

Ventura Unified
SCHOOL DISTRICT



**VUSD Board of Education
Meeting of April 18, 2023**

**Recommendations for Surplus
Property Land Use Designations**



**VUSD Board of Education Meeting of 04/18/2023
Recommendations for Surplus Property Land Use Designations**

Subject Surplus Properties and Current Uses:

- **Stanley Avenue Property - 255 W. Stanley Ave. (24.83 ac.)**
 - **Education Services Center / District Office**
 - **Employee, Visitor & Bus Parking Areas**
 - **La Petit Academy**
 - **Additional Undeveloped Land Area**

- **Avenue School Property - 2647-2717 Ventura Ave. (7.44 ac.)**
 - **Old Avenue School Building (Historic Relevance)**
 - **Child Development Resources - Head Start Center**
 - **Additional Undeveloped Land Area**



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**Factors Which May Influence Future Land Use and
Redevelopment Decisions on Surplus Properties:**

- **Potential Financial Returns to VUSD**
- **VUSD's Additional Non-Financial Priorities & Preferences**
- **City Land Use Regulations & Development Standards**
- **Community Priorities & Sentiment**

Primary Applicable City Land Use Regulations:

- **General Plan Land Use Designations**
 - **GP is City's Overall Long-Term Planning Document**
 - **High Level Designation of Preferred/Allowable use Types**
 - **Minimal Detail Regarding Development Standards**

- **Zoning Ordinance – Zoning Designations (Parcel Specific)**
 - **Detailed List of Allowable Use Types and Planning Review & Approval Process Requirements**
 - **Basic Project Specific Development Standards (e.g. Setbacks/Height/Parking/Lot Coverage/etc.)**



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Current City Land Use Regulations:

- **Stanley Avenue Property:**
 - **General Plan LUD: *Commerce***
 - **Zoning: *C-P-D (Commercial Planned Development)***
 - **Wide Variety of Commercial & Civic Uses**
 - **Residential Development is Not Allowed**

- **Avenue School Property:**
 - **General Plan LUD: *Public / Institutional***
 - **Allows Govt. Offices, Hospitals, Libraries, Schools & Public Space, etc.**
 - **Residential Development is Not Allowed**
 - **Zoning: *R-1-1 Acre (Placeholder Zoning)***
 - **Allows Govt. Offices, Hospitals, Libraries, Schools & Public Recreational Space, etc.**
 - **Allows Single Family Dwellings on Minimum 1 Acre Lot**



General Plan Land Use Designation: *Mixed Use 1*

- **Mixed-Use Designation Allowing a Broad Range of Use Types including:**
 - **Residential**
 - **Commercial**
 - **Retail**
 - **Office**
 - **Public Spaces**
- **Building Height: Up to 3 Stories / 45 feet**
- **Residential Density: Up to *30 Dwelling Units per Acre***
- **Provides Wide Flexibility for Implementing a Variety of Redevelopment Project Options**



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General Plan Land Use Designation: *Mixed Use 2*

- **Moderate Density Mixed-Use Designation Allowing a Broad Range of Use Types, including:**
 - **Residential**
 - **Commercial/Retail**
 - **Office**
 - **Public Spaces Serving Surrounding Neighborhoods**
Building Height: Up to 4 Stories / 55 feet
- **Residential Density: 30.1 - 54 Dwelling Units per Acre**
- **Provides Wide Flexibility for Implementing of a Variety of Redevelopment Project Options**

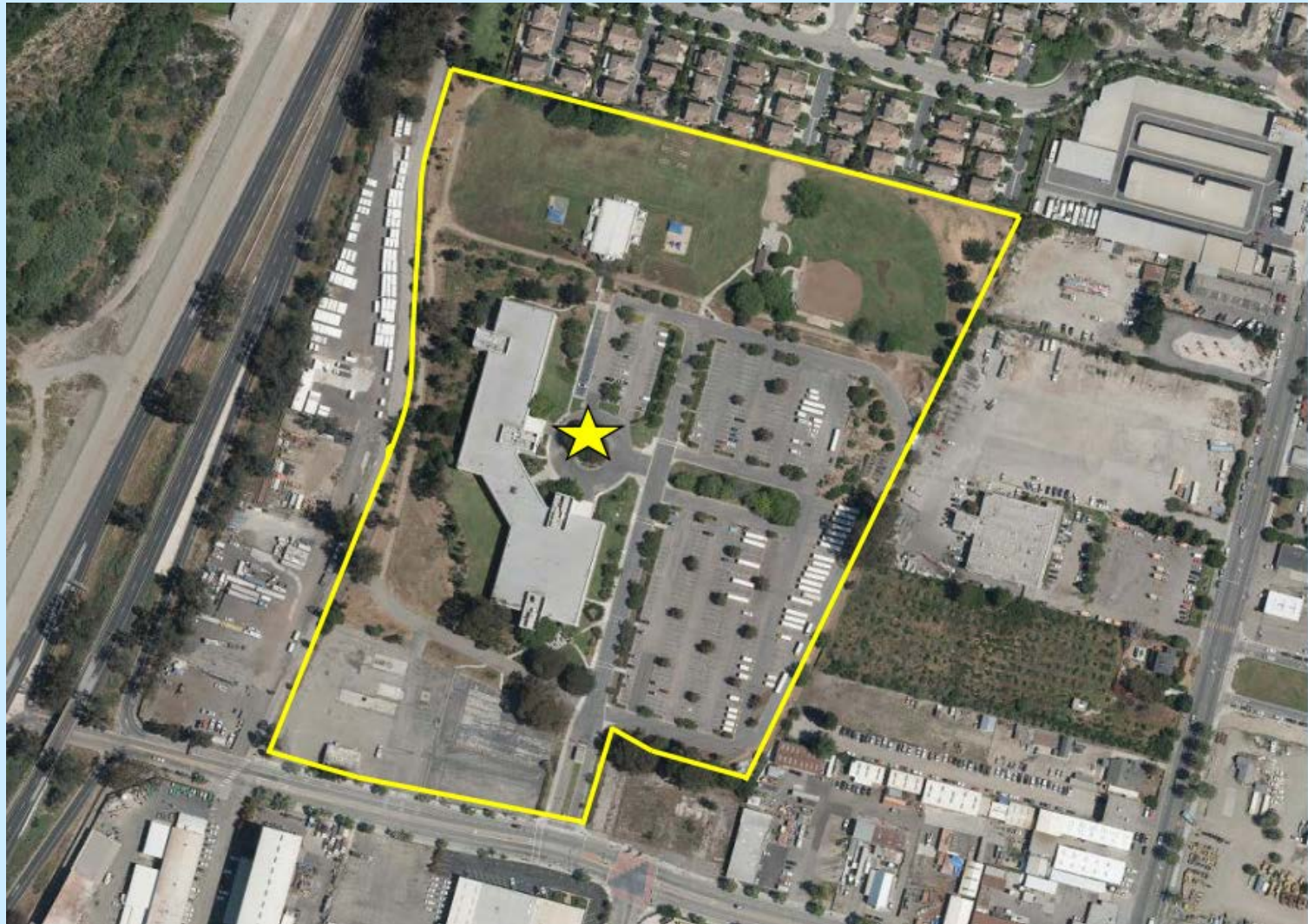


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***Dyer Sheehan Group* Recommendations for City General
Plan Land Use Designations on VUSD Surplus Properties:**

- **Stanley Avenue Property: *Mixed Use 2***
- **Avenue School Property: *Mixed Use 1***

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Aerial Photo of 24.83 Acre *Stanley Avenue Property*

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Aerial Photo of 7.44 Acre Avenue School Property