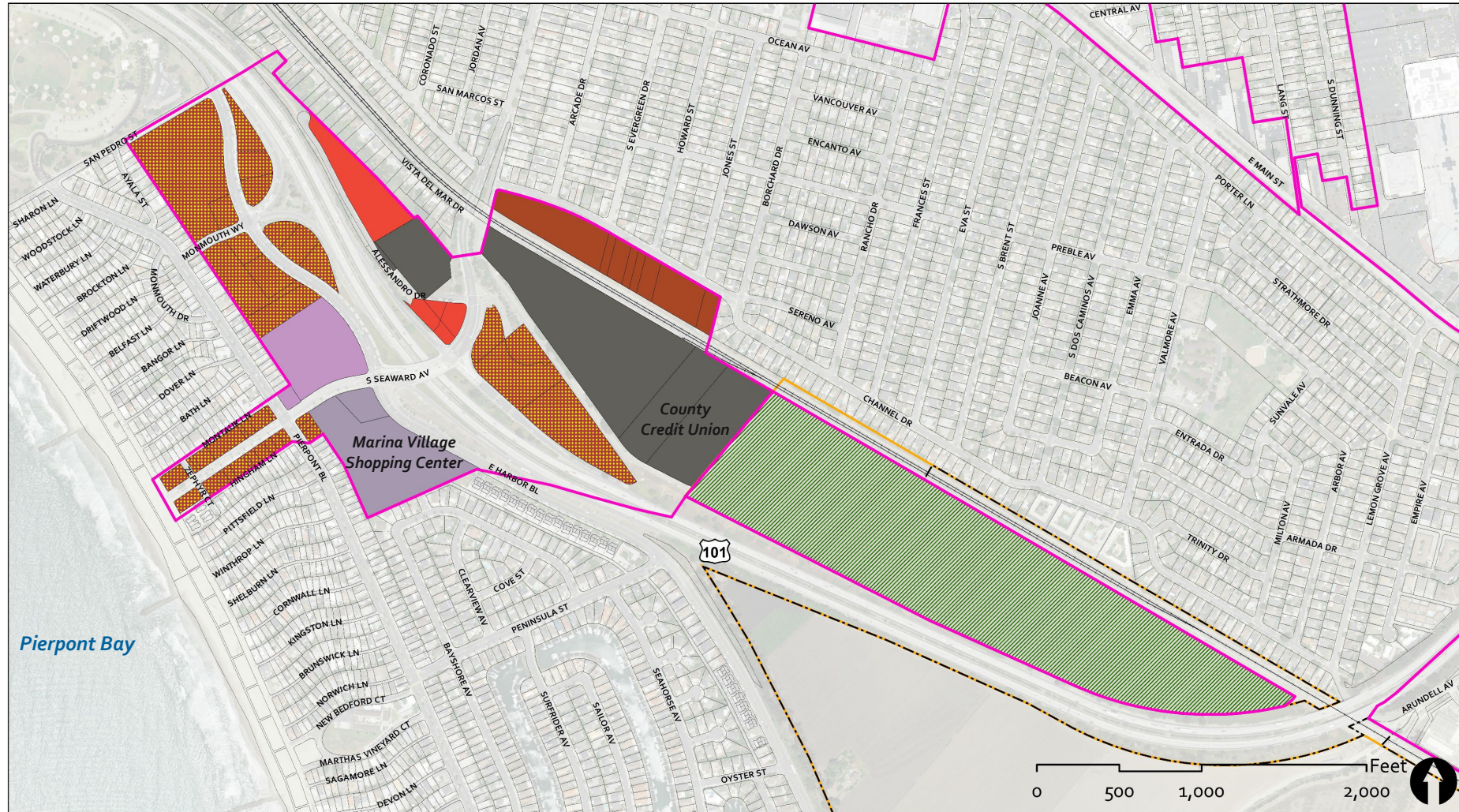


Pierpont

Pierpont - "Base" Designations

- Designates the parcels north of the railroad tracks as Neighborhood Medium to match the 2005 General Plan.
- Designates the Marina Village Shopping Center as Mixed Use 1 (3 stories) which corresponds to C-1 zoning. This area remains Mixed Use 1 in all alternatives.



Data Sources: City of Ventura (2020), County of Ventura (2020); ESRI (2020)

Pierpont - Core

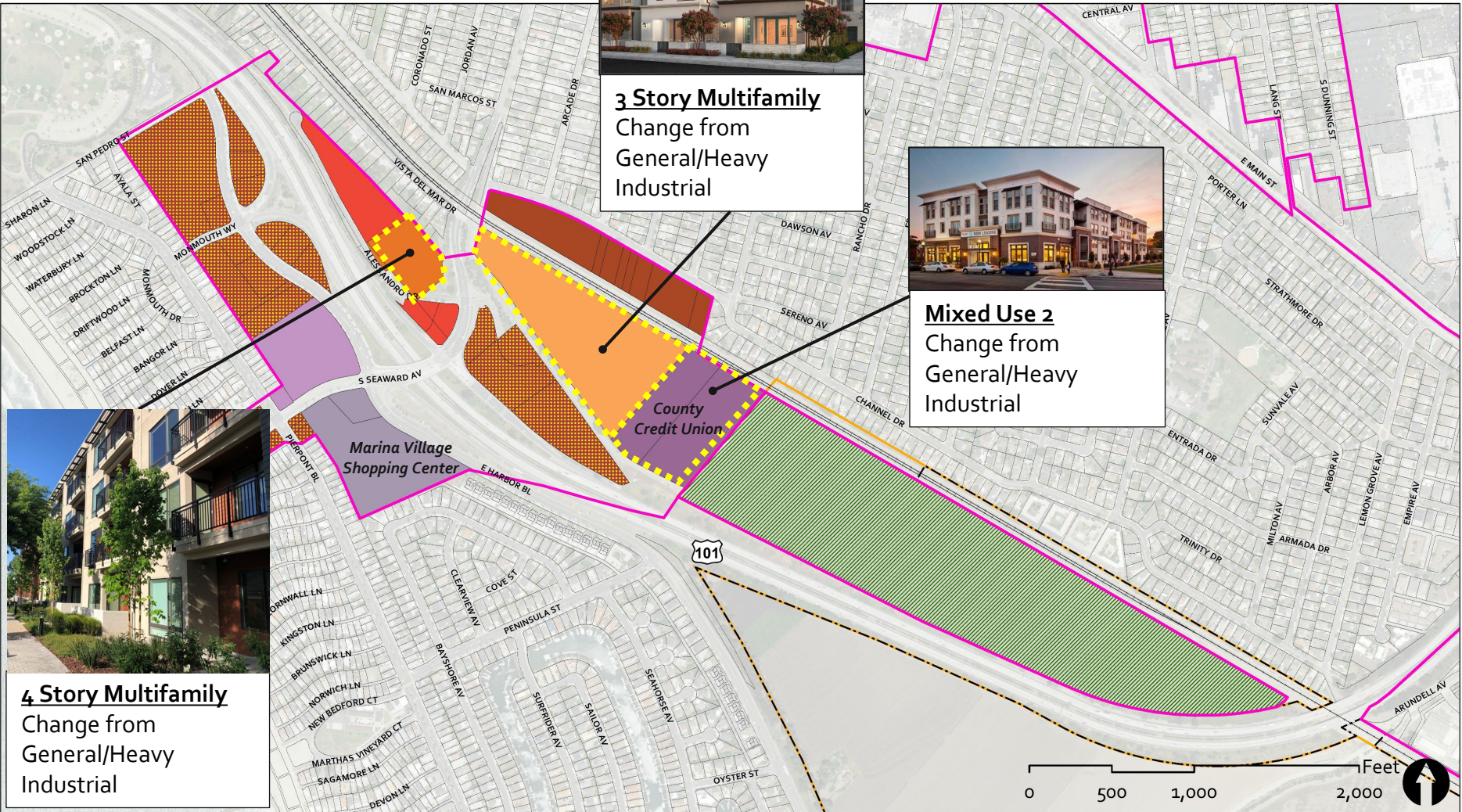
- Redesignates the General/Heavy Industrial parcels to 3 and 4-Story Multifamily to encourage additional housing in the area.
- Maintains the current designation on the large SOAR agricultural parcel. (SOAR areas will continue to require a vote of the people prior to any property-owner-initiated annexation and land use change.)
- Designates the County Credit Union as Mixed Use 2 (4 stories) to maintain current use but also allow residential.



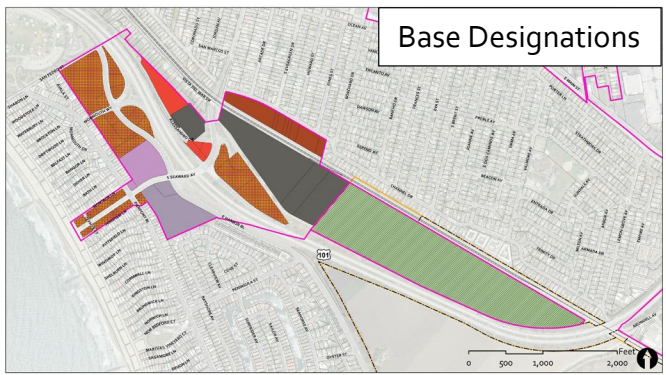
3 Story Multifamily
Change from
General/Heavy
Industrial



Mixed Use 2
Change from
General/Heavy
Industrial



4 Story Multifamily
Change from
General/Heavy
Industrial

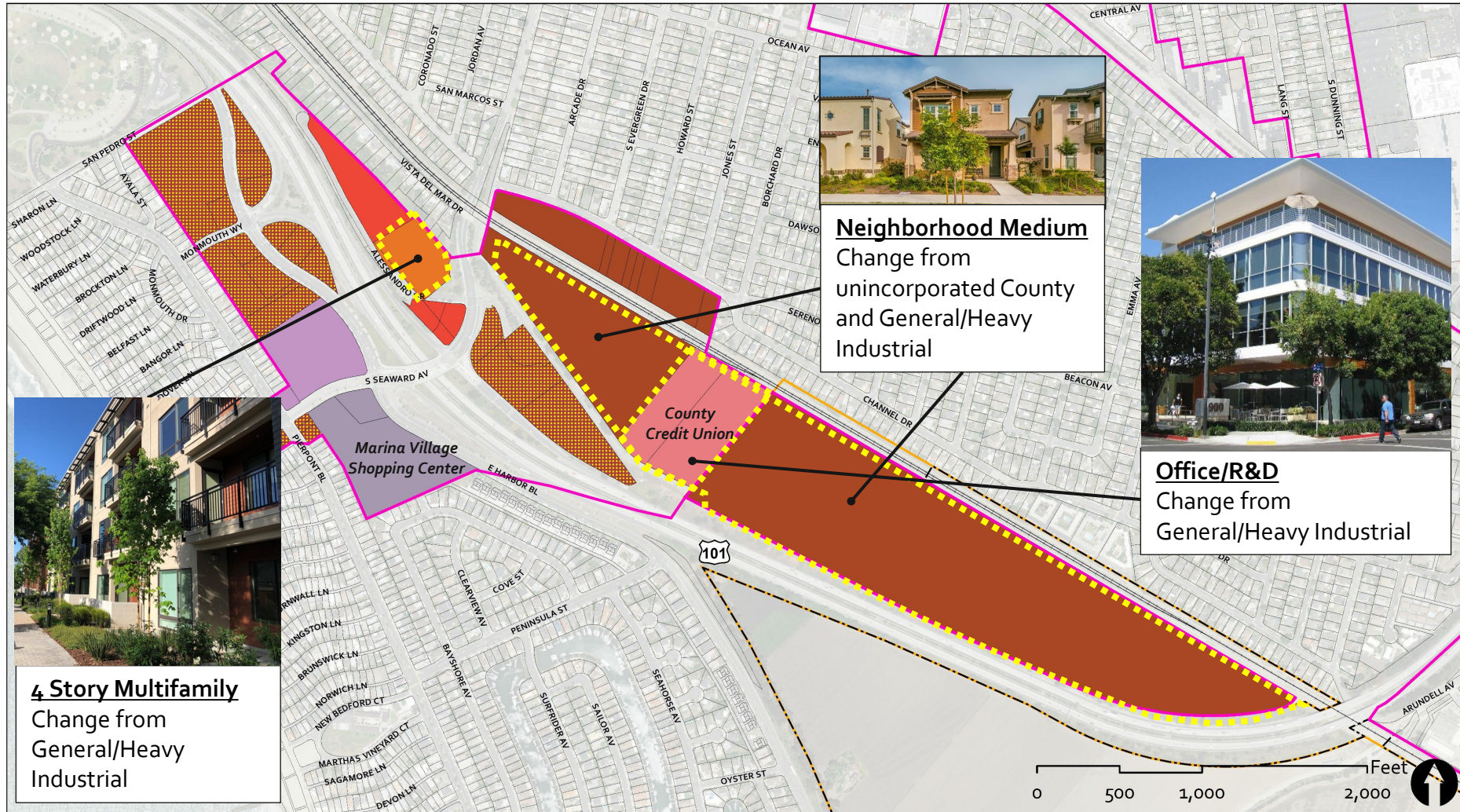


Ventura City Limits	Railroad	Neighborhood Medium	Mixed Use 2	SOAR Areas
Sphere of Influence		3 Story Multifamily	Coastal Mixed Use	
Areas of Discussion		4 Story Multifamily	Commercial	
		Mixed Use 1	Commercial Tourist Oriented	

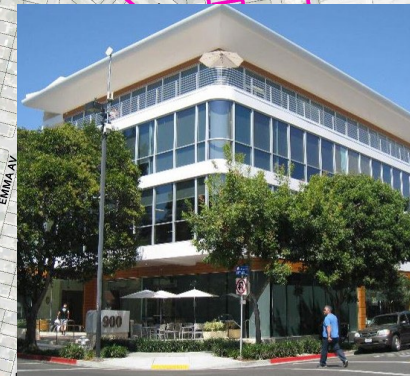
Data Sources: City of Ventura (2020); County of Ventura (2020); ESRI (2020)

Pierpont - Expansion

- Expands housing capacity in this area by redesignating General/Heavy Industrial parcels and the SOAR agricultural parcel to Neighborhood Medium. (SOAR areas will continue to require a vote of the people prior to any property-owner-initiated annexation and land use change.)
- Redesignates the County Credit Union as Office/R&D to match the existing land use.



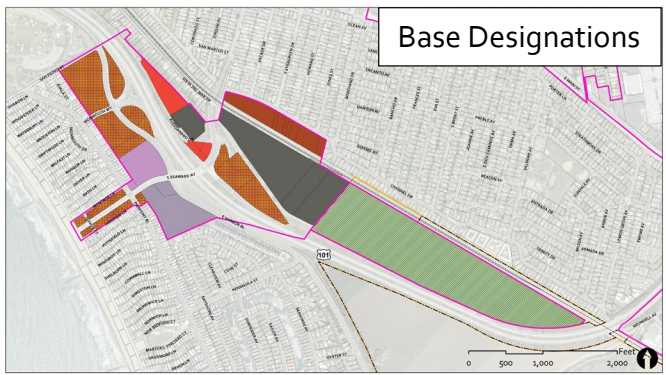
Neighborhood Medium
Change from unincorporated County and General/Heavy Industrial



Office/R&D
Change from General/Heavy Industrial



4 Story Multifamily
Change from General/Heavy Industrial



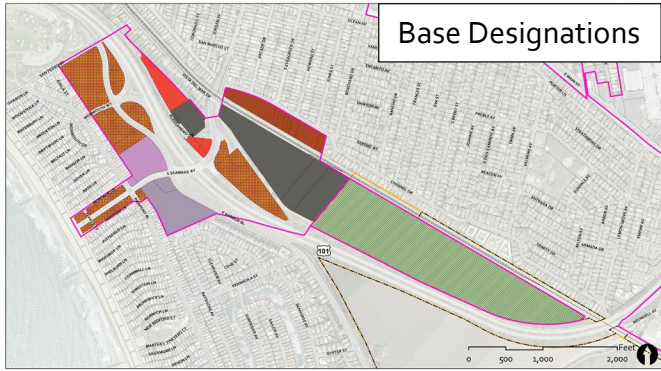
Data Sources: City of Ventura (2020); County of Ventura (2020); ESRI (2020)

Pierpont - Distributed

- Adds both jobs and housing to the area.
- Redesignates the SOAR agricultural parcel to Light Industrial/Flex. (SOAR areas will continue to require a vote of the people prior to any property-owner-initiated annexation and land use change.)
- Redesignates some General/Heavy Industrial parcels to Neighborhood Medium, 4 Story Multifamily, and Mixed Use 2 to expand housing potential.



Base Designations



Ventura City Limits	Railroad	Neighborhood Medium	Coastal Mixed Use
Sphere of Influence		4 Story Multifamily	Commercial
Areas of Discussion		Mixed Use 1	Commercial Tourist Oriented
		Mixed Use 2	Light Industrial/Flex

Data Sources: City of Ventura (2020); County of Ventura (2020); ESRI (2020)