



Ventura Unified School District

For the future of every student.

Surplus Property Town Hall Meeting

October 7, 2025

SURPLUS PROPERTY ALTERNATIVE USE ANALYSIS

PRESENTED TO VENTURA UNIFIED SCHOOL DISTRICT
BY THE REAL ESTATE EXPERTS AT DCG STRATEGIES

October 7, 2025



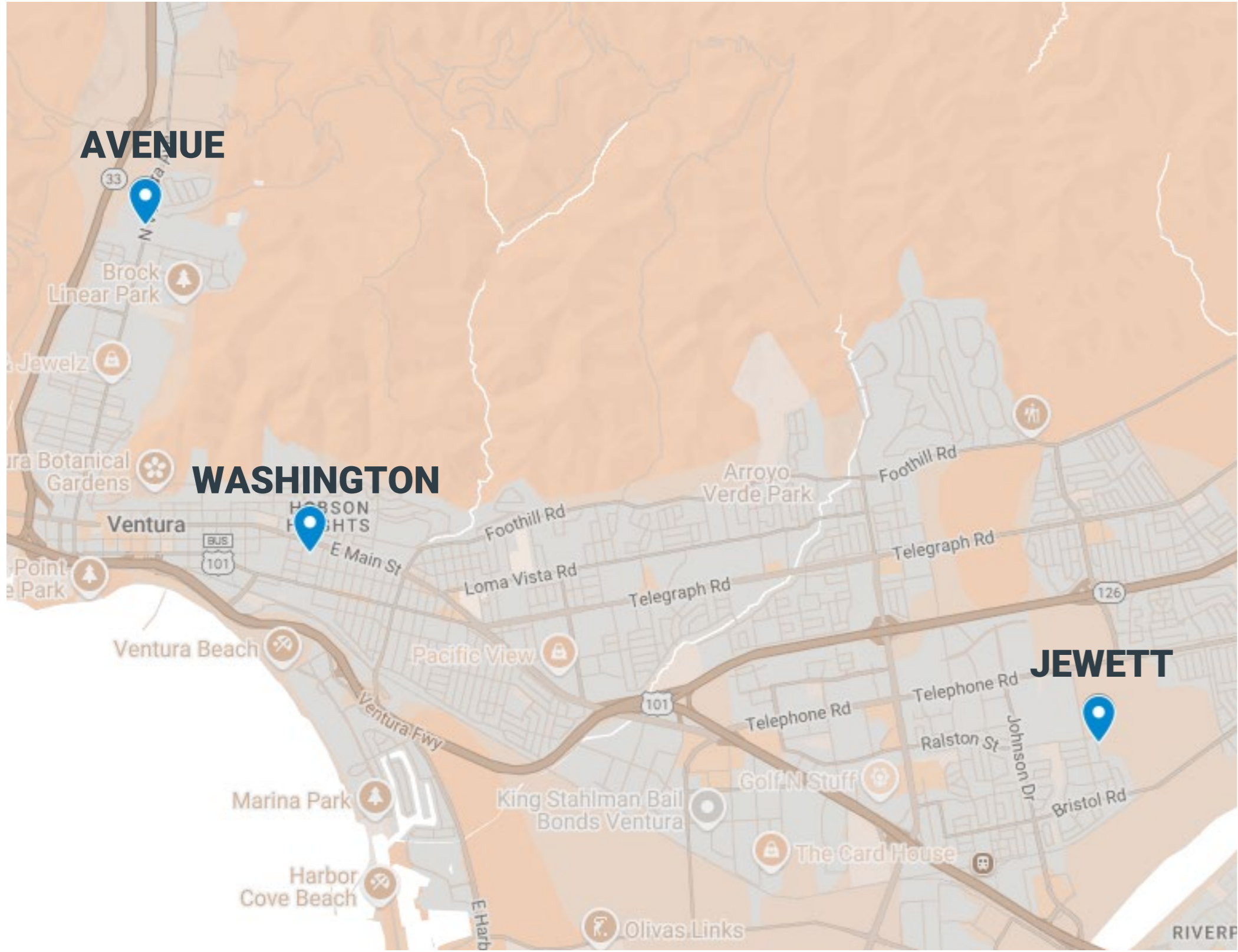
ABOUT US

DCG Strategies

Founded in 2005, DCG Strategies is a commercial real estate firm with a distinct mission to serve California's public schools and districts.

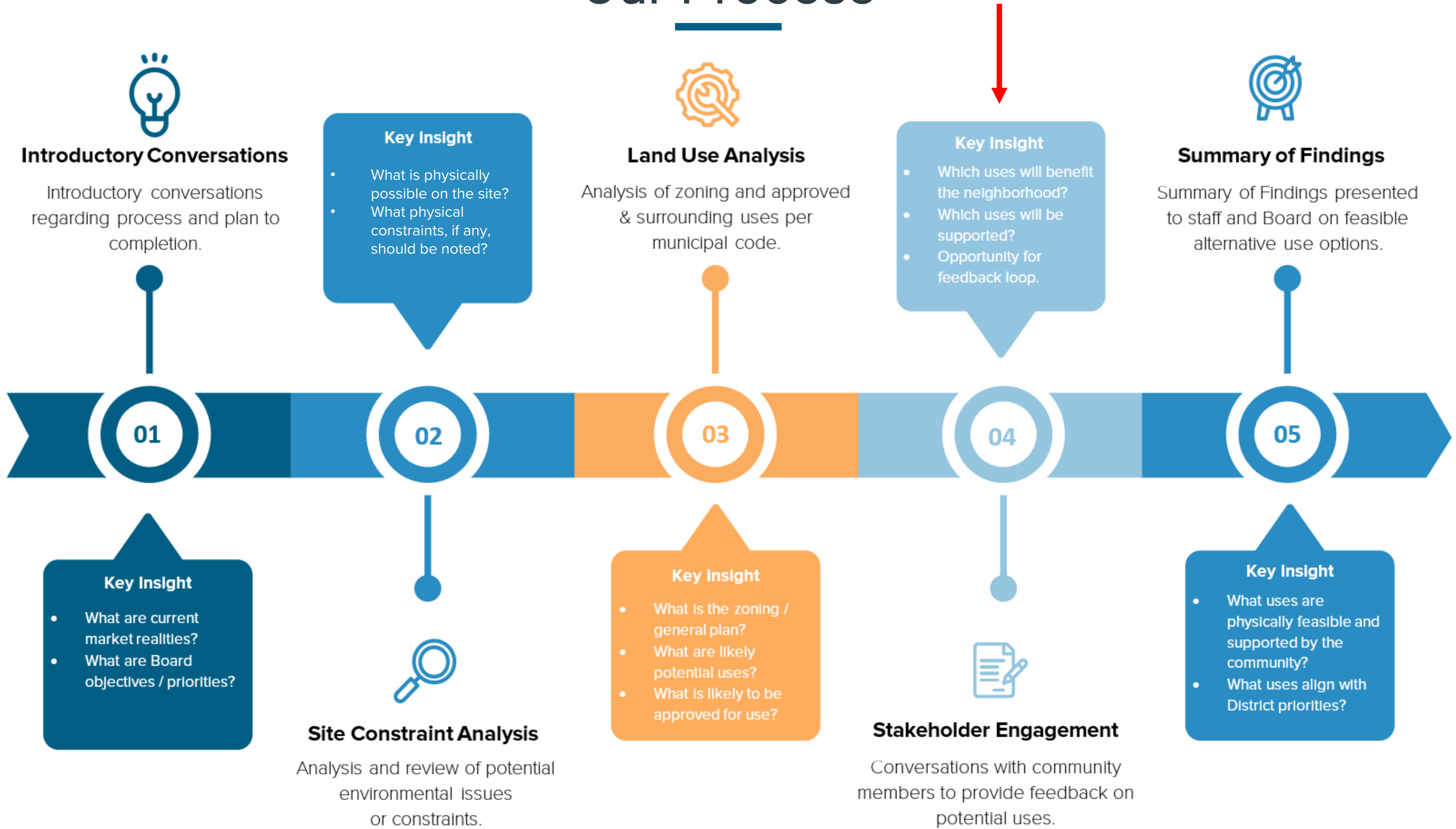
DCG Strategies provides consulting, development and brokerage services to local educational agencies statewide.

SUBJECT PROPERTIES



- Jewett Estate
 - Easterly Terminus of Ralston Street and Northerly Terminus of Beaver Street, Ventura (Assessor’s Parcel Number: 131-0-060-015)
- Avenue Elementary School
 - 2647 N. Ventura Avenue, Ventura
- Washington Elementary School
 - 96 MacMillan Avenue, Ventura

Our Process



Highest & Best Use



Physically Possible: The uses to which it is physically possible to put on the site in question.



Legally Permissible: The uses that are permitted by zoning and deed restrictions on the site in question.



Financially Feasible: The possible and permissible uses that will produce any net return to the owner of the site.



Maximally Productive: Among the feasible uses, the use that will produce the highest net return or the highest present worth.

Alternative Use Analysis



Step 1

Introductory Conversations

- Property history research
- General property exploration
- Exterior site visits



Step 2

Site Constraint Analysis

- Preliminary Title Report review
- Review of prior completed reports
- Property profile research and analysis

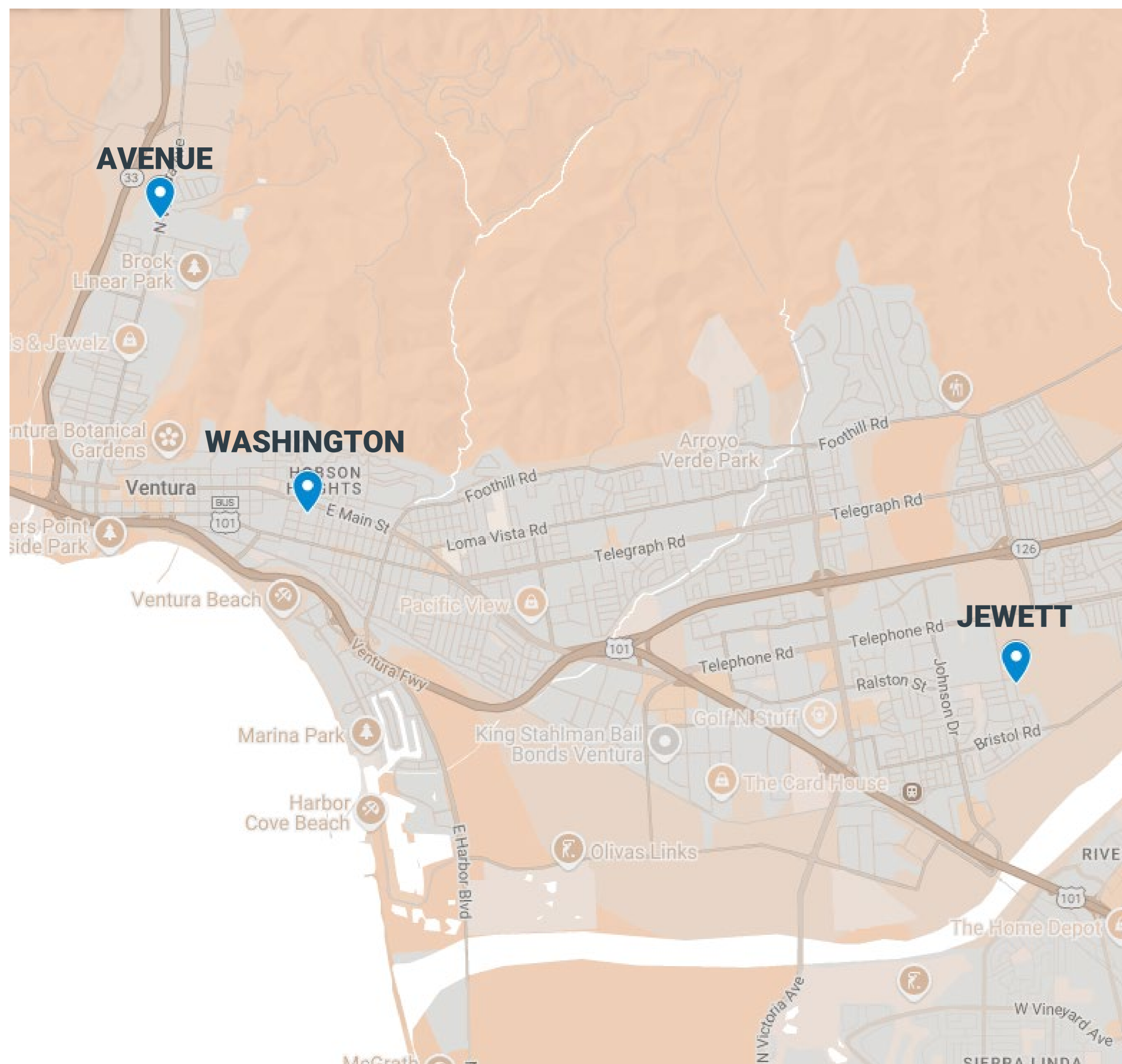


Step 3

Land Use Analysis

- Site assessment
- Land use analysis
- Preliminary development feasibility

Preliminary development feasibility was based on local land use regulations, review of contextual influences, informal conversations with county and city planning and development patterns within Ventura.

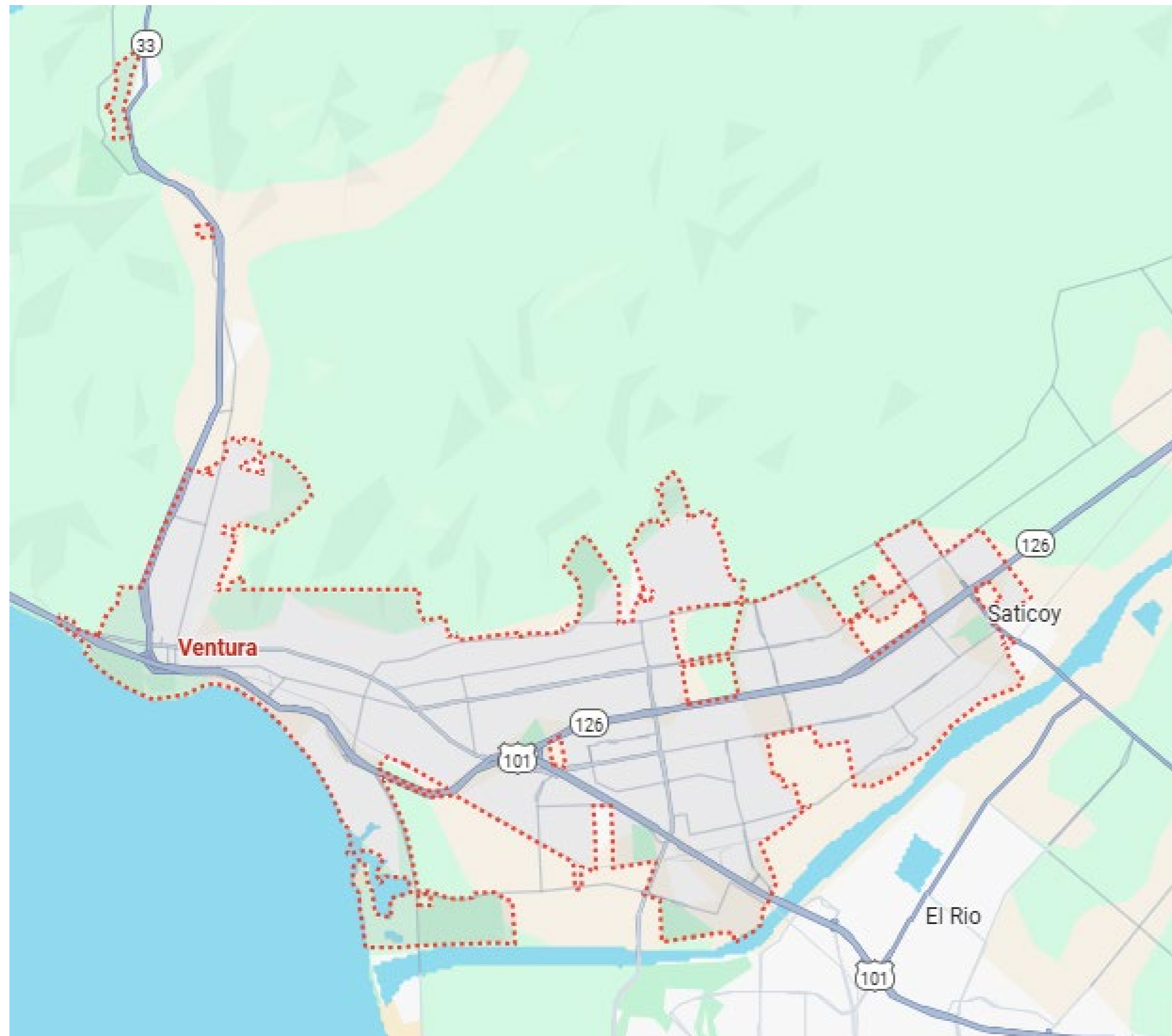


SUMMARY OF FINDINGS

Alternative Use Analysis

- Properties total approximately 22.8 acres of land.
- Properties are located within two jurisdictions: City of Ventura and County of Ventura.
- Properties hold a variety of zoning designations ranging from classifications reserved for agriculture to some form of residential.
- City of Ventura is in the process of updating its general plan; both sites located under City jurisdiction have proposed land use designation changes.
- Alternative use options were analyzed for each property.

Ventura Overview & Development Character



- The City of Ventura recently released its Public Draft General Plan – General Plan 2050 – a blueprint for the next 25 years that balances preserving Ventura's unique character with new opportunities for housing and jobs.
 - General Plan 2050 includes policy regarding the City supporting redevelopment of district properties on the Westside (including the former Avenue Elementary School) with a mix of multifamily housing, public open spaces and school district offices.
- Open space available for new development is sparse as the city is almost entirely developed; outward expansion is limited by SOAR regulations and natural barriers.

Regional Housing Needs Allocation

As required by state law, the Southern California Association of Governments (SCAG) conducts the Housing Element and Regional Housing Needs Allocation (RHNA) every eight years. As part of RHNA, the California Department of Housing and Community Development, or HCD, determines the total number of new homes six Southern California counties, including Ventura, need to allow for—and how affordable those homes need to be—in order to meet the housing needs of people at all income levels.

Recognizing the need for more housing for people of all income levels, in March 2020, SCAG accepted HCD’s determination of 1,341,827 housing units needed in the region between October 2021 and October 2029. Based on the RHNA as well as informal conversations with City/County staff, each jurisdiction has a need to increase housing stock within their respective boundaries.

2021-2029 Housing Allocation

- City of Ventura: 5,312 units
- Unincorporated Ventura County: 1,262 units

SUMMARY OF FINDINGS

Property Overview

Jewett Estate



- Site is approximately 10.01 acres
- Current zoning/designation is for agriculture *(located within County SOAR Initiative)*
- Located within unincorporated Ventura County and within City of Ventura Sphere of Influence which could allow for the possibility of annexation to City of Ventura

Former Avenue Elementary School



- Site is approximately 7.44 acres
- Current zoning is for residential
- Draft City general plan proposes to update designation from Public / Institutional to Mixed Use 3 which allows for a diverse mix of residential and/or commercial uses

Former Washington Elementary School



- Site is approximately 5.35 acres
- Current zoning is for multi-family residential
- Draft City general plan proposes to update designation from Parks & Open Space to School

Parcel outlines are approximate and for illustrative purposes only.

PROPERTY OVERVIEW

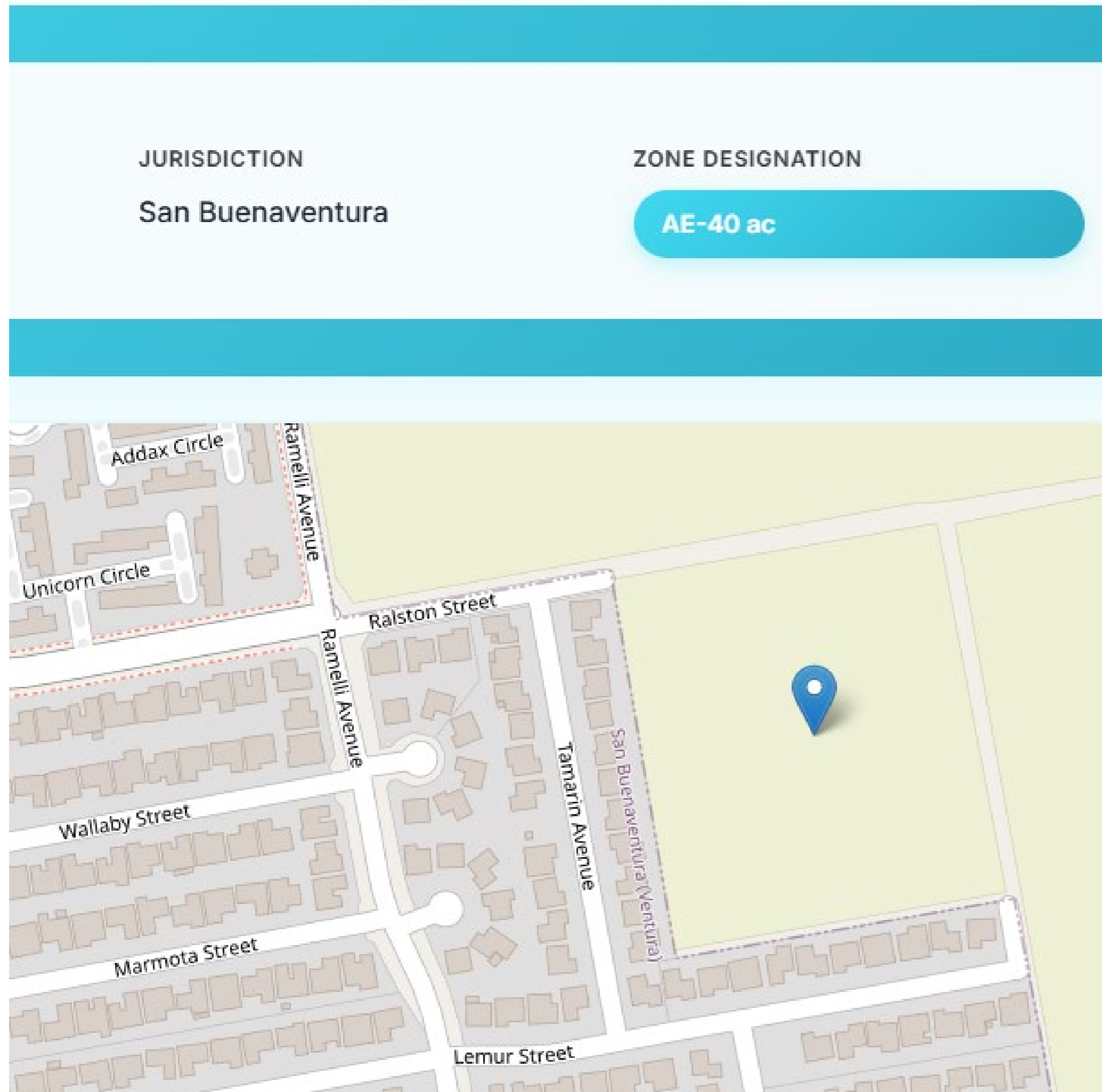
Jewett Estate



Address: Ralston / Beaver Street Ventura, CA	Assessor's Parcel Number: 131-0-060-015	Land Size: 10.01 acres
Zoning: AE40 Acre: Agricultural Exclusive	Land Use Designation: Agriculture	Jurisdiction: County of Ventura
Alternative Use Options: Agriculture Residential Development	Highest & Best Use: Residential Development	

- Located in an unincorporated area of Ventura and within the City of Ventura Sphere of Influence
- Resides on the edge of City of Ventura city limits
- Bordered on two sides by a residential neighborhood consisting of single-family homes (within city limits)
- Bordered on two sides by agriculture land (unincorporated)
- Located within the County's SOAR initiative

Jewett Estate



- Current Zoning: AE40 Acre: Agricultural Exclusive
 - The purpose of this zone is to preserve and protect commercial agricultural lands and to protect these areas from the encroachment of nonrelated uses which, by their nature, would have detrimental effects upon the agriculture industry.
 - Permitted uses include a myriad of uses related to agriculture and agricultural operations.
- Land Use Designation: Agricultural
 - Applied to lands which are suitable for the cultivation of crops and the raising of livestock.

AE40 Acre: Agricultural Exclusive

Permitted Uses*

Permitted

Agriculture (other than backyard beekeeping)
Packing, Storage Or *Preliminary Processing* Involving No Structures
Timber Growing And Harvesting of Non-Protected Trees
Heating and Cooling Equipment, Emergency Backup Generators,
Backup Battery Packs, and the Like
Underground Fuel Storage Permitted By Other County Agencies
Animal Keeping of Select Animals – husbandry and nonhusbandry
Family Day Care Home
Patios, Paving And Decks Not More Than 30" Above Finished Grade
Small Utility Structures
Small Scale Onsite Composting Operations

Conditionally Permitted

Aquaculture/Aquiculture
Vermiculture
Processing of Locally Grown Food
Wineries (Including Processing, Bottling & Storage)
Accessory Structures Related to Agriculture and Animal
Husbandry/Keeping
Agricultural Shade/Mist Structures
Commercial Cannabis Activity
Communication Facilities
Agriculture Employee Housing
Energy Production From Renewable Sources/Energy Storage
Fire Stations

*list is sample list of permitted / conditionally permitted uses and is nonexhaustive

SUMMARY OF FINDINGS

Jewett Estate



Key site findings:

- Based on the property's location within the City's Sphere of Influence as well as its proximity to residential land uses, the highest and best use is likely some form of residential housing, subject to annexation.
 - Annexation, while subject to approval from LAFCo, appears to provide a potential pathway towards realizing the property's highest value.
- Should annexation not be contemplated, development of the site away from agriculture use would require a countywide vote.
- Any residential development considered should be consistent with the surrounding adjacent residential neighborhoods.

PROPERTY OVERVIEW

Former Avenue Elementary School



Address: 2647 N Ventura Avenue Ventura, CA	Assessor's Parcel Number: 068-0-040-045	Land Size: 7.44 acres
Zoning: R-1-1AC: Single Family Residential	Current Land Use: Public/Institutional	Proposed Land Use: Mixed Use 3
Alternative Use Options: As-Is Residential Development	Highest & Best Use: Residential Development	Jurisdiction: City of Ventura

- Located along the northwestern edge of Ventura city limits
- Bordered by residential uses to the east and industrial uses to the south
- Property contains ~26,000 square feet of building improvements

Former Avenue Elementary School



Neighborhood Very Low 1	Neighborhood Medium 1	Mixed Use 4	Neighborhood Center	General Industrial (6 Story)	Open Space
Neighborhood Very Low 2	Neighborhood Medium 2	Mixed Use 6	Commercial Tourist Oriented	Office/R&D	Agricultural
Single Family Beach	Neighborhood High 1	Harbor Mixed Use	Harbor Commercial	Hospital	Golf Course
Neighborhood Low 1	Neighborhood High 2	Coastal Mixed Use	Light Industrial/Flex (3 Story)	Public(General)	ROW
Neighborhood Low 2	Mobile Home	Downtown Specific Plan	Light Industrial/Flex (6 Story)	School	
Two Family Beach	Mixed Use 3	Commercial	General Industrial (3 Story)	Park	



Source: City of Ventura (2021), County of Ventura (2020), Esri (2020).

- Current zoning: R-1-1AC Single Family Residential
 - Permitted uses include single family residences and general services including government services, public parks and playgrounds, recycling services and wireless telecommunications facilities.
- Land Use Designation: Public / Institutional
 - Intended for civic functions such as government offices, hospitals, libraries, schools and public green space.
- The City has proposed to update the property’s land use designation to Mixed Use 3 in the draft General Plan 2050.
 - The Mixed Use 3 designation allows for multi-story, multi-use infill development throughout the city in retail and commercial corridors and districts. It is intended to allow for a diverse mix of residential and/or commercial uses.

Permitted Uses*

Permitted

Family Residential: Mobile Home

Family Residential: Single-Family

Farm Employee Housing

Residential Care

Government Services

Recreation Services: Public Parks and Playgrounds

Recycling Services: Consumer Recycling Collection Points

Wireless Telecommunications Facilities: Mini / Minor

Conditionally Permitted

Farm Employee Housing

Automotive and Accessories: Parking

Community Meeting

Cultural and Library Services

Day Care Centers

Education Services: General

Group Care

Lodging Services: Bed and Breakfast Inns

Nursery Sales

Safety Services

Utility or Equipment Substations

Crop Production & Horticulture: Cultivation

SUMMARY OF FINDINGS

Former Avenue Elementary School



Key site findings:

- Should General Plan 2050 be approved as proposed, the property will allow for development of residential density up to 30 units per acre; a significant increase from the current zoning designation.
- The Mixed Use 3 designation allows for a mix of residential, commercial, and retail uses and public spaces in a walkable urban environment. Residential uses, without commercial uses, are allowed in this land use designation. Buildings can be residential over retail, office and commercial, or residential only.
- The former Avenue Elementary School building is eligible for the National Register of Historic Places.

PROPERTY OVERVIEW

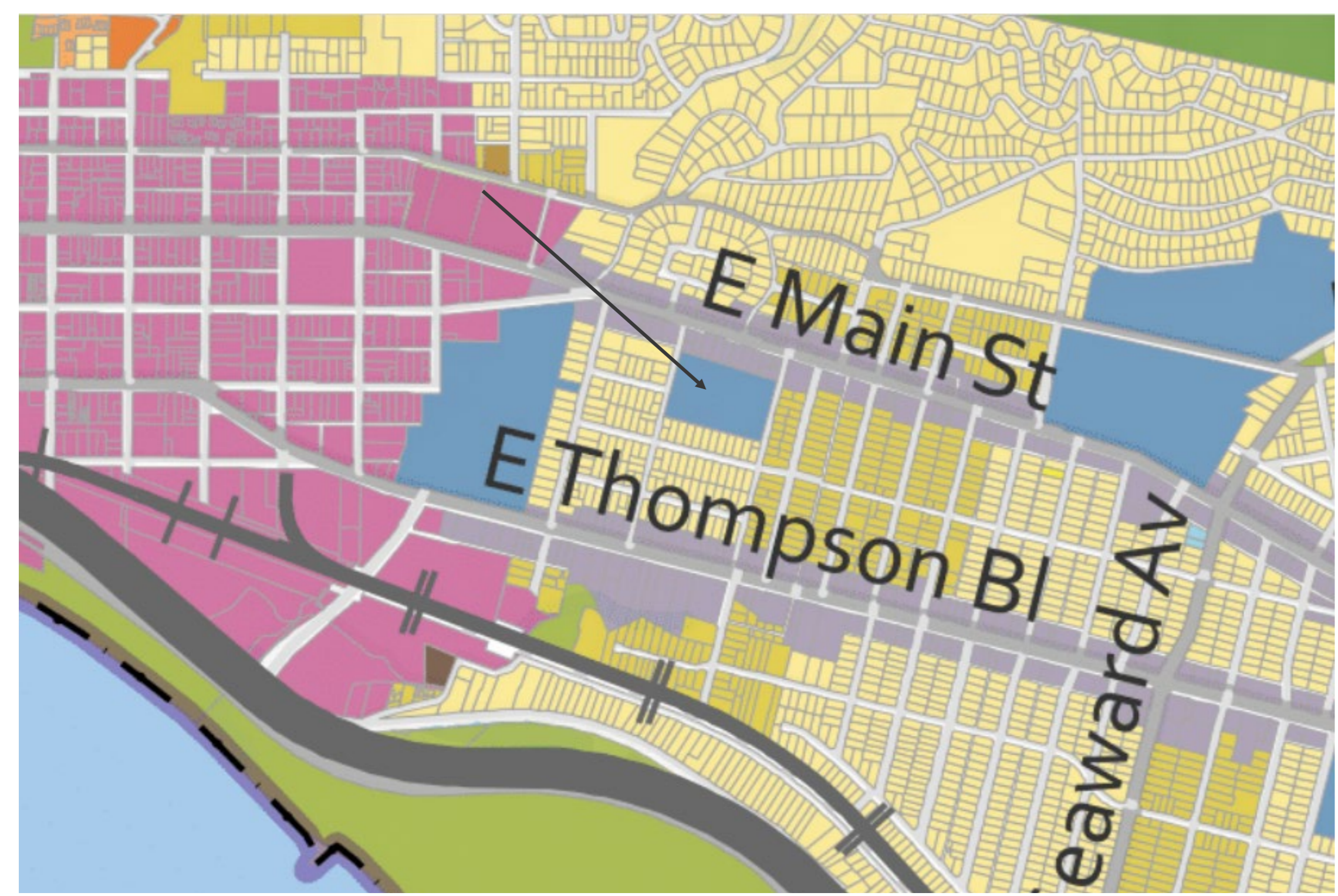
Former Washington Elementary School



Address: 96 MacMillan Avenue Ventura, CA	Assessor's Parcel Number: 073-0-191-130	Land Size: 5.35 acres
Zoning: R-3-5: Multiple Family Residential	Current Land Use: Parks & Open Space	Proposed Land Use: School
Alternative Use Options: As-Is Residential Development	Highest & Best Use: Residential Development	Jurisdiction: City of Ventura

- Located in the Midtown area of the City within close proximity to Downtown Ventura
- Bordered by residential uses on three sides and the Midtown Corridor to the north
- Property contains 38,127 square feet of building improvements

Former Washington Elementary School



Neighborhood Very Low 1	Neighborhood Medium 1	Mixed Use 4	Neighborhood Center	General Industrial (6 Story)	Open Space
Neighborhood Very Low 2	Neighborhood Medium 2	Mixed Use 6	Commercial Tourist Oriented	Office/R&D	Agricultural
Single Family Beach	Neighborhood High 1	Harbor Mixed Use	Harbor Commercial	Hospital	Golf Course
Neighborhood Low 1	Neighborhood High 2	Coastal Mixed Use	Light Industrial/Flex (3 Story)	Public(General)	ROW
Neighborhood Low 2	Mobile Home	Downtown Specific Plan	Light Industrial/Flex (6 Story)	School	
Two Family Beach	Mixed Use 3	Commercial	General Industrial (3 Story)	Park	

- Current zoning: R-3-5 Multiple Family Residential
 - Permitted uses include large multifamily residences, residential care and residential condominiums, general services including government services, public parks and playgrounds, recycling services and wireless telecommunications facilities.
- Land Use Designation: Parks & Open Space
 - Designates lands to public recreation and leisure and visual resources; can range from neighborhood pocket parks to large regional parks and natural preserves.
- The City has proposed to update the property's land use designation to School in the draft General Plan 2050.
 - The School designation allows for public and private schools. Housing may be allowed per the State of California's surplus lands act.

Source: City of Ventura (2021), County of Ventura (2020), Esri (2020).

Permitted Uses*

Permitted

Family Residential: Large Multifamily
Family Residential: Mobile Home
Family Residential: Single-Family
Family Residential: Small Multifamily
Family Residential: Two-Family
Residential Care
Residential Condominiums
Government Services
Recreation Services: Public Parks and Playgrounds
Recycling Services: Consumer Recycling Collection Points
Wireless Telecommunications Facilities: Mini / Minor

Conditionally Permitted

Group Residential
Automotive and Accessories: Parking
Community Meeting
Cultural and Library Services
Day Care Centers
Education Services: General
Group Care
Lodging Services: Bed and Breakfast Inns
Nursery Sales
Safety Services
Utility or Equipment Substations
Wireless Telecommunications Facilities: Major

SUMMARY OF FINDINGS

Former Washington Elementary School



Key site findings:

- Current zoning of R-3-5 allows for more flexibility than the current and proposed land use designations
- The former Washington Elementary School building is listed on the National Register of Historic Places.

SUMMARY OF FINDINGS

Alternative Use Options

- Based on the study of land use regulations governing the development of each property and local market conditions, the highest and best use for each site is for the development of residential housing.
 - Jewett Estate will require annexation to achieve it's highest and best use.
 - The proposed land use designation for the former Avenue Elementary School aligns with the property's highest and best use.
 - The current zoning for the former Washington Elementary School aligns with the property's highest and best use; this will likely require a General Plan Amendment, however.
- The primary factors informing this conclusion are contextual influences within each neighborhood as well as informal conversations with planning staff.
- Each property could also be used in its as-is condition.

THANK YOU

Board Discussion

Public Comment
