

Fisherman's Wharf Site Channel Islands Harbor



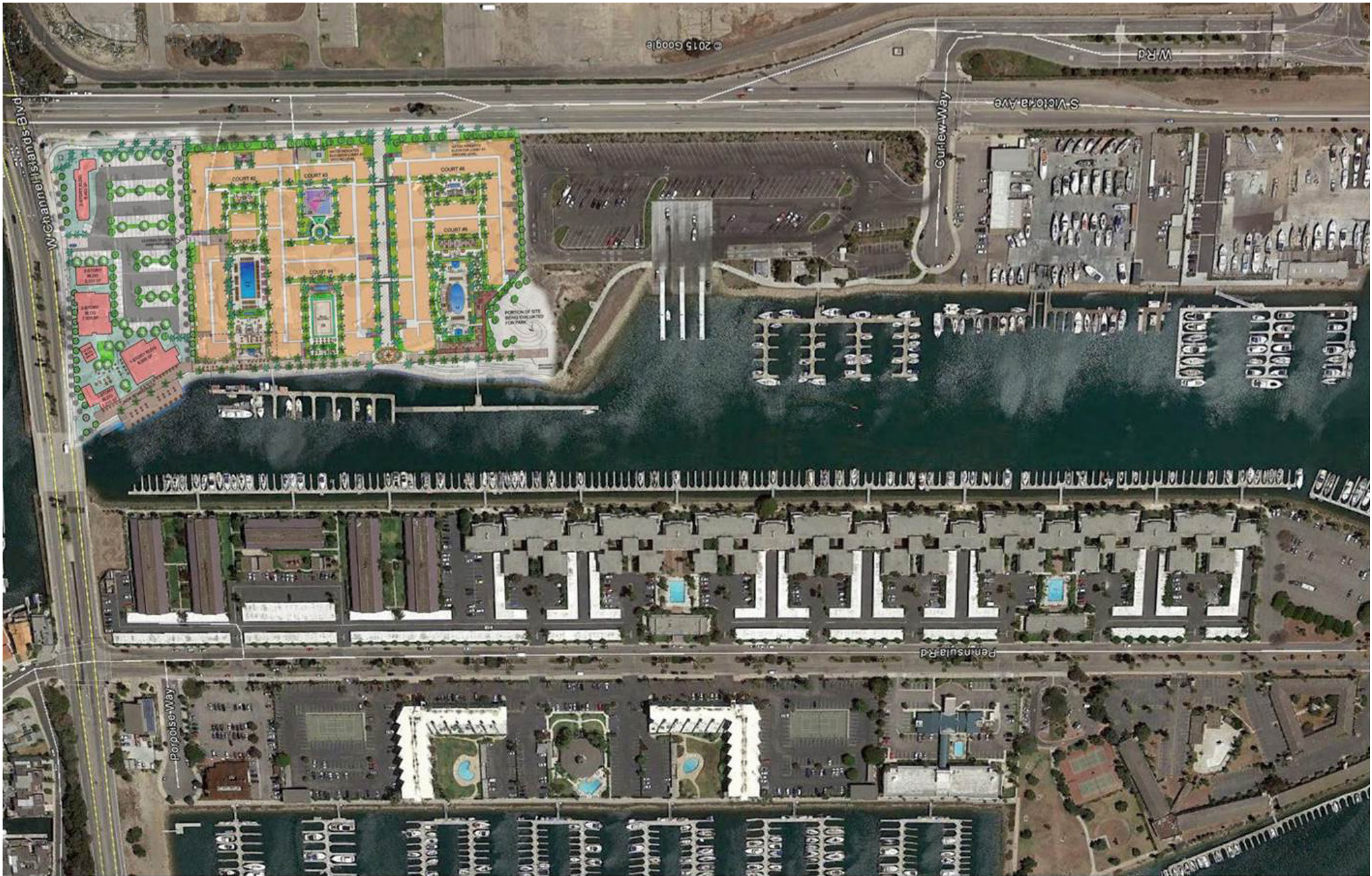
Channel Islands Harbor Properties LLC:
Thomas R Tellefsen
Peter Mullin
Geoff Palmer

November, 2017

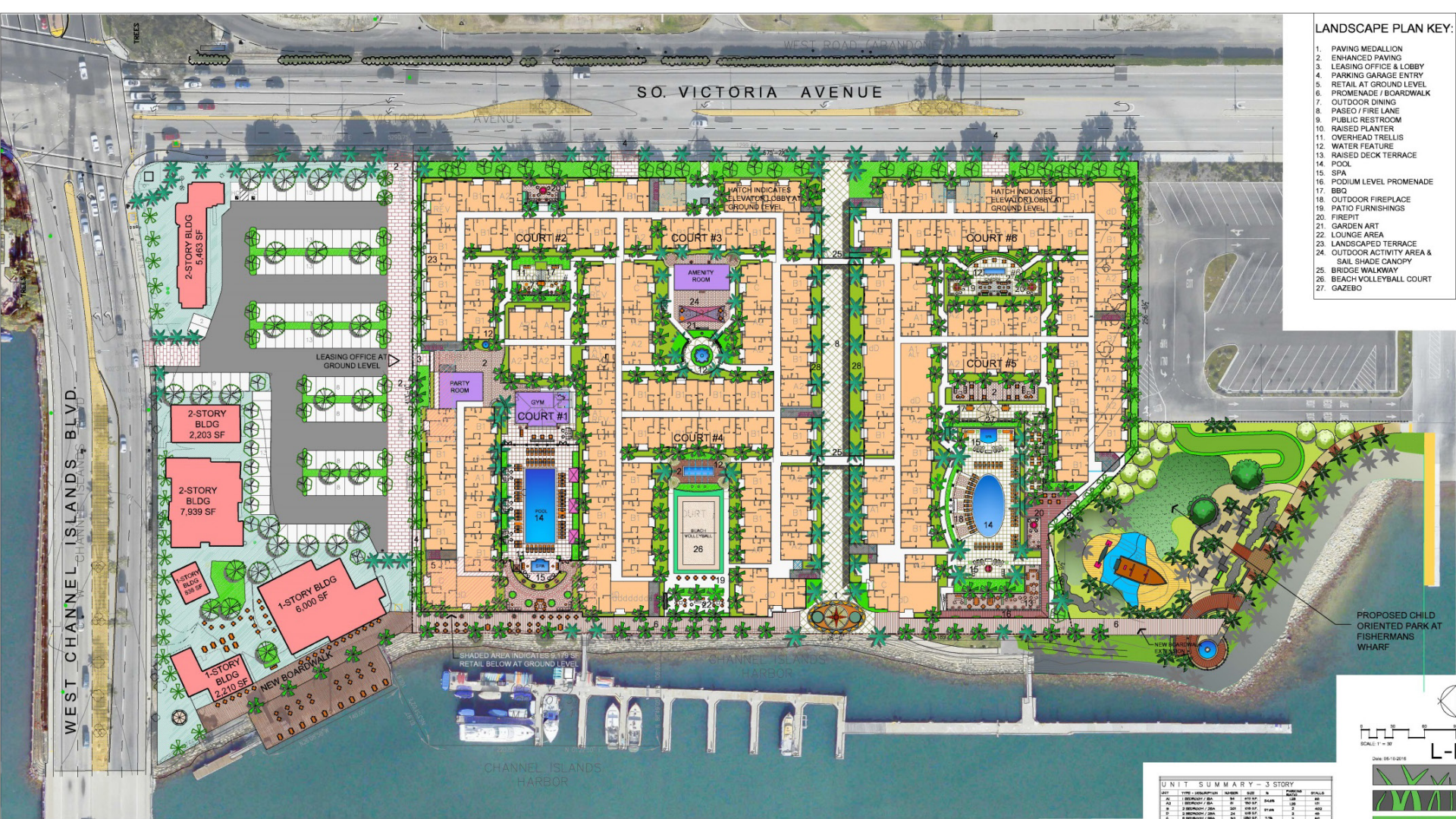
This revitalization project will transform the site into a seaside village with the following uses:

- 36,000 SF of restaurants, cafes, artisan food & beverage venues and retailers
- 390 high quality apartments
- New boardwalks with al fresco dining and outdoor seating
- One acre nautical themed public park
- Boat rental kiosk & public docks
- Mullin Automotive Museum Rotating Exhibit





Aerial Plan



Site Plan

1. Revitalize retail & lighthouse
2. Activate deck – create wharf
3. Continuous boardwalk
4. Setback new mixed-use structure

5. Deep courtyards
6. View corridors
7. Boat rentals & public dock
8. Public park

SCALE: 1" = 30'

Date: 05-15-2018

L.A. GROUP
Design Works

Landscape Architecture
24013 Ventura Blvd. Suite 201
Culver City, CA 91301
p 818.251.9714 f 818.251.9719



- LANDSCAPE PLAN KEY:**
1. PAVING MEDALLION
 2. ENHANCED PAVING
 3. LEASING OFFICE & LOBBY
 4. PARKING GARAGE ENTRY
 5. RETAIL AT GROUND LEVEL
 6. PROMENADE / BOARDWALK
 7. OUTDOOR DINING
 8. PASEO / FIRE LANE
 9. PUBLIC RESTROOM
 10. RAISED PLANTER
 11. OVERHEAD TRELLIS
 12. WATER FEATURE
 13. RAISED DECK TERRACE
 14. POOL
 15. SPA
 16. PODIUM LEVEL PROMENADE
 17. BBQ
 18. OUTDOOR FIREPLACE
 19. PATIO FURNISHINGS
 20. FIREPIT
 21. GARDEN ART
 22. LOUNGE AREA
 23. LANDSCAPED TERRACE
 24. OUTDOOR ACTIVITY AREA & SAIL SHADE CANOPY
 25. BRIDGE WALKWAY
 26. BEACH VOLLEYBALL COURT
 27. GAZEBO

UNIT SUMMARY - 3 STORY

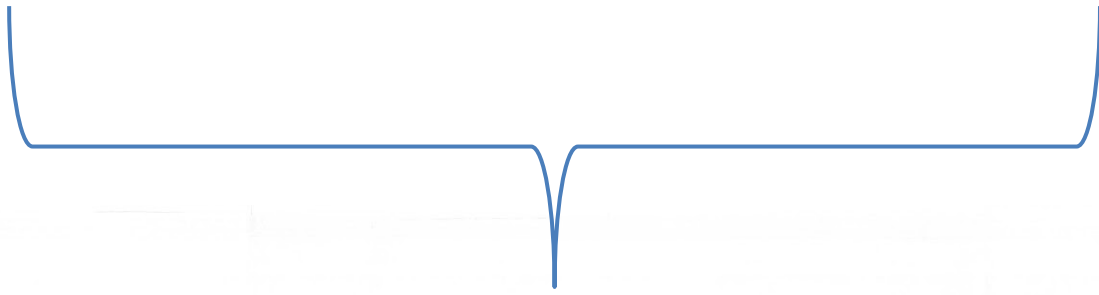
UNIT	TYPE	COUNT	SQ. FT.	SQ. FT.	AREA	AREA
A1	1 BR / 1 BATH	50	1,120 SF	56,000	56,000	56,000
A2	2 BR / 2 BATH	30	1,760 SF	52,800	52,800	52,800
B	2 BR / 2 BATH / DEN	30	1,910 SF	57,300	57,300	57,300
C	2 BR / 2 BATH / DEN	20	1,810 SF	36,200	36,200	36,200
D	2 BR / 2 BATH / DEN	50	2,000 SF	100,000	100,000	100,000
TOTAL		130	10,610 SF	302,300	302,300	302,300

PARKING PLAN CHANNEL ISLANDS HARBOR

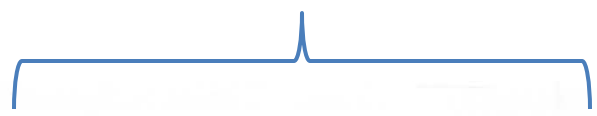
L.A. Group Design Works, Inc.

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. New retail space 2. Kiosk - boat & watersport rentals | <ol style="list-style-type: none"> 3. Mullin Automotive exhibit 4. Restrooms |
|---|--|

JOB #4370



Western (Harbor Facing) Elevation



Western (Harbor Facing) Elevation



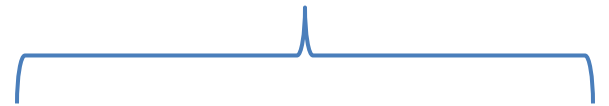
Western (Harbor Facing) Elevation



Western (Harbor Facing) Elevation



Eastern (Victoria Facing) Elevation









LOBBY

LEASING

RETAIL

NORTH ELEVATION

SCALE 1/8"=1'-0"

A
AS.0



RETAIL

PARTIAL WEST ELEVATION

SCALE 1/8"=1'-0"

B
AS.0

B



Current Condition of Site



Boardwalk "Before"



Boardwalk "After"



Channel Islands Blvd "Before"



Channel Islands Blvd "After"



Channel Islands Blvd @ Bridge "Before"



Channel Islands Blvd @ Bridge "After"



Park Site "Before"



Park Site "After"



Nautical Themed Public Park "After"

Bringing the Lifestyle Experience to Fisherman's Wharf



TORRE OLIVOLA



- Revitalization project: transform the site into a destination for dining, retail, waterside recreation & leisure
- Vision: tasting room with Ram's Gate wine and artisan olive oil, honey & prosciutto from Torre Olivola, Mr. Mullin's facility in Umbria, Italy
- Vision: transform vacant stand-alone buildings into restaurants similar to what Mr. Mullin created with Engine Co No 28

Proposed Amenities for New Mixed-use Building

- Ground floor restaurant & retail space
- Olympic size swimming pool and jacuzzi spa with cabanas (courtyard 1)
- Gym and fitness center (east of main swimming pool in courtyard 1)
- Outdoor fireplace with seating area (courtyard 1)
- Party room & lounge (2nd floor over main lobby)
- Business center with conference room (3rd floor over the fitness center)
- Sun deck with fire pit (4th floor over business center)
- Tranquil garden courtyards with benches and fountains (courtyard 6)
- Children's Gymboree facility adjacent outdoor adult exercise area (courtyard 3)
- Sand/Beach volleyball court (courtyard 4)
- Swimming pool, jacuzzi spa and outdoor fireplace (courtyard 5)
- Barbeques, outdoor seating and overhead trellis (courtyards 2 and 5)
- Sculpture gardens with fountains and water features (courtyards 3 and 4)
- Roof decks in several locations with BBQs, tables and chairs
- Lockers for kayaks and paddle boards
- Bicycle parking
- Glass view elevators
- Wireless internet in common areas

Mullin Automotive Museum Rotating Exhibit – Coming to the Project!



Design Attributes Incorporated as a Result of the Public/Stakeholder Comments

- Request: Prohibit Airbnb
 - *Airbnb and short term leasing has been prohibited*
- Request: Change project name to a nautical theme
 - *Committed to changing project's name to a nautical theme*

Design Attributes Incorporated as a Result of Public/Stakeholder Comments

- Request: Retain the light house
 - **Light house will be rehabilitated**
- Request: Sustainable “green” elements
 - **Solar panels incorporated**
 - **Stormwater capture devices incorporated**
 - **Energy efficient and water conservation appliances and fixtures incorporated**
- Request: Retain boat and watersport rentals onsite
 - **Boat rental kiosk incorporated into the mix-use building**
- Request: Display antique cars from the Mullin Automotive Collection within the project
 - **Rotating automotive display incorporated**



Design Attributes Incorporated as a Result of the Public/Stakeholder Comments

- Request: Area where public can walk along western edge of site to enjoy harbor views
 - ***Average fifteen-twenty foot wide boardwalk along on the entire western “harbor” waterfront of the site***
- Request: Area where public can converse along the harbor waterfront
 - ***Tables, chairs and benches have been incorporated onto the boardwalk***



Design Attributes Incorporated as a Result of the Public/Stakeholder Comments

- Request: Retain, but repurpose wooden wharf
 - *Relocation of urchin crane to create outdoor seating on the wooden wharf*



Design Attributes Incorporated as a Result of Public/Stakeholder Comments

- Request: Keep character of the existing retail buildings along CIB
 - *Retained the six northerly retail buildings*
 - *These buildings will be revitalized /reconstructed to similar character and location*
- Request: New mixed-use structure be set back from the corner of CIB and Victoria
 - *Mixed-use structure is set back, nearly the length of a football field, behind the existing retail buildings located on CIB*



Design Attributes Incorporated as a Result of the Public/Stakeholder Comments

- Request: Create restaurant and retail experience
 - *In addition to revitalization of six existing retail buildings, development program incorporates approximately 9,000 SF of new ground floor retail space*
 - *Feature outdoor seating as a priority*



Design Attributes Incorporated as a Result of the Public/Stakeholder Comments

- Request: Amount of residential units be reduced from the 600 to 800 units proposed by the previous developer
 - *Mixed-use building designed with architectural facades featuring large breaks in the massing, oversized lushly landscaped courtyards and gracious ground-level greenspace and hardscaped expanses*
 - *Resulting in drastic reduction in density to approximately 390 to 400 residential units*



Design Attributes Incorporated as a Result of the Public/Stakeholder Comments

- Request: Mixed-use structure have some breaks or recesses in the overall massing
 - *Design features a 26' wide opening in the façade at approximate mid-point of structure offering a view corridor and a break in the building*
 - *Building is designed with three deep courtyards, on the harbor waterfront facing elevation, that offer large areas of relief in the massing*



Design Attributes Incorporated as a Result of the Public/Stakeholder Comments

- Request: Children's park
 - *Child-oriented park on the south side of the site*
 - *Nautical themed! For the general public!*



Thomas R. Tellefsen



The Huntington Sheraton Hotel was a community landmark which had fallen on hard times.

Mr. Tellefsen undertook it's renovation & engaged Ritz Carlton to manage the new hotel.

It has once again become a landmark of the community.

Mr. Tellefsen maintains an active portfolio of investments in real estate—some examples of his development projects include:

- The 383 room Ritz Carlton Huntington Hotel (now a Langham) in Pasadena, California.
- The 230,000 square foot Gateway Plaza, 160,000 square foot Gateway Courtyard and 250,000 square foot Target/Home Depot Shopping Centers in Fairfield, California.

Thomas R. Tellefsen

Mr. Tellefsen's current and previous civic and charitable affiliations include:

- Founding Chairman and member of the Board of Directors and Executive Committee of the Los Angeles Sports & Entertainment Commission.
- Member of the Board, Executive Committee and Tournament Committee of the Southern California Tennis Association.
- Chairman Emeritus and member of the Board of Directors and Executive Committee of the Fraternity of Friends support group of the Los Angeles County Music Center.
- Member of the Board of Directors of Governor Schwarzenegger's After School All Stars.
- Member of the Board of Directors and Executive Committee of the Los Angeles Convention and Visitors Bureau where he also served as Chairman of the Board.
- Mayor Riordan's appointment to the Executive Committee and Board of Directors of the Los Angeles County Economic Development Corporation.
- Member of the Football L.A. Committee.
- Member of the Board of Governors of the Los Angeles County Music Center.
- Member of the Board of Trustees and Executive Committee of the Greater Los Angeles Zoo Association where he also served as Chairman of the Board.
- Member of the Board of Trustees of the Brentwood School.
- Member of the Board of Directors of the Hathaway Home for Children.
- Member of Young President's Organization (YPO)

Peter Mullin

Peter W. Mullin has had a lifelong romance with the automobile and particularly French automobiles from the prewar Art Deco period. He is a staunch supporter of the Pebble Beach Concours d'Elegance and other concours around the globe. As the proud owner of one of the finest collection of French cars in the world (the work of more than three decades), he has entered and driven his cars in vintage races and rallies for the last twenty-five years, both in the United States and abroad. Mr. Mullin established the Mullin Automotive Museum, in the City of Oxnard, as a tribute to French automotive styling and the decorative arts that influenced the genre. Mr. Mullin hopes that the museum will become an important platform for the study of automotive styling and design within the framework of twentieth-century European artistry.

Mr. Mullin has a passion for developing and creating restaurant and unique food and wine venues such as The Engine Company 28 in Los Angeles, Ram's Gate Winery in Sonoma and Coast Restaurant in Big Sur to name a few. Mr. Mullin's love and expertise of artisan food, wine and art are present in the design of these reward wining restaurants.

Mr. Mullin is the co-founder and Chairman of the Board of M Financial Holdings Incorporated (M Financial), a network of independent firms that serves the financial and life insurance needs of corporations, executives and affluent individuals. Mr. Mullin is also Chairman Emeritus of MullinTBG, the nation's largest independent executive benefits services and solutions provider. Prior to the formation of MullinTBG in 2006, Mr. Mullin served as Chairman of Mullin Consulting, Inc., a leading nonqualified benefits firm he founded in Los Angeles in 1969. He is also a member of numerous M Financial Board and governance committees. MullinTBG is the largest member of M Financial Group.

Mr. Mullin serves on the Board of the Art Center College of Design; Guggenheim Foundation Advisory Board; Occidental College, Hospital of the Good Samaritan, St. John's Hospital and The UCLA Foundation Boards of Trustees. He is Chairman of The Music Center Foundation of Los Angeles, as well as past Chairman and current member of the Board of Visitors of the John E. Anderson Graduate School of Management at UCLA and Chairman of the Peter Mullin Automotive Museum Foundation.

Mr. Mullin is also a Knight of the Order of Arts and Letters for contributions to preserving French history and culture. Mr. Mullin is also member of the Knights of Malta and the Knights of Saint Gregory, a Board member of Paulist Productions and National Chairman of the Maynooth Development Program for St. Patrick's College in Maynooth, Ireland and President of the American Bugatti Club. Peter earned his Bachelor of Arts in Economics from the University of California at Santa Barbara.

Peter Mullin -



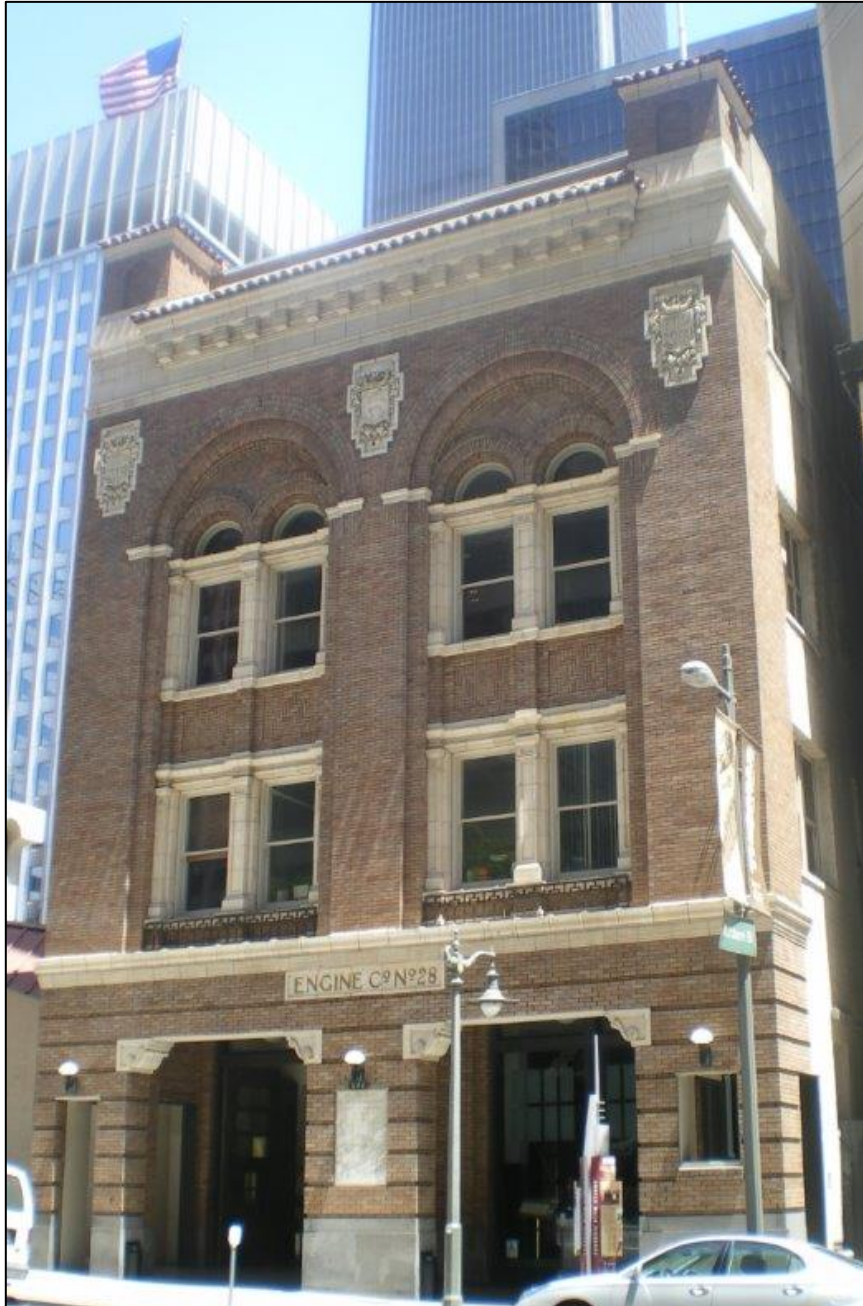
Peter Mullin -



Peter Mullin -



Peter Mullin -



- Building had fallen into a dilapidated & infested condition
- Mr. Mullin saw the potential & purchased the property
- Revitalized the property
- Built offices on the upper floors
- Transformed ground floor into, **Engine Co No 28**, a gourmet restaurant that's still thriving today

Peter Mullin -



Peter Mullin -



Peter Mullin -



Peter Mullin -



- Mr. Mullin was instrumental in the design & construction of the Ram's Gate Winery in Sonoma
- With world-renowned architect Howard Backen & internationally acclaimed interior designer Orlando Diaz-Azcuy, they created a modern reinterpretation of the weathered farmsteads of old Carneros
- Wine & culinary pairings offered in a one-of-a-kind environment that blends indoors with the outdoors

Peter Mullin -



Peter Mullin -



Peter Mullin -



Peter Mullin -



Peter Mullin - COAST



The Coast continues to evolve while preserving its place in Big Sur history.

Peter Mullin - COAST



By keeping its unique structure intact and infusing the interior with bright, new experiences, the Coast is ready for the 21st century traveler.

The Coast continues to evolve while preserving its place in Big Sur history.

Peter Mullin - COAST



Light and bright coastal theme
Light, naturally aged wood floors and a
combination of natural and painted wood

VETERANS PARK CONSERVANCY: ROSE GARDEN CEREMONY

By Nancy Freedman / December 17, 2011

This wasn't your typical garden party – not with Debbie Reynolds and lots of veterans mingling with Brentwood community members doing Tai Chi on the lawn. But those were among the highlights at the December 5th ceremony formally opening the historic Women Veterans Rose Garden at the Los Angeles National Veterans Park.



The event was a joint effort of the Veterans Park Conservancy (VPC), which raised more than a million dollars to restore the garden as a healing environment, and the Veterans Administration's Greater Los Angeles Healthcare System.

The Garden is the VPC's first major project undertaken by the VPC since the group removed rusted chain link fences and installed major perimeter fencing with pilasters around the VA property and the National Cemetery.

It is also a key component of the VA's new Integrated Health initiative, Patient-Centered Care which, among

other aspects, provides alternative therapies to veterans such as Tai Chi, yoga, meditation and other treatments to help veterans through their healing process.

Brentwood residents Peter and Merle Mullin, who spearheaded the fund raising effort for the VPC, led off the program following the Color Guard from New Directions on the VA campus. Peter Mullin noted that thousands of veterans returning from Afghanistan and Iraq now have a "tranquil and wonderfully peaceful place for recuperation."

He reported that this site is one of only four prototypes in the entire VA System nationwide. The Garden is also the first phase of the VPC's ambitious plans for the Park – an outdoor amphitheater for various activities, including an entertainment venue, a running track, volleyball court and other activities and veterans tributes.

"We are breaking new ground here, literally and figuratively," Mullin said. "Not only is the approach to healing different, but the sheer number of veterans in need is staggering – several hundred thousand, a great many with physical, emotional and other severe disabilities."

**"We are breaking new ground here, literally and figuratively ... Not only is the approach to healing different, but the sheer number of veterans in need is staggering – several hundred thousand, a great many with physical, emotional and other severe disabilities."
– Peter Mullin for Veterans Park Conservancy**

He noted that the VPC has evolved over 25 years from its original mission of saving the property from sale (as a stadium, shopping center and other concepts) to enhancing the property, replacing a rusted chain link fence with miles of decorative wrought iron fencing, restoring the Bob Hope Chapel and other enhancements.

Peter Mullin

Veteran's Administration Garden

Peter Mullin - St. John's Hospital Garden



Geoff Palmer



A native of Los Angeles, Geoff graduated from the University of Colorado with a B.S. degree in Finance and Real Estate, and holds a Juris Doctor degree from Pepperdine University School of Law. He was admitted to the practice of law in the state of California in 1975 and is a member in good standing of the California State Bar Association.

In 1978 Geoff established G. H. Palmer Associates, a diversified real estate development company. Since that time, the firm has been involved in a variety of projects in the development of residential and multifamily properties in the Southern California area. To date, he owns a portfolio of approximately 12,000 units in Los Angeles and San Bernardino Counties. He continues his extraordinary real estate career by currently developing the much needed rental housing across the Southern California region.

Geoff is an avid sportsman who enjoys polo (playing the game all over the world), golf, and tennis. He is one of the founders of the annual “Beverly Hills Tennis Invitational” which attracts the biggest names in both amateur and professional tennis. In late 2004 he became an active board member of the Los Angeles Music Center, as well as a founder donor of their “Fund for the Performing Arts’ and serves on the Board of the Los Angeles County Museum of Art (LACMA). He’s also a very active contributor to the Pepperdine School of Law and has donated funds for the establishment of The Geoffrey H. Palmer Center for Entrepreneurship and the Law.

Geoff Palmer





G.H. Palmer Associates
Real Estate Development



Portfolio photo: Architecture designed for each unique location



G.H. Palmer Associates
Real Estate Development



Portfolio photo: Unique outdoor recreational areas



Portfolio photo: Spectacular Two-Story Entry Lobby



G.H. Palmer Associates
Real Estate Development



Portfolio photo: Conference/Board Rooms for Meetings



G.H. Palmer Associates
Real Estate Development



Portfolio photo: Lounge with High-Speed Internet Access



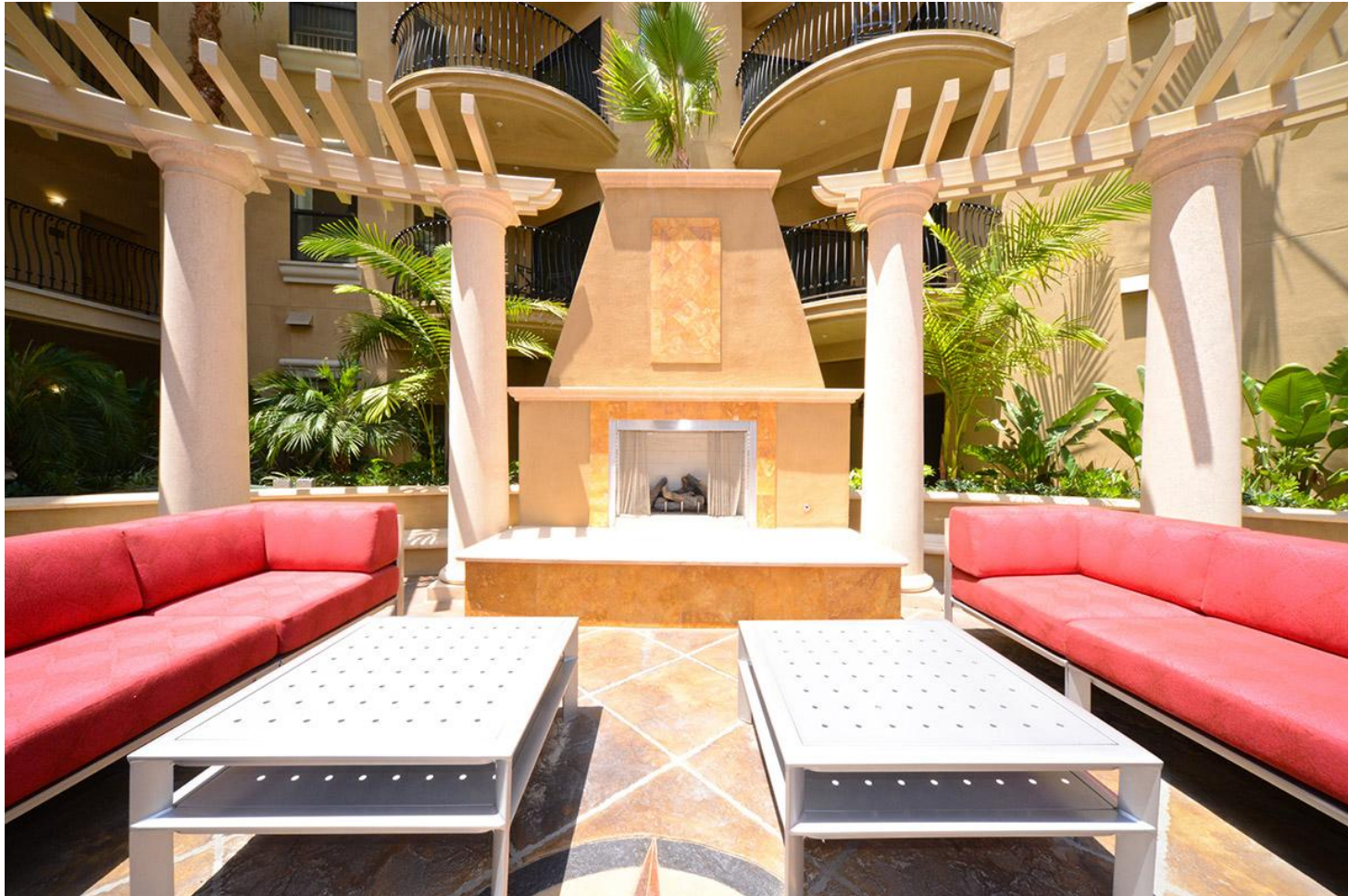
G.H. Palmer Associates
Real Estate Development



Portfolio photo: State-of-the-Art Fitness Centers



G.H. Palmer Associates
Real Estate Development



Portfolio photo: Peaceful, Lushly Landscaped Courtyards



Portfolio photo: Luxurious Apartment Interiors



G.H. Palmer Associates
Real Estate Development



Portfolio photo: Library/Study Room with High-Speed Internet Access



G.H. Palmer Associates
Real Estate Development



Portfolio photo: Peaceful, Lushly Landscaped Courtyards



G.H. Palmer Associates
Real Estate Development



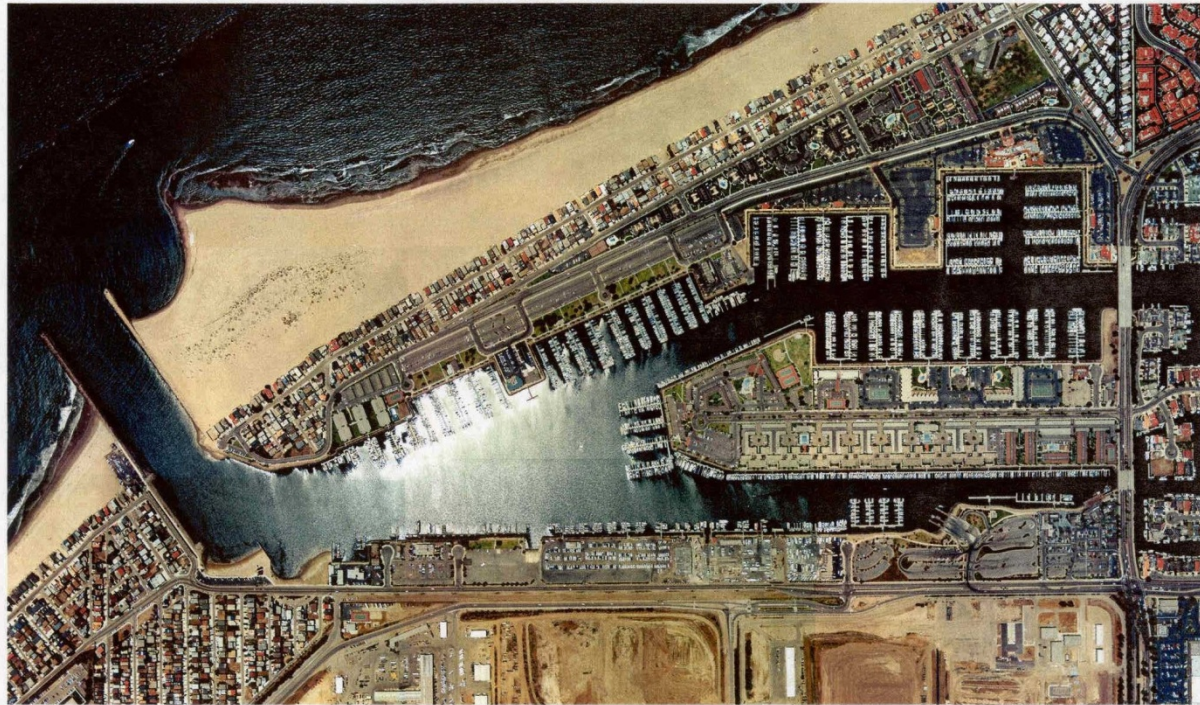
Portfolio photo: Basketball Court

Public Process

Request for Qualifications

Fisherman's Wharf Redevelopment, County of Ventura

Channel Islands Harbor, Oxnard, July 25, 2012



300' 0 300'

Channel Islands Harbor

12/16/97

Public Process

Request for Qualifications

Fisherman's Wharf Redevelopment, County of Ventura
Channel Islands Harbor, Oxnard, July 25, 2012

Background and Context

“Fisherman's Wharf is a key retail property at one of the Harbor's two entrances, and is **a key to the implementation of the County's long-term plan for the Harbor.**”

Development Opportunity

“The County is seeking a qualified developer to become the new long-term lessee of the Fisherman's Wharf leasehold... The long-term objective (within two to five years) is to redevelop the project into a retail or **mixed use project to serve western Ventura County.**”

Public Process

Request for Qualifications

Fisherman's Wharf Redevelopment, County of Ventura
Channel Islands Harbor, Oxnard, July 25, 2012

Policy Objectives for Fisherman's Wharf

"The County has two separate but interrelated policy objectives for the property: (1) near-term maintenance of operations at the Wharf; and (2) long-term redevelopment as a **destination retail center, which may include the inclusion of rental housing and/or size expansion.**"

"As discussed earlier, **the County's primary long-term goal is the transformation of Fisherman's Wharf into a destination for retail and dining and if entitled, mixed-use (retail/residential) to be a catalyst for activity throughout the Harbor.**"

Entities Granting Entitlements

"Land use is controlled by the **Channel Islands Public Works Plan**, as certified and amended, last certified by the **California Coastal Commission** in December 2008 and **implemented by Ventura County**. This plan governs issues such as **zoning and density.**"

Public Process

Extracts from CIHP Response to County of Ventura's RFQ August, 2012

Channel Islands Harbor Properties LLC

Fisherman's Wharf Redevelopment Project



**Channel Islands Harbor
Ventura County, California**

Public Process

Extracts from CIHP Response to County of Ventura's RFQ August, 2012

“The project we envision is a seaside village that will encompass a mix of retail and multi-family residential uses with an architectural design and layout that reflects and captures its Channel Islands Harbor location.”



Public Process

Extracts from CIHP Response to County of Ventura's RFQ August, 2012

“The retail component of our project will be a lifestyle oriented waterfront village combining a mixture of restaurants, cafes, services and retailers serving not only the community contained within our project, but also the broader market within a 3 to 5 mile radius of the site as well as visitors to the Harbor area. We seek to establish an inviting atmosphere of comfort and contentment offering goods and services that will not only attract visitation, but will also encourage a relatively lengthy stay.

The new Fisherman's Wharf will offer view corridors and pedestrian water front promenades. It will be a place where people can gather for leisure activities, shop, dine, people watch, and view and participate in the Harbor generated features and activities.”



Public Process

Extracts from CIHP Response to County of Ventura's RFQ August, 2012

“The multi-family residential component of the project will provide the opportunity to maximize the sense of place desired and establish the community or “village” feel sought by our concept. We will seek to provide an experience of gracious living with resort quality amenities on an ocean front location.

The residential community will be comprised of a mix of studio, one and two-bedroom units with Harbor views serving a range of age and income demographics. It will provide the primary source of usage of the retail services and restaurant components of the project.

We feel that the success of the revitalized Fisherman's Wharf and adjacent property will be directly dependent on the quality and mix of apartments, retail, restaurants and service tenants attracted to the project.”



Public Process

Community Outreach

- ***SUPERVISOR JOHN ZARAGOZA DIRECTED*** December 14, 2014
- **Greg Nyhoff**, City Manager - Oxnard
- **Lauraine Effress**, Oxnard Resident & Member of Working Group March 26, 2015, 4:30pm
- **Julie Pena**, Oxnard Shores Neighborhood Council Chair
- **Diane Delaney**, Oxnard Resident & Member of Working Group
- **Tom Danza**
- **Mike Mercadante**, Chair of Working Group March 26, 2015, 11:00am
- **Steve Kinney**, Board Member, Friends of CIH March 26, 2015
- **Randy Short**, Board Member, Friends of CIH March 16, 2015
- ***BOARD OF SUPERVISORS & HARBOR DEPARTMENT DIRECTED***
- **Oxnard Chamber of Commerce** January 4, 2016
- **Jeff Katenzaro (& Neighbors**, Lives directly across street from FW) January 12, 2016, 12:00 PM
- **Friends of Channel Islands Harbor** January 12, 2016
- **Channel Islands Beach Community Services District**, Hollywood Beach School Auditorium January 12, 2016, 6:00 PM
- **Hollywood by the Sea Neighborhood Council**, Paz Mar Clubhouse January 16, 2016 CANCELLED BY THEM
- **Channel Islands Community Association** January 16, 2016, 11:00 AM
- **Oxnard Shores Neighborhood Council**
- Hollywood Beach Elementary School Auditorium,
- **Channel Islands Waterfront Homeowners' Association**, Keller Williams Office January 20, 2016, 7:00 PM
- **Seabridge Homeowners Association**, Clubhouse February 17, 2016, 6:15 PM
- **Inter-Neighborhood Council Organization (INCO)**, Oxnard City Hall March 1, 2017, 7:00 PM
- **Channel Islands Beach Community Services District**, Hollywood Beach School Auditorium July 27, 2017, 6:00 PM
- **Greater Oxnard Organization of Democrats**, River Ridge Golf Club November 8, 2017, 7:00 PM

Public Process

Correspondence/Meetings - City of Oxnard

DATE	SUBJECT	LOCATION	ATTENDEES
May 8, 2014	Catch up with City- Pre LCP update	City	Chris Williamson, Lyn Kreiger, Danielle Tarr
December, 2014	Meeting with City Manager (discuss project)	City	Greg Nyhoff, Peter Mullin, Tom Tellefsen
November 9, 2015	Fisherman's Wharf Project Introduction	City	Lyn Krieger, Danielle Tarr, Earnel Bihis, Doug Spondello, Sergio Martinez, Paul Wendt, Tom Tellefsen, Darrel Malamut, Alan Boivin
December 7, 2015	Fire Plan Check for Fisherman's Wharf	City	Sergio Martinez, Don, Danielle Tarr, Darrel Malamut, Allen Boivin
*December 14, 2015	Email Correspondence, City of Oxnard: Sergio Martinez Title: Fire Master Plan	Email	Email from Darrel to Sergio
February 22, 2016	LCP Agency Kick Off Meeting with Rincon	Rincon	Lyn Krieger, Danielle Tarr, CCC, City, and other agency's
July 20, 2016	LCP Amendment Status Update	City	Lyn Krieger, Danielle Tarr, Chris Williamson, Kathleen Mallory, Jennifer Haddow
August 8, 2016	Public Works review for Fisherman's Wharf	City	Paul Wendt, Lyn Krieger, Danielle Tarr, Darrel Malamut and team
August 8, 2016	Fire review for Fisherman's Wharf (separate meeting from PW)	City	Paul Wendt, Lyn Krieger, Danielle Tarr, Darrel Malamut and team
August 24, 2016	LCP Amendment- pre-submittal plan	City	Kathleen Mallory, Isidro Figueroa, Lyn Krieger, Danielle Tarr
*August 30, 2016	Meeting, City of Oxnard Fire	City	Sergio Martinez, Darrel Malamut
*August 30, 2016	Meeting, City Public Works	City	Paul Wendt, Darrel Malamut
*September 19, 2016	EMAIL- City of Oxnard, George Roberts Title: Channel Islands Harbor, Fisherman's Wharf- 3810 Channel Islands Blvd, Oxnard 93035	Email	Seeking history drawings of parcels
*September 21, 2016	EMAIL- City of Oxnard, Nancy Sadedra Title: Channel Islands Harbor, Fisherman's Wharf- 3810 Channel Islands Blvd, Oxnard 93035	Email	Seeking history drawings of parcels
*September 22, 2016	EMAIL- City of Oxnard, Nancy Sadedra Title: Channel Islands Harbor, Fisherman's Wharf- 3810 Channel Islands Blvd, Oxnard 93035	Email	Seeking history drawings of parcels

Retail Vacancy

HARBOR AREA RETAIL VACANCY STUDY:



Retail Center	Total SF	Vacant SF
Marine Emporium Landing*	30,676	0
Harbor Landing	37,565	6,196
Fisherman's Wharf**	48,000	25,978
Oliveira Plaza	115,615	11,349
Mandalay Village Marketplace	202,611	47,460
Seabridge Marina Center	65,650	5,888
Seabridge Marketplace***	93,630	5,000
White Sails Village	22,000	7,886
Oxnard Shores	15,000	0
TOTAL:	630,747	109,757
	PERCENT VACANT:	17.4%

*4,143 Not vacant but advertised as available
 **9,339 SF vacant, un-improved space
 ***5,000 SF future space not built yet

Need for Apartments

Ventura County severely supply-constrained for housing, particularly rental

- Following great recession, the County added 19,000 jobs since 2010 *(BLS, 3/16)*
- During the same period, the County added only 1,500 new rental units *(CoStar, 4/16)*
- Indicative of the overall shortage, the surveyed occupancy of apartment stock is 97.0% *(REIS, 4Q15)*, significantly higher than targeted 95.0% stabilization, and indicating a shortfall of rental units

Continued supply constraints at both a regional County and local City level mean the market will continue to be under-supplied moving forward

- Per California Lutheran University center for Economic Research and Forecasting project *(12/15)*, the County is projected to add just over 3,000 jobs per year over the next two- to three-years (1.1% annualized growth)
- Only 300 apartment units are under construction in the County *(CoStar, 4/16)* and only 1,200 units in planning (excluding the subject properties)

Coastal areas have long been the most popular residential destinations in the County, but are also the most supply constrained

- 14,000 apartment units in West Ventura County (north to south from Ventura to Port Hueneme) are located coastal of the 101 Freeway *(CoStar, 4/16)*
- Only one-project has been completed coastal of the 101 Freeway in the last five-years, located adjacent to Highway 101 in Oxnard, adding only 400 units *(CoStar, 4/16)*
- Only 120 units have been added within a mile of the coast in the last 15-years *(CoStar, 4/16)*

Who Apartments Serve

- Me!
- Families
- Your children/grandchildren
- Professionals, military personnel, teachers, police, firefighters
- Empty nesters
- Seniors - single level units are a plus
- Those who desire coastal living

Creates a Lifestyle Experience

- Seaside village:
 - 36,000 SF restaurants, cafes, artisan food & beverage venues and retailers
 - 390 high quality multi-family residential units
 - New widened and expanded boardwalks with al fresco dining and outdoor seating
 - One acre nautical themed public park
 - Boat rental kiosk & public docks
 - Mullin Automotive Museum Rotating Exhibit
 - Approximately \$600,000/year in new revenue to City of Oxnard
 - New employment & economic benefits

Thank you



- Questions?
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