi-family units
OPEN SPACE: PARK SPACE	Park
OPEN SPACE: MISCELLANEOUS	
Dry Swales/Detention Basins	Dry Swales/Detention Basins

Notes:

* Civic Assembly use (educational, cultural, social, human services, civic assembly, not-for-profit organizations, governmental) and On-Sale and Off-Sale Alcohol use are allowed subject to granting of a Specially Permitted Use Permit based on conditions identified in Section 7.

** Vertical Mixed-Use Overlay: Refer to Section 4.

2.5.2.2 PLANNING DISTRICT **B**: West Peripheral Commercial District

Location: Planning District B lies in the southwest corner of the RiverPark Project site. It is bordered by the Ventura Freeway to the south and the Santa Clara River levee to the west. It is adjacent to Planning District A (Mixed-Use/Office District) and Planning District C (**West Corridor Commercial** District). The **5.5**-acre District is easily accessed from the Ventura Freeway due to the reconstruction of the Santa Clara River bridge crossing including an improved off-ramp and a widened tunnel under the US Route 101 Freeway. Oxnard Boulevard, Ventura Road and Town Center Drive provide surface street access to the Planning District. A landscaped buffer and Caltrans detention basin (not within the Specific Plan Area) separate the buildable sites from the freeway. For the boundaries and location of the Planning District, refer to Exhibit 2.I.

Permitted Land Use: This Planning District permits Commercial: Regional land use. The Specific Plan accommodates up to **104,000** square feet of retail uses including offices, retail uses and food service facilities. Buildings up to two stories may be constructed, with retail and office uses. The allowable uses will benefit the most from their proximity to the freeway.

Specially Permitted Land Use: Yes

Vertical Mixed-Use Overlay: No

Optional Live/Work Units: No

Other Specific Plan Development Controls: Refer to the following sections for additional development controls and implementation information applicable to Planning District B:

- Section 3: Commercial Master Plan
- Section 5: Landscape Master Plan
- Section 6: Infrastructure Master Plan
- Section 7: Implementation

2.5.2.2 PLANNING DISTRICT **B**: West Peripheral Commercial District

LAND USE SUMMARY*

Permitted Land Use	Gross Acreage	Max KSF Allowable
COMMERCIAL: REGIONAL	5.5	104
<i>Planning District B Totals</i>	5.5 acres	104** KSF

ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE*

Permitted Land Use	Allowed Use
COMMERCIAL: REGIONAL	Freestanding restaurants; restaurants involving any drive-in or drive-through facilities.
	On-sale and off-sale alcohol*
	Banks; savings and loan associations and other financial institutions.
	Pharmacies primarily engaged in the merchandizing of pharmaceuticals and medical supplies.
	Retail uses such as restaurants, coffee shops, gift shops and services such as barber shops, health centers and clubs and travel and ticket agencies.
	Office uses.
	Similar uses as determined acceptable by Director of the Development Services Department of the City of Oxnard.

Notes:

- * Civic Assembly use (educational, cultural, social, human services, civic assembly, not-for-profit organizations, governmental) and On-Sale and Off-Sale Alcohol is allowed subject to granting of a Specially Permitted Use Permit based on conditions identified in Section 7.
- ** Maximum square footage figures based on surface parking only. No parking structures are assumed.

2.5.2.3 PLANNING DISTRICT C: **West Corridor Commercial** District

Location: Planning District C is a **24.6**-acre site located near the southwestern corner of RiverPark. It is accessed from Oxnard Boulevard to the east and the Ventura Freeway to the south. Occupying a key public location, it is adjacent to Planning District A (Mixed-Use/Office District), Planning District B (West Peripheral Commercial District), and Planning District D (Town Square Commercial District). For the boundaries and location of the Planning District, refer to Exhibit 2.B, Land Use Plan: Permitted Uses and Exhibit 2.I.

Permitted Land Use: The Permitted Land Uses are **Commercial: Regional, Commercial: Convention Hotel and Open Space: Park Space. The RiverPark Specific Plan allows up to 206,000 square feet of retail uses including offices, retail uses and food service facilities. The Convention Hotel can be up to 272,000 square feet. Buildings up to five stories in height may be constructed, with retail, office and Hotel uses. The allowable uses will benefit the most from their proximity to the freeway.**

Specially Permitted Land Use: Yes

Vertical Mixed-Use Overlay: No

Optional Live/Work Units: No

Other Specific Plan Development Controls: Refer to the following sections for additional development controls and implementation information applicable to Planning District C:

- Section 3: Commercial District Master Plan
- Section 5: Landscape Master Plan
- Section 6: Infrastructure Master Plan
- Section 7: Specific Plan Implementation

2.5.2.3 PLANNING DISTRICT C: **West Corridor Commercial** District

LAND USE SUMMARY*

<i>Permitted Land Use</i>	<i>Gross Acreage</i>	<i>Max KSF Allowable</i>
COMMERCIAL: REGIONAL	24	206
COMMERCIAL: CONVENTION HOTEL		272
OPEN SPACE: GREEN SPACE	0.6	na
<i>Planning District C Totals</i>	24.6 acres	478 KSF

ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE*

<i>Permitted Land Use</i>	<i>Allowed Use</i>
COMMERCIAL: REGIONAL	Freestanding restaurants; restaurants involving any drive-in or drive through facilities
	Banks; savings and loan associations and other financial institutions.
	Pharmacies, primarily engaged in the merchandising of pharmaceuticals and medical supplies
	Retail uses such as restaurants, coffee shops, gift shops and services such as barber shops, health centers and clubs and travel and ticket agencies.
	Office uses.
	On-sale and off-sale alcohol*
COMMERCIAL: HOTEL	Similar uses as determined acceptable by the Director of the Development Services Department of the City of Oxnard.
	Retail uses such as restaurants, coffee shops, gift shops and services such as barber shops, health centers and clubs and travel and ticket agencies, intended to serve principally the building occupants.
	Banks; savings and loan associations and other financial institutions.
	Office Uses.
	On-sale and off-sale alcohol*
	Similar uses as determined acceptable by the Director of the Development Services Department of the City of Oxnard.
OPEN SPACE: PARK SPACE	

Note:

* Civic Assembly use (educational, cultural, social, human services, civic assembly, not-for-profit organizations, governmental) and On-Sale and Off-Sale Alcohol is allowed subject to granting of a Specially Permitted Use Permit based on conditions identified in Section 7.



2.5.2.4 PLANNING DISTRICT **D**: Town Square Commercial District

Location: The 88.4-acre Planning District D is bordered by Forest Park Boulevard to the north, the Ventura Freeway to the south, Myrtle Street to the east and Oxnard Boulevard to the west. The adjacent Planning Districts are: Planning District A (Mixed-Use/Office District), Planning District C (**West Corridor Commercial District**), Planning District F (Vineyards Neighborhood District) and Planning District G (Village Square Neighborhood District). For the boundaries and location of the Planning District, refer to Exhibit 2.I.

Permitted Land Use: The Permitted Land Uses are: Commercial: Regional, Vertical Mixed-Use Overlay, Residential: High, Open Space: Green Space, Open Space: Miscellaneous: Dry Swales/Detention Basins, and Open Space: Landscaped Buffer. This Planning District has two major components: the Retail Center and a Residential: High district.

Retail Center: The Retail Center is planned around a Town Square, whose boundaries are defined by two major anchor retail centers and smaller retail and food establishments. Uses will include lifestyle retail, service retail, entertainment and restaurant facilities. The Retail Center extends northward to Forest Park Boulevard through ground floor retail in the residential area of this Planning District.

The central open space in District D, the “Town Square”, is similar in scale and character to that of traditional town plazas. On the east side of Oxnard Boulevard will be a dedicated drop-off area for local and tour buses, queuing, tourist information and a newsstand. Pedestrian and vehicular connections will lead directly to the retail and entertainment area beyond.

A public library storefront, police substation and post office are permitted uses within the Commercial District.

Residential: High Area: A 15.0 acre residential community of between **470 and 512** high-density units is located on the south side of Forest Park Boulevard. These units serve as a transition between the medium density residential units to the north and the commercial facilities to the south.

Specially Permitted Land Use: Yes

Vertical Mixed-Use Overlay: Yes. See Exhibit 2.C

Optional Live/Work Units: Yes. See Exhibit 2.C

Other Specific Plan Development Controls: Refer to the following sections for additional development controls and implementation information applicable to Planning District D:

- Section 3: Commercial District Master Plan
- Section 4: Residential District Master Plan
- Section 5: Landscape Master Plan
- Section 6: Infrastructure Master Plan
- Section 7: Implementation

2.5.2.4 PLANNING DISTRICT **D**: Town Square Commercial District

LAND USE SUMMARY*

<i>Permitted Land Use</i>	<i>Gross Acreage</i>	<i>Max KSF Allowable</i>	<i>Allowed DU Range</i>
COMMERCIAL: REGIONAL	68.2	904.0	na
RESIDENTIAL: HIGH	15.0	0	470-512
VERTICAL MIXED-USE OVERLAY			na
OPEN SPACE: GREEN SPACE	3.5	na	na
OPEN SPACE: MISCELLANEOUS	0.8	na	na
Dry Swales/Detention Basins			
OPEN SPACE: LANDSCAPED BUFFER	0.9	na	na
Planning District D Totals	88.4	904 KSF	470-512 units

Note:

* See following ‘Allowed Uses’ table for Specially Permitted uses.

2.5.2.4 PLANNING DISTRICT **D**: Town Square Commercial District

ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE*

<i>Permitted Land Use</i>	<i>Allowed Use</i>
COMMERCIAL: REGIONAL Retail/Entertainment	Retail stores or businesses not involved with any kind of manufacture, processing or treatment of products other than incidental to the retail business conducted on the premises; and provided that not more than five (5) persons are employed in the manufacture, processing or treatment of products, and that such operations or products are not objectionable due to noise, odor, dust, smoke, vibration, or other similar causes. Acceptable uses include, but are not limited to: Antique store Apparel, clothing and millinery store Art studio or gallery Delicatessens and sandwich shops Electronics, television, and radio store, including incidental repair. Expo Pavilions Florist Food and Wine Exposition Furniture store Gift store Health centers and clubs Hobby shop Interior decorating service Jewelry store Luggage store Office Similar uses as determined acceptable by the Director of the Development Services Dept. of the City of Oxnard.
	Music store selling recorded music and/or instruments, including incidental musical and vocal instruction Newsstand Parking structures Pet store Photographic equipment and sales Police substation Post Office Post offices and mailing services Public Library Restaurants Shoe store Sporting goods store Stationary and card sales Toy store Travel and ticket agencies
RESIDENTIAL: HIGH	
OPEN SPACE: GREEN SPACE	Town Square
OPEN SPACE: MISCELLANEOUS	
Dry Swales/Detention Basins	Dry Swales/Detention Basins
OPEN SPACE: MISCELLANEOUS	Landscaped Buffer

Note:

* Civic Assembly use (educational, cultural, social, human services, civic assembly, not-for-profit organizations, governmental), On-Sale and Off-Sale Alcohol and Bars and Sports Bars are allowed subject to granting of a Specially Permitted Use Permit based on conditions identified in Section 7.

2.5.2.5 PLANNING DISTRICT **E**: East Peripheral Commercial District

2.5.2.5 PLANNING DISTRICT **E**: East Peripheral Commercial District

Location: The 8.9-acre Planning District E is located in the southeastern corner of the RiverPark Project site. It is adjacent to the Ventura Freeway to the south, the existing El Rio Community to the north and Vineyard Avenue to the east. Planning District D (Town Square Commercial District) and District F (Vineyards Neighborhood District) are immediately to the west. This site is easily accessed from the Ventura Freeway, as well as from Myrtle Street and Vineyards Avenue. For the boundaries and location of the Planning District, refer to Exhibit 2.I.

Permitted Land Use: The Permitted Land Use are Commercial: Regional and **Public Facilities**. The Specific Plan accommodates up to **111** KSF of freeway-oriented commercial uses, a maximum of **five** stories high, including offices, retail and take-out restaurants that could best benefit from this access and visibility. A landscaped buffer shields the buildable sites from the freeway.

Specially Permitted Land Use: Yes

Vertical Mixed-Use Overlay: No

Optional Live/Work Units: No

Other Specific Plan Development Controls: Refer to the following sections for additional development controls and implementation information in District E:

- Section 3: Commercial Master Plan
- Section 5: Landscape Master Plan
- Section 6: Infrastructure Master Plan
- Section 7: Specific Plan Implementation

2.5.2.5 PLANNING DISTRICT **E**: East Peripheral Commercial District

LAND USE SUMMARY*

<i>Permitted Land Use</i>	<i>Gross Acreage</i>	<i>Max KSF Allowable</i>
COMMERCIAL: REGIONAL	7.5	111
PUBLIC FACILITIES	1.4	NA
Planning District E Totals	8.9 acres	111 KSF

ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE*

<i>Land Use</i>	<i>Allowed Use</i>
COMMERCIAL: REGIONAL	Freestanding restaurants; restaurants involving any drive-in or drive-through facilities.
	Banks; savings and loan associations and other financial institutions.
	Pharmacies, primarily engaged in the merchandizing of pharmaceuticals and medical supplies.
	Retail uses such as restaurants, coffee shops and gift shops and services such as barber shops, health centers and clubs and travel and ticket agencies.
	Office uses.
	On-sale and off-sale alcohol*
	Similar uses as determined acceptable by the Director of the Development Services Department of the City of Oxnard.
PUBLIC FACILITIES	Park maintenance facility.

Notes:

* Civic Assembly use (educational, cultural, social, human services, civic assembly, not-for-profit organizations, governmental) and On-Sale and Off-Sale alcohol are allowed subject to granting of a Specially Permitted Use Permit based on conditions identified in Section 7.

**

2.5.2.6 PLANNING DISTRICT **F**: Vineyards Neighborhood District

Location: The 37.9-acre Planning District F is located in the eastern portion of RiverPark, adjacent to the existing El Rio residential community to the east and Myrtle Street to the west and south. The District is bordered by Planning District D (Town Square Commercial District), Planning District E (East Peripheral Commercial District), Planning District G (Village Square Neighborhood District) and Planning District J (RiverPark Mews Neighborhood District). For the boundaries and location of the Planning District, refer to Exhibit 2.I.

Existing Development: Planning District F is currently in temporary agricultural production.

Permitted Land Use: The Permitted Land Uses are: Residential: High, Residential: Medium, Residential: Low Open Space: Park Space, Open Space: Neighborhood Parks, and Open Space: Landscaped Buffer.

The District incorporates a residential community of up to **150-172** medium-density residential units and **140-310** high-density residential units. An approximately 7.4 acre neighborhood park serves both the Vineyards neighborhood and the existing El Rio West neighborhood adjacent to the east. A second small park is located in the southern, high-density housing area of the Planning District. A continuous landscape buffer separates the Vineyards neighborhood from the El Rio neighborhood and traffic to the north on Forest Park Boulevard.

Specially Permitted Land Use: Yes

Vertical Mixed-Use Overlay: Yes. See Exhibit 2.C

Optional Live/Work Units: Yes. See Exhibit 2.C

Other Specific Plan Development Controls: Refer to the following sections for additional development controls and implementation information in District F.

- Section 4: Residential Master Plan
- Section 5: Landscape Master Plan
- Section 6: Infrastructure Master Plan
- Section 7: Implementation

2.5.2.6 PLANNING DISTRICT **F**: Vineyards Neighborhood District

LAND USE SUMMARY*

<i>Permitted Land Use</i>	<i>Gross Acreage</i>	<i>Max KSF Allowable</i>	<i>Allowed DU Range</i>
RESIDENTIAL: HIGH	12.3	0	140-310
RESIDENTIAL: MEDIUM	15.5	5.0	150-172
OPEN SPACE: PARK SPACE	2.1	na	na
OPEN SPACE: NEIGHBORHOOD PARKS	7.4	na	na
OPEN SPACE: LANDSCAPED BUFFER	0.6	na	na
Planning District F Totals	37.9 acres	5 KSF	290-482 units

ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE*

<i>Permitted Land Use</i>	<i>Allowed Use</i>
RESIDENTIAL: HIGH	Multi-Family Residential
RESIDENTIAL: MEDIUM	Townhouse or Cluster Residential
RESIDENTIAL: LOW	Small Lot Single Family
OPEN SPACE: PARK SPACE	Park
OPEN SPACE: NEIGHBORHOOD PARKS	Neighborhood Park
OPEN SPACE: MISCELLANEOUS	Landscaped Buffer

Note:

* Civic Assembly use (educational, cultural, social, human services, civic assembly, not-for-profit organizations, governmental) will require a Specially Permitted Use Permit subject to conditions identified in Section 7.

2.5.2.7 PLANNING DISTRICT **G**: Village Square Neighborhood District

Location: This 53.0 acre Planning District is located in the north-central portion of RiverPark “A.” The District is bordered by Forest Park Boulevard to the south, Garonne Street to the north and the Santa Clara River levee to the west. The Village Square Neighborhood District is adjacent to Planning District A (Mixed-Use/Office District), Planning District D (Town Square Commercial District), Planning District F (Vineyards Neighborhood District), Planning District I (RiverPark Loop Neighborhood District), and Planning District J (RiverPark Mews Neighborhood District). For the boundaries and location of the Planning District, refer to Exhibit 2.I.

Permitted Land Use: The Permitted Land Uses are: Residential: High, Residential: Medium, Residential: Low, Open Space: Park Space, Open Space: Neighborhood Parks, and Open Space: Landscaped Buffer. The major uses are distributed as follows:

- ❑ **Residential Community:** The 37.6-acre central and eastern portions of Planning District G allows a range of 325 to 465 Residential: Medium units clustered in three groupings. The eastern two groupings are each focused on a common green space, the 2.1 acre Village Green. The western residential area is served by Windrow Park. The vertical mixed-use overlay in this area permits live/work units and ground level retail.
- ❑ **Elementary School/Community Park:** A neighborhood elementary school (Exhibit 2.K) is located on the 11.4-acre western portion of Planning District G. The school’s playfields are envisioned as a shared community resource.

Specially Permitted Land Use: High-density housing is permitted with a Special Use Permit on the site designated for School/Community Park use. A condition of City approval to construct high-density housing is the submission of a letter from the Rio School District indicating that it does not want to purchase or utilize the land. See notes on following page and Exhibit 2.D.

Vertical Mixed-Use Overlay: Yes. See Exhibit 2.C

Optional Live/Work Units: Yes. See Exhibit 2.C

Other Specific Plan Development Controls: Refer to the following sections for additional development controls and implementation information in District G:

- ❑ Section 4: Residential Master Plan
- ❑ Section 5: Landscape Master Plan
- ❑ Section 6: Infrastructure Master Plan
- ❑ Section 7: Implementation

2.5.2.7 PLANNING DISTRICT **G**: Village Square Neighborhood District

LAND USE SUMMARY*

<i>Permitted Land Use</i>	<i>Gross Acreage</i>	<i>Maximum Allowable KSF</i>	<i>Allowed DU Range</i>
RESIDENTIAL: MEDIUM	37.6	15**	325-465
OPEN SPACE: PARK SPACE	2.8	na	na
OPEN SPACE: MISCELLANEOUS	1.2	na	na
Dry Swales/Detention Basins			
SCHOOLS/COMMUNITY PARK	11.4	na	na
Specially Permitted Land Use			
RESIDENTIAL: MEDIUM	(11.4)	na	na
Planning District G Totals	53.0 acres	15 KSF	325-465 units

ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE*

<i>Permitted Land Use</i>	<i>Allowed Use</i>
RESIDENTIAL: MEDIUM	Townhouse or Cluster Residential
RESIDENTIAL: LOW	Small Lot Single Family
OPEN SPACE: PARK SPACE	Parks
OPEN SPACE: MISCELLANEOUS	
Dry Swales/Detention Basins	Dry Swales/Detention Basins Elementary School
SCHOOLS/COMMUNITY PARK	Community Playfields/Parks
Specially Permitted Land Use	
RESIDENTIAL: MEDIUM	Townhouse or Cluster Residential

Note:

* Civic Assembly use (educational, cultural, social, human services, civic assembly, not-for-profit organizations, governmental) will require a Specially Permitted Use Permit subject to conditions identified in Section 7.

** Vertical Mixed-Use Overlay: Refer to Section 4.

2.5.2.8 PLANNING DISTRICT **H**: RiverPark Crescent Neighborhood District

Location: Planning District H is a 83.9 acre neighborhood in the northern portion of the Project located in RiverPark “B.” It is bordered by Planning District I (RiverPark Loop Neighborhood District) to the south, the Santa Clara River levee to the west and Planning District M (Water Storage/Recharge Basins & Storm Water Control District) to the east and north. For the boundaries and location of the Planning District, refer to Exhibit 2.I.

Permitted Land Use: The RiverPark Specific Plan allows for the development of a range of from **450-492** Residential: Low-Medium units focused around the 3.3-acre Crescent Park. Open Space: Neighborhood Parks is the second Permitted use.

Specially Permitted Land Use: Yes

Vertical Mixed-Use Overlay: No

Optional Live/Work Units: No

Other Specific Plan Development Controls: Refer to the following sections for additional development controls and implementation information applicable to Planning District H:

- Section 4: Residential Master Plan
- Section 5: Landscape Master Plan
- Section 6: Infrastructure Master Plan
- Section 7: Implementation

2.5.2.8 PLANNING DISTRICT **H**: RiverPark Crescent Neighborhood District

LAND USE SUMMARY*

<i>Permitted Land Use</i>	<i>Gross Acreage</i>	<i>Maximum Allowable KSF</i>	<i>Allowed DU Range</i>
RESIDENTIAL: LOW-MEDIUM	80.6	na	450-492
OPEN SPACE: NEIGHBORHOOD PARKS	3.3	na	na
Planning District H Totals	83.9 acres	na	450-492 units

ALLOWED USES FOR EACH PERMITTED & SPECIALLY PERMITTED LAND USE*

<i>Permitted Land Use</i>	<i>Allowed Use</i>
RESIDENTIAL: LOW-MEDIUM	Single-Family Residential
OPEN SPACE: NEIGHBORHOOD PARKS	Neighborhood Park

Note:

- * Civic Assembly use (educational, cultural, social, human services, civic assembly, not-for-profit organizations, governmental) will require a Specially Permitted Use Permit subject to conditions identified in Section 7.

RIVERPARK LAND USE PLAN:
 PERMITTED USES
 Land Use Plan Date: July 26, 2011

Legend

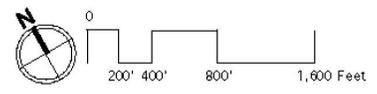
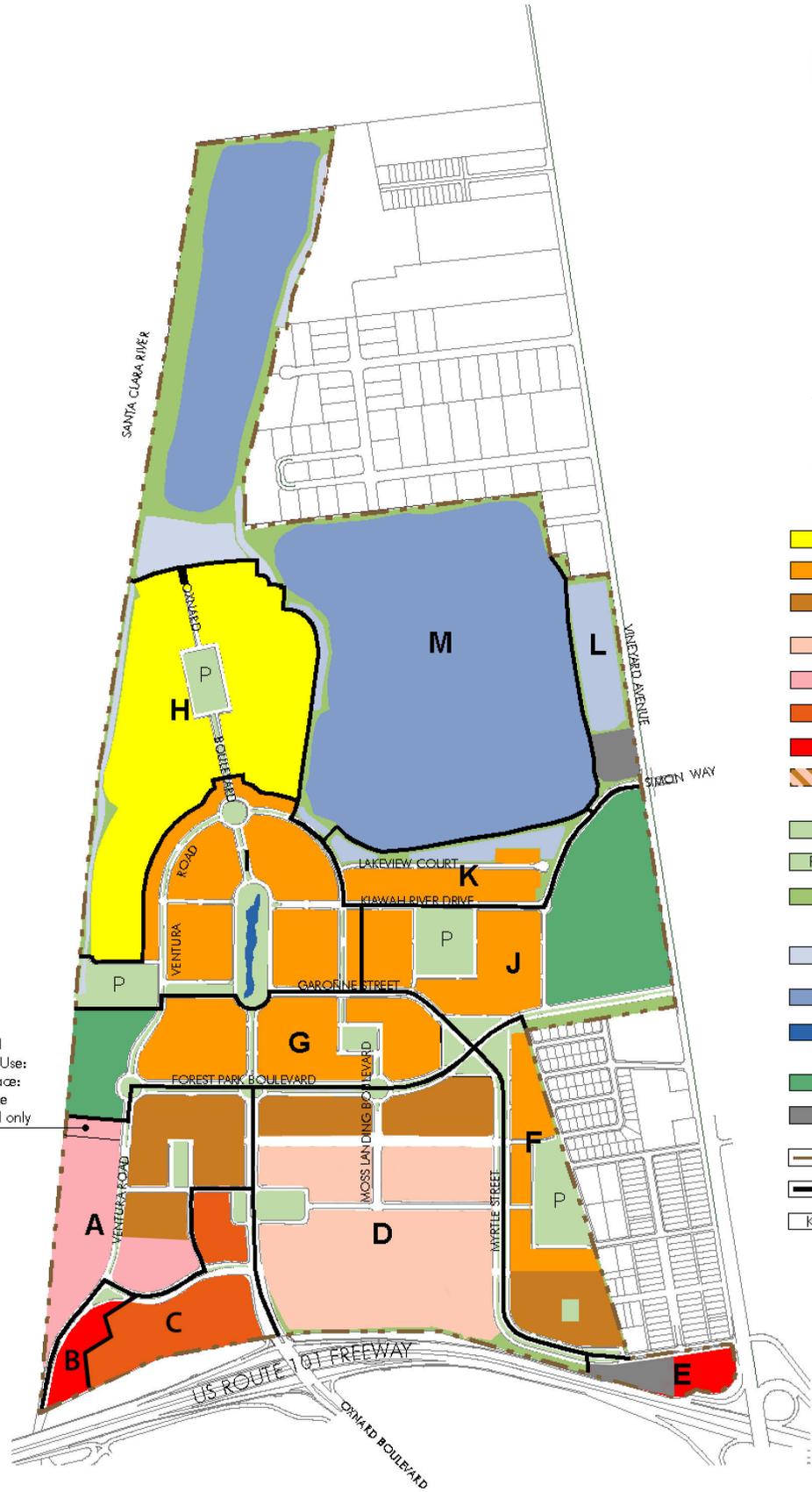
Planning Districts

- A Mixed Use/Office District
- B West Peripheral Commercial District
- C West Corridor Commercial District
- D Town Square Commercial District
- E East Peripheral Commercial District
- F Vineyards Neighborhood District
- G Village Square Neighborhood District
- H RiverPark Crescent Neighborhood District
- I RiverPark Loop Neighborhood District
- J RiverPark Mews Neighborhood District
- K Lakeside Neighborhood District
- L Public Facility District
- M Water Storage/Recharge Basins & Storm Water Control District

Land Use

- Residential: Low Medium (8-12 DU/gross acre)
- Residential: Medium (12-18 DU/gross acre)
- Residential: High (18-30 DU/gross acre)
- Commercial: Regional
- Commercial: Office
- Commercial: Convention/ Hotel
- Commercial: Retail/ Office
- Mixed Use: Residential: High/ Commercial: Office
- Open Space: Park Space
- P Open Space: Neighborhood Parks
- Open Space: Landscaped Buffer
- Open Space: Miscellaneous: Dry Swales/ Detention Basins
- Open Space: Miscellaneous: Water Storage/ Recharge Basins
- Open Space: Miscellaneous: Water Feature
- Schools/ Community Park
- Public Facilities
- Specific Plan Area
- Planning District Boundary
- K Planning District Designation

Optional Permitted Use:
 Open Space:
 Park Space
 this parcel only



LAND USE PLAN: PERMITTED USES

exhibit
2.B

August 27, 2002

Modified in
 SPA 2011 7/26/11

prepared for RiverPark Development, LLC by AC Martin Partners with
 RTKL / EDSA / CRAIN AND ASSOCIATES / WILLIAM HEZMALHALCH ARCHITECTS / HUITT-ZOLLARS

RIVERPARK LAND USE PLAN:
 PERMITTED VERTICAL MIXED USE
 AND LIVE/WORK USES
 Land Use Plan Date: July 26, 2011

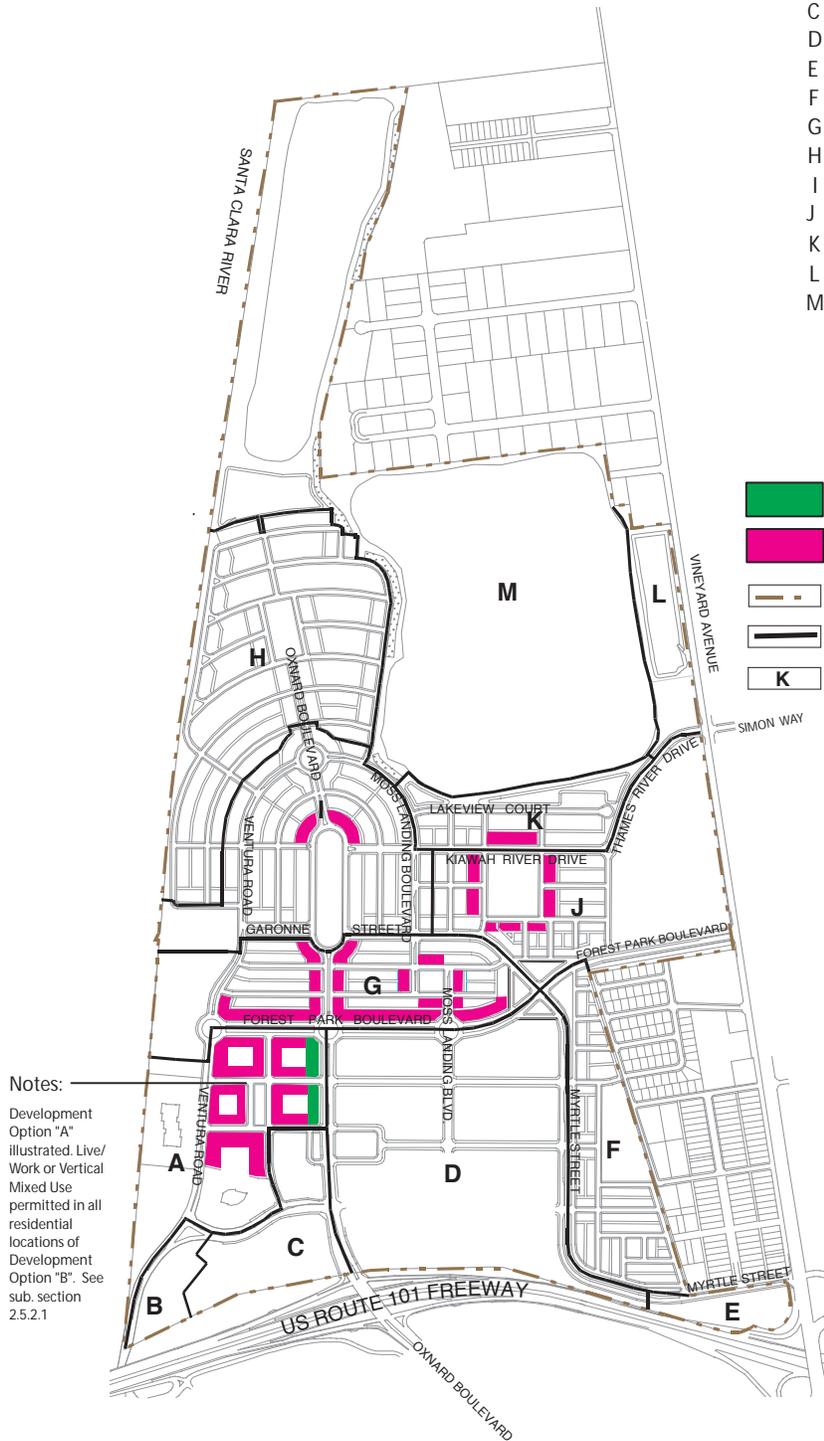
Legend

Planning Districts

- A Mixed Use /Office District
- B West Peripheral Commercial District
- C West Corridor Commercial District
- D Town Square Commercial District
- E East Peripheral Commercial District
- F Vineyards Neighborhood District
- G Village Square Neighborhood District
- H RiverPark Crescent Neighborhood District
- I RiverPark Loop Neighborhood District
- J RiverPark Mews Neighborhood District
- K Lakeside Neighborhood District
- L Public Facility District
- M Water Storage/Recharge Basins & Storm Water Control District

Unit Designations

-  Vertical Mixed Use only
-  Live/Work or Vertical Mixed Use
-  Specific Plan Area
-  Planning District Boundary
-  Planning District Designation



Notes:

Development Option "A" illustrated. Live/Work or Vertical Mixed Use permitted in all residential locations of Development Option "B". See sub. section 2.5.2.1

LAND USE PLAN: PERMITTED VERTICAL MIXED USE
 AND LIVE/WORK USES



2.C

August 27, 2002 Land Use Plan Date: February 14, 2002

Modified in
 SPA 2011 7/26/11

prepared for RiverPark Development, LLC by AC Martin Partners with
 RTKL / EDSA / CRAIN AND ASSOCIATES / WILLIAM HEZMALHALCH ARCHITECTS / HUITT-ZOLLARS

**RIVERPARK LAND USE PLAN:
SPECIALLY PERMITTED USES**
Land Use Plan Date: July 26, 2011

Legend

Planning Districts

- A Mixed Use District
- B West Peripheral Commercial District
- C West Corridor Commercial District
- D Town Square Commercial District
- E East Peripheral Commercial District
- F Vineyards Neighborhood District
- G Village Square Neighborhood District
- H RiverPark Crescent Neighborhood District
- I RiverPark Loop Neighborhood District
- J RiverPark Mews Neighborhood District
- K Lakeside Neighborhood District
- L Public Facility District
- M Water Storage/Recharge Basins & Storm Water Control District

Land Use

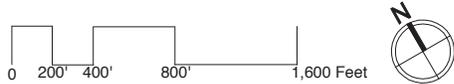
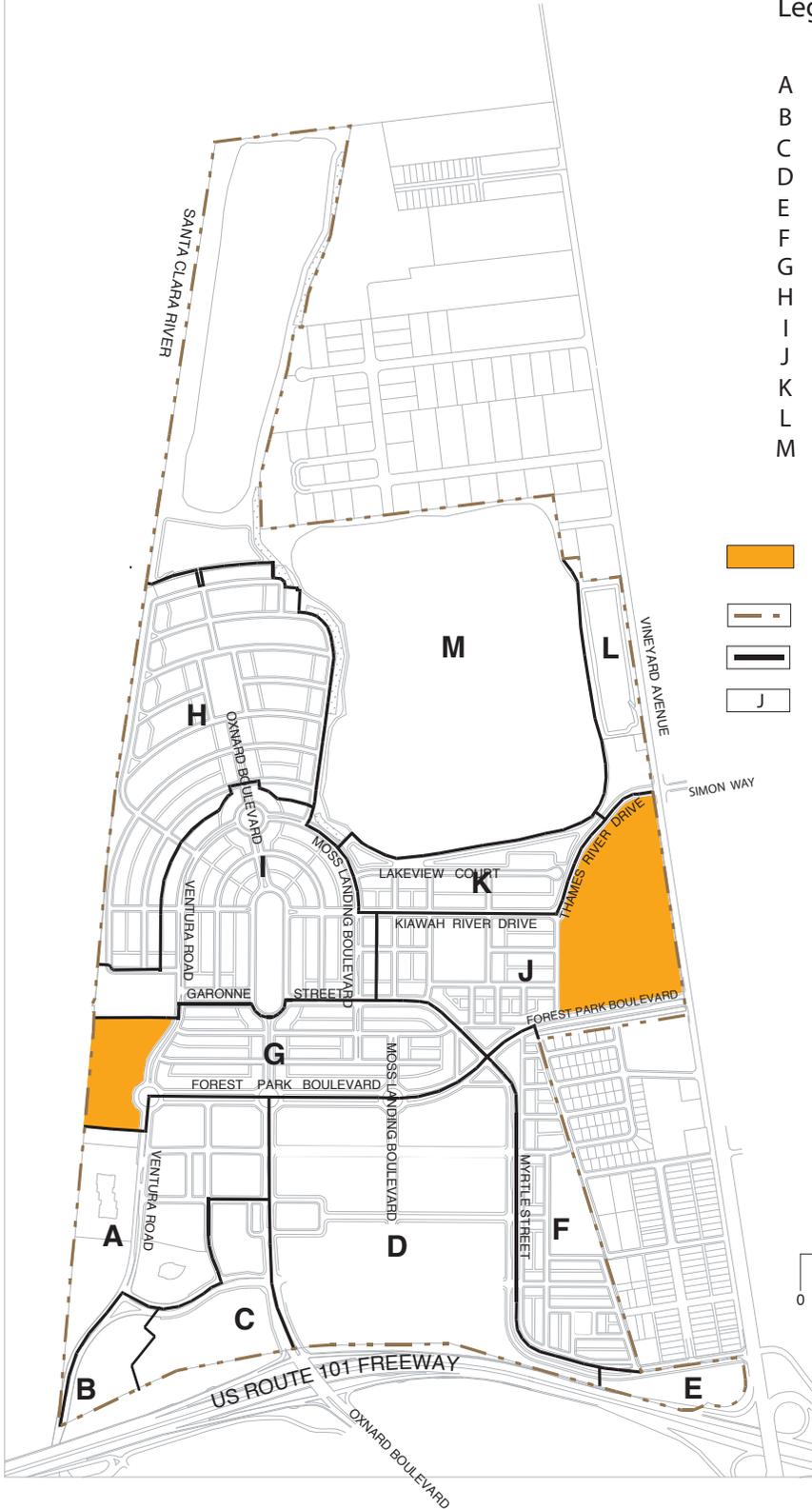
 Residential: Medium (12-18 DU/gross acre)

-  Specific Plan Area
-  Planning District Boundary
-  Planning District Designation

Notes:

Planning District G & J : Residential: Medium use for an area designated on the Land Use Plan: Permitted Uses for Schools/Community Park in Planning Districts G & J can only be applied for after the Rio School District submits a letter indicating that it does not want to purchase or utilize the land.

Civic Assembly uses are considered Specially Permitted Uses which may be located within any of the Planning Districts except Planning District M.



Land Use Plan Date:
February 14, 2002
August 27, 2002

Modified in
SPA 2010 6/27/11

LAND USE PLAN: SPECIALLY PERMITTED USES

prepared for RiverPark Development, LLC by AC Martin Partners with
RTKL / EDSA / CRAIN AND ASSOCIATES / WILLIAM HEZMALHALCH ARCHITECTS / HUITT-ZOLLARS



2.D



LEGEND

-  Sidewalks
-  Pedestrian Trails
-  Proposed Santa Clara River Trail [Outside of Specific Plan Area]
-  Specific Plan Area
-  Connection with Santa Clara River Trail

Modified in
SPA 2011 7/26/11

PEDESTRIAN CIRCULATION CONCEPT

prepared for RiverPark Development, LLC by AC Martin Partners with
RTKL / EDSA / CRAIN AND ASSOCIATES / WILLIAM HEZMALHALCH ARCHITECTS / HUITT-ZOLLARS



Revised per Specific Plan Amendment 2011 dated 7/26/2011 / Based on 7/26/2011 revised Land Use Plan / See notes at bottom of this page

Planning District	Land Use	Gross Acreage ¹	Max Commercial KSF Allowable for Each Planning District	Allowable Dwelling Unit Range For Each Planning District
A	Mixed Use/Office District			
	MIXED USE RESIDENTIAL: HIGH ³	21.1	20	317-440
	COMMERCIAL: OFFICE	Parcels with existing offices	221	
		Remaining parcels designated		
	COMMERCIAL: OFFICE	200		
	COMMERCIAL: OFFICE/OPT. OPEN SPACE: PARK SPACE	9.3	200	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES / DETENTION BASINS	1.3	15	
	Subtotals Planning District A	0.4	NA	NA
		47.5	456	317-440
B	West Peripheral Commercial District			
	COMMERCIAL: REGIONAL	5.5	104	
	Subtotals Planning District B	5.5	104	NA
C	West Corridor Commercial District			
	COMMERCIAL: REGIONAL	24	206	
	COMMERCIAL: CONVENTION/HOTEL ⁹	272	272	
	OPEN SPACE: PARK SPACE	0.6	NA	
	Subtotals Planning District C	24.6	478	NA
D	Town Square Commercial District			
	COMMERCIAL: REGIONAL (Retail/Entertainment)	68.2	904	
	RESIDENTIAL: HIGH ³	15.0	0	470-512
	OPEN SPACE: PARK SPACE	3.5	NA	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/ DETENTION BASINS	0.8		
	OPEN SPACE: LANDSCAPE BUFFER	0.9	NA	
	Subtotals Planning District D	88.4	904	470-512
E	East Peripheral Commercial District			
	COMMERCIAL: REGIONAL	7.5	111	
	PUBLIC FACILITIES	1.4		
	Subtotals Planning District E	8.9	111	NA
F	Vineyards Neighborhood District			
	RESIDENTIAL: HIGH ³	12.3	NA	140-310
	RESIDENTIAL: MEDIUM ³	15.5	5 ⁸	150-172
	OPEN SPACE: PARK SPACE	2.1	NA	
	OPEN SPACE: NEIGHBORHOOD PARK	7.4		
	OPEN SPACE: LANDSCAPE BUFFER	0.6		
	Subtotals Planning District F	37.9	5	290-482
G	Village Square Neighborhood District			
	RESIDENTIAL: MEDIUM ³	37.6	15 ⁸	325-465
	OPEN SPACE: PARK SPACE	2.8	NA	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/ DETENTION BASINS	1.2		
	SCHOOLS / COMMUNITY PARK ^{2,4,5}	11.4	NA	
	Subtotals Planning District G	53.0	15	325-465
H	RiverPark Crescent Neighborhood District			
	RESIDENTIAL: LOW MEDIUM	80.6	NA	450-492
	OPEN SPACE: NEIGHBORHOOD PARKS	3.3		
	Subtotals Planning District H	83.9	0	450-492
I	RiverPark Loop Neighborhood District			
	RESIDENTIAL: MEDIUM ³	43.0	10 ⁸	375-510
	OPEN SPACE: PARK SPACE	6.6	NA	
	OPEN SPACE: NEIGHBORHOOD PARKS	5.8		
	OPEN SPACE: MISCELLANEOUS: WATER FEATURE	1.4		
	Subtotals Planning District I	56.8	10	375-510
J	RiverPark Mews Neighborhood District			
	RESIDENTIAL: MEDIUM ³	21.0	10 ⁸	220-310
	OPEN SPACE: PARK SPACE	1.4	NA	
	OPEN SPACE: NEIGHBORHOOD PARKS	6.1		
	OPEN SPACE: LANDSCAPE BUFFER	2.5		
	SCHOOLS / COMMUNITY PARK ^{2,4,5}	30.4	NA	
	Subtotals Planning District J	61.4	10	220-310
K	Lakeside Neighborhood District			
	RESIDENTIAL: MEDIUM ³	10.5	5 ⁸	70-98
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/ DETENTION BASINS	8.0	NA	
	Subtotals Planning District K	18.5	5	70-98
L	Public Facility District			
	PUBLIC FACILITIES	2.5	NA	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/ DETENTION BASINS	11.1	NA	
	Subtotals Planning District L	13.6	0	NA
M	Water Storage / Recharge Basins and Storm Water Control District			
	OPEN SPACE: MISCELLANEOUS: WATER STORAGE / RECHARGE BASINS	168.6	NA	
	OPEN SPACE: MISCELLANEOUS: DRY SWALES/ DETENTION BASINS	19.3		
	OPEN SPACE: LANDSCAPE BUFFER	14.0	NA	
	Subtotals Planning District M	201.9	0	NA
TOTALS FOR SPECIFIC PLAN AREA				
Total acreage within Specific Plan Area: 701.9 acres				
Maximum dwelling units allowed within Specific Plan Area: 3,053 du				
Maximum commercial KSF allowed within Specific Plan Area: 2,098 ksf				
2098				

¹ Gross acreage is measured to centerline of bounding streets and / or to the Project Boundary

² Net school site area in Planning District J = 27.3 acres; Net school site area in Planning District G = 10.0 Acres

³ Vertical Mixed Uses and / or Live/Work units are permitted in portions of this District as defined in Specific Plan Sections 2, 3, 4 and Exhibit 2.C

⁴ Specially Permitted Uses are allowed in portions of this area as defined in Specific Plan Section 2 (Land Use)

⁵ Specially Permitted Land Uses for sites designated for Schools/Community Park land use can only be applied for after the Rio School District submits a letter indicating that it does not want to purchase or utilize the land.

⁶ Allocation of residential units among Planning Districts is subject to ongoing monitoring by the Master Developer. Total dwelling units cannot exceed 3,053 units

⁷ Density range provides flexibility in allocating residential units within and between Planning Districts. Lower range is a suggested minimum.

⁸ Upper end of range is regulated through monitoring by Master Developer per note 6 to assure that the total dwelling units within RiverPark does not exceed 3,053

⁹ Ground Level Commercial and/or Live/Work use

Refer to Specific Plan Sections 2, 3, and 4 for detailed descriptions of Permitted and Specially Permitted land uses and development standards. This Land Use Summary (Exhibit 2.J) and Exhibits 2.B and 2.C indicate Permitted (by right) uses only. See Section 2 and Exhibit 2.D for Specially Permitted Uses.

⁹ Convention Hotel number of rooms is 320 with corresponding 272k sf

6-R Apartments - Multi-Family**Lot Frontage**

Lots front the public street and shall be interconnected with other lots within the block by common drives through the block. Such common drives, or private streets, shall be designed as continuous routes.

Lot Area Min. 20,000 s.f.

Lot Width Min. 100'

Building Envelope

Lot Coverage 40% max.,
not including porches and stoops

Building Height

Average 35'

Setbacks

Front Min. 15'

Side Min. 10'

Rear Min. 30'

Permitted Encroachments

Porches: Min. 6'

Eaves: Min. 12"

Balconies: Max. 6'

Permitted Frontage Recessions

Upper Floors: 6' at 3rd floor

Building Orientation and Use

- Buildings uses shall be in accordance with the Regu-

lating Plan. See Section 2 for land use types.

- Primary entrances to all buildings shall address the public streets and shall provide clear access to all residences from public streets.

Service Requirements

- Access to parking shall be from a common drive shared with adjacent lots, or by drives within the lot spaced not more than 160' on center.
- Access to trash collection, dry utility meters and other service functions shall be within the areas designated for parking, within the block and not visible from the street.

Parking Requirements

- Each dwelling unit shall be provided with at least 1 on-site parking space. Units with 2 bedrooms shall be provided with 1½ spaces, and units with 3 or more bedrooms shall be provided with 2 spaces.
- Parking lots that are visible from the street shall be screened by a landscape streetwall.
- Parking may be located in the building basement. Note that the ground floor level shall not be more than 6' above the public sidewalk.
- Carports or garages may be constructed in the areas where parking is permitted.
- Curbside parking may be used satisfy the requirement for visitor parking which cannot be met on site, when and where possible.
- **A Parking Management Plan describing parking counts, onsite and curbside parking management and enforcement practices will be required for all apartment projects.**

RIVERPARK SPECIFIC PLAN

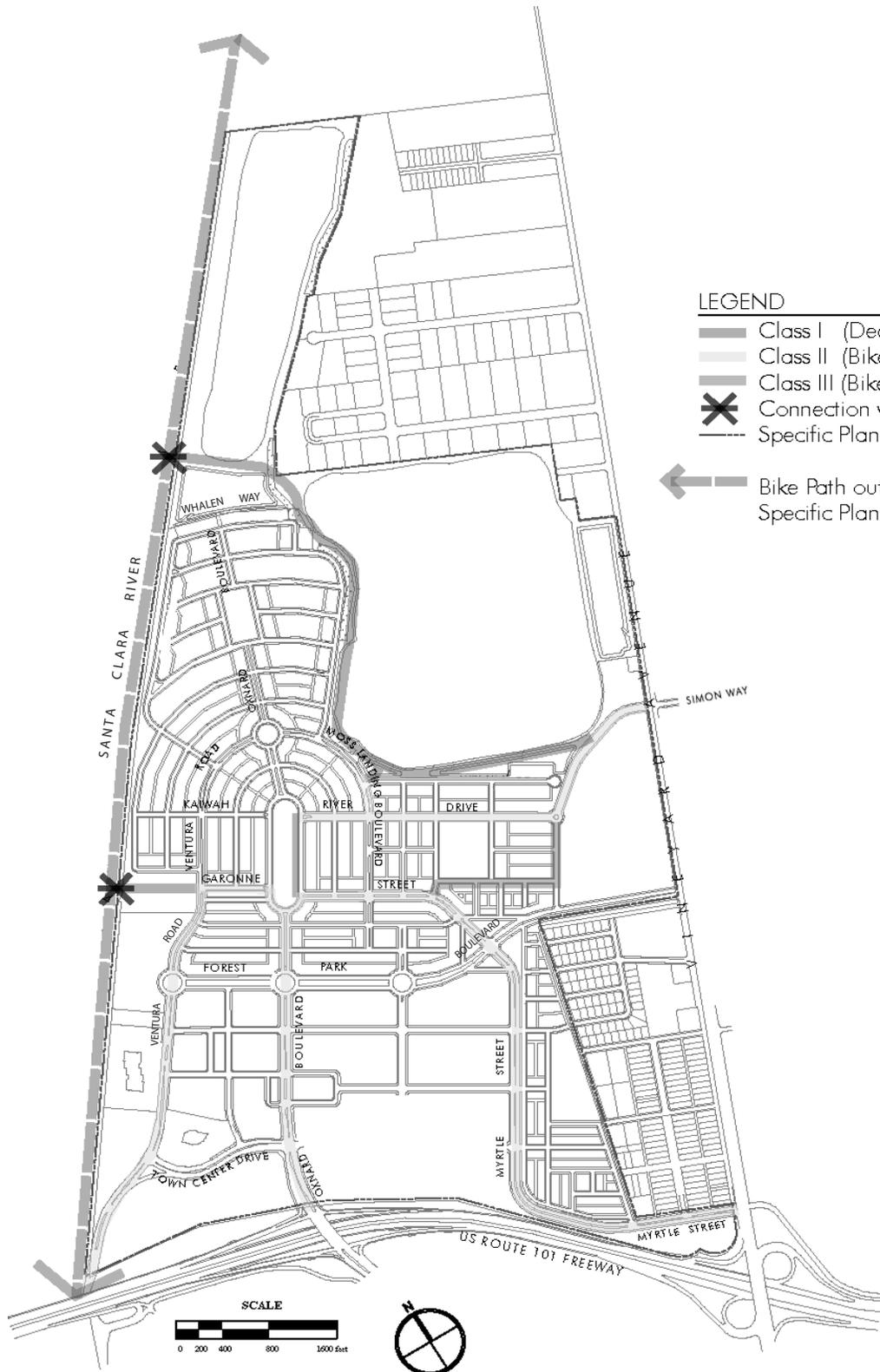
April 12, 2005

Modified in
SPA.2011.7/26/2011



prepared for RiverPark Development, LLC by AC Martin Partners with

RTKL / EDSA / CRAIN AND ASSOCIATES / WILLIAM HEZMALHALCH ARCHITECTS / HUITT-ZOLLARS



LEGEND

-  Class I (Dedicated Bike Path)
-  Class II (Bike Lane on Street)
-  Class III (Bike in Mixed Traffic)
-  Connection with Santa Clara River trail
-  Specific Plan Boundary
-  Bike Path outside of Specific Plan Boundary



BIKEWAY CIRCULATION PLAN 6.C

August 27, 2002

Modified in SPA 2011 7/26/2011 prepared for RiverPark Development, LLC by AC Martin Partners with RTKL / EDSA / CRAIN AND ASSOCIATES / WILLIAM HEZMALHALCH ARCHITECTS / HUITT-ZOL-

Phase One will provide the basic infrastructure needed to link RiverPark to the City of Oxnard and to support most anticipated residential, commercial and office development within RiverPark Areas “A” and “B.” Work is anticipated to incorporate: a) the remediation program for the mining pits in RiverPark “B” and construction of all water storage/recharge basin and storm water control facilities; b) construction of the Phase One backbone infrastructure including roads and utilities; c) grading of RiverPark “A” to create required drainage and building pads; and d) construction of related landscape improvements including Town Square and entry monuments.

Timely completion of the State Route 1/US Route 101 Freeway interchange by Caltrans is critical to the development of RiverPark “A” and the completion of Phase One. This interchange will connect the existing Oxnard Boulevard north across the Ventura Freeway to RiverPark, as well as provide direct access from the freeway to the main entry to the Project at Oxnard Boulevard.

Phase Two will complete the backbone road and utilities and development pads in Planning District H, thereby completing all infrastructure required of the Master Developer with the exception of roads within Planning District D.

Phase Three is limited to the completion of roads and development pads in Planning District D.

Build-out will be, in part, dependent on providing the transportation system improvements called for in the Circulation Master Plan portion of this document (Section 6.2), the City of Oxnard Circulation Element and the City’s fifteen-year circulation system improvement plan.

7.5.2 Development in the Mixed-Use Portion of Planning District A

The following requirements apply to development only within the Planning District A mixed-use area:

One of two development options may be exercised:

- 1) *Development Option A: All Residential:* Development will be guided by the regulatory plan and related residential regulations contained in

Section 4, Residential Master Plan. The land use plan for this option is located in Section 2.

- 2) *Development Option B: Commercial/Residential:* The regulatory plan for Development Option B: Commercial/Residential and regulations of commercial building types are contained in Section 3, Commercial Master Plan. Regulations for residential building types used in Development Option B are contained in Section 4, Residential Master Plan. The land use plan for this option is located in Section 2.

Development Options A and B are the only options permitted by the Specific Plan. Other road layouts and/or changes of the indicated uses will require a change in the Specific Plan.

The road and parcel locations differ between the two options. Therefore, first development within the mixed-use area, whether residential or commercial, will determine which of the two Development Options will be utilized for the rest of the mixed-use portion of Planning District A.

The first Builder/Developer who develops residential or office uses within the mixed-use area will propose to the City which of the two Development Options are implemented, according to Specific Plan requirements. The requirements for the development option chosen will apply to all future development within the mixed-use area.

7.5.3 Distribution of Dwelling Units Among Districts

Each Planning District has a range of allowable dwelling units, as shown by Exhibit 2.J the Land Use Summary. The total of the allowable dwelling units per Planning District based on the range exceeds the project-wide maximum of **3,053** dwelling units.

To assure that the project-wide maximum is not exceeded, the Master Developer shall monitor the number of units built within each Planning District as development proceeds in order to assure that units are not overly concentrated in some districts, and that the total number of units developed does not exceed **3,053**. The Master Developer’s responsibility to monitor distribution of units within and among Planning Districts and to adhere to the total allowed number of units will be defined in the Development

5b. Final Project Plan: The Builder/Developer prepares construction documents meeting City of Oxnard requirements, while incorporating comments and/or conditions established by the Planning Commission or Development Services Department Director/Planning Manager. The RDAG will review the Final Project Plan to assure that the construction documents incorporate all design comments made to date, and then submit a recommendation to the City.

Phase 6: Building Permit

- **Plan Check and Building Permit:** The Builder/Developer prepares construction documents meeting all Specific Plan and City of Oxnard requirements and submits the plans and other required material to the Oxnard Building Department for the necessary approvals.

7.9.5 Roadway Approval

All Oxnard roadways, including those governed by the Specific Plan, must be approved by the City prior to their implementation. Discussions have been held with the appropriate agencies (e.g. fire, sanitation, traffic and police) concerning the roadway cross sections shown in this document and these roadways will each accommodate the appropriate functions. Any changes from these sections, or any relocation, other treatment or other uses tributary to these sections, will be considered by the City and additional approvals may be required.

7.9.6 Signage Approval

All submittals to the City shall be consistent with the requirements of the Specific Plan and the Signage and Lighting Guidelines document, including requirements for submission exhibits.

7.9.6.1 Preliminary Review

The Preliminary Signage Plan shall be submitted as part of the submission for Phase 4a of the Project Review and Approval Process, as described in Section 7.14.

7.9.6.2 Final Approval

Signage plans which incorporate the design review comments made at the Preliminary Review stage shall be submitted as part of Phase Five of the Project Permitting Process.

7.10 OTHER ISSUES

7.10.1 Effects of a General Plan Amendment on the Specific Plan

Adoption of amendments to the 2020 General Plan or a General Plan Update by the City will not necessarily require amendment of the Specific Plan. But any subsequent discretionary approval or amendment to the Specific Plan must be consistent with the General Plan, as amended and/or updated, except to the extent that such change in the General Plan deals with matters in which the Developer/Applicant shall possess vested rights under the terms of a Development Agreement entered into between the Developer/Applicant and the City.

7.10.2 Environmental Issues

The City of Oxnard has certified the Project Environmental Impact Report in association with approval of the RiverPark Specific Plan.

Mitigations for all identified impacts are defined by the adopted Mitigation Monitoring Program.

All mitigations identified will be implemented as required.

7.10.3 Affordable Housing Guidelines

Within the Specific Plan Area, 140 residential units will be affordable to very low income households. Also, 140 residential units will be affordable to low income households, and 112 residential units will be affordable to moderate income households. In addition, the developer of the residential units within Planning District H shall be required to pay the applicable affordable housing in lieu fee for each residential unit constructed. The above numbers may also be increased by the application of a density bonus pursuant to City Ordinance. **Any subsequent development that increases residential units above 2805 through a Specific Plan Amendment must provide a minimum of 15% of those units as affordable.**

in Section 2, such as Commercial and Residential.

Lanes or Lane Streets: See *Alleys*

Live/Work Unit: A building type as defined in Section 2 which allows retail or commercial use on the ground floor of a residential unit in residential neighborhoods. The ground floor of such a unit is often used for a home business, as an artist studio or a workshop. Refer to Section 4. As defined by “City of Oxnard Mixed Use Development Policy”.

Live/Work Use: Residential premises used for the transaction of business or the supply of professional services. Home occupation shall include the following: agent, architect, artist, broker, consultant, dentist, doctor, draftsman, dressmaker, engineer, interior decorator, lawyer, notary public, teacher, or other similar occupations, as determined by the DAC or the City of Oxnard Mixed Use Development Policy. Such use shall not simultaneously employ more than two persons. The total gross area of the home occupation use shall not exceed 30 percent of the gross square footage of the residential unit.

Lot: The individual land area on which a single family detached unit is located.

Major Deviation: A deviation from numerical standards of the Specific Plan by more than 15%.

Master Developer: The Specific Plan requires that a Master Developer entity (or two Master Developers, one for residential and one for commercial development) assume the primary responsibility for implementing the project according to and in conformance with the design intent of the Specific Plan and related documents until all development parcels are built out.

The Specific Plan requires that, following adoption of the Specific Plan, Master Developer responsibilities include, but are not limited to: installing backbone road and utilities infrastructure, providing public open space, selecting Builder/Developers, monitoring the allocation and maximum number of units within and among Planning Districts, and monitoring the total number of dwelling units to assure that they do not exceed the maximum of 2,805 established by the Specific Plan.

Media Niche: An architectural projection com-

monly used to house media cabinets and equipment in a residential application. Media niches must be combined with other architectural features such as a fireplace chimney. The media niche portion of a projection shall not exceed 6’ in length parallel to the structural envelope of the building.

Minor Deviation: A deviation from numerical standards of the Specific Plan up to 15%.

Multi-Family: Dwelling units grouped within a building and sharing a street entrance with other dwelling units. Maximum density is 30 d.u. per acre.

Net Acreage: The area of a site within its property lines. Distinguished from **Gross Acreage**.

Paseo: An outdoor, uncovered pedestrian walkway in commercial and residential areas which lead from the rear to the front of the property. This walkway is attractively landscaped, hardscaped and lighted in a manner to maximize safety and security as well as to encourage pedestrian use.

Pedestrian Lighting: Lighting primarily designed to illuminate pedestrian pathways including sidewalks. Distinguished from street lighting that is primarily designed to illuminate streets.

Permitted (or By-Right) Uses: Specific Plan land uses which require review and approval by the Development Services Manager/Planning Manager. Distinguished from “Specially Permitted” land uses which require review and approval by the Oxnard Planning Commission and a Special Use Permit.

Planning Commission: The City of Oxnard Planning Commission.

Planning District: One of thirteen designated areas of the RiverPark Specific Plan, labeled “A” through “M.” Each Planning District has distinct land uses, environmental character and development requirements. Planning District boundaries and characteristics are defined in Section 2.

Private Street: A street, as distinguished from a lane or alley, which is located within a development provided by a Builder/Developer on private land. A private street is generally used for on-site circulation.