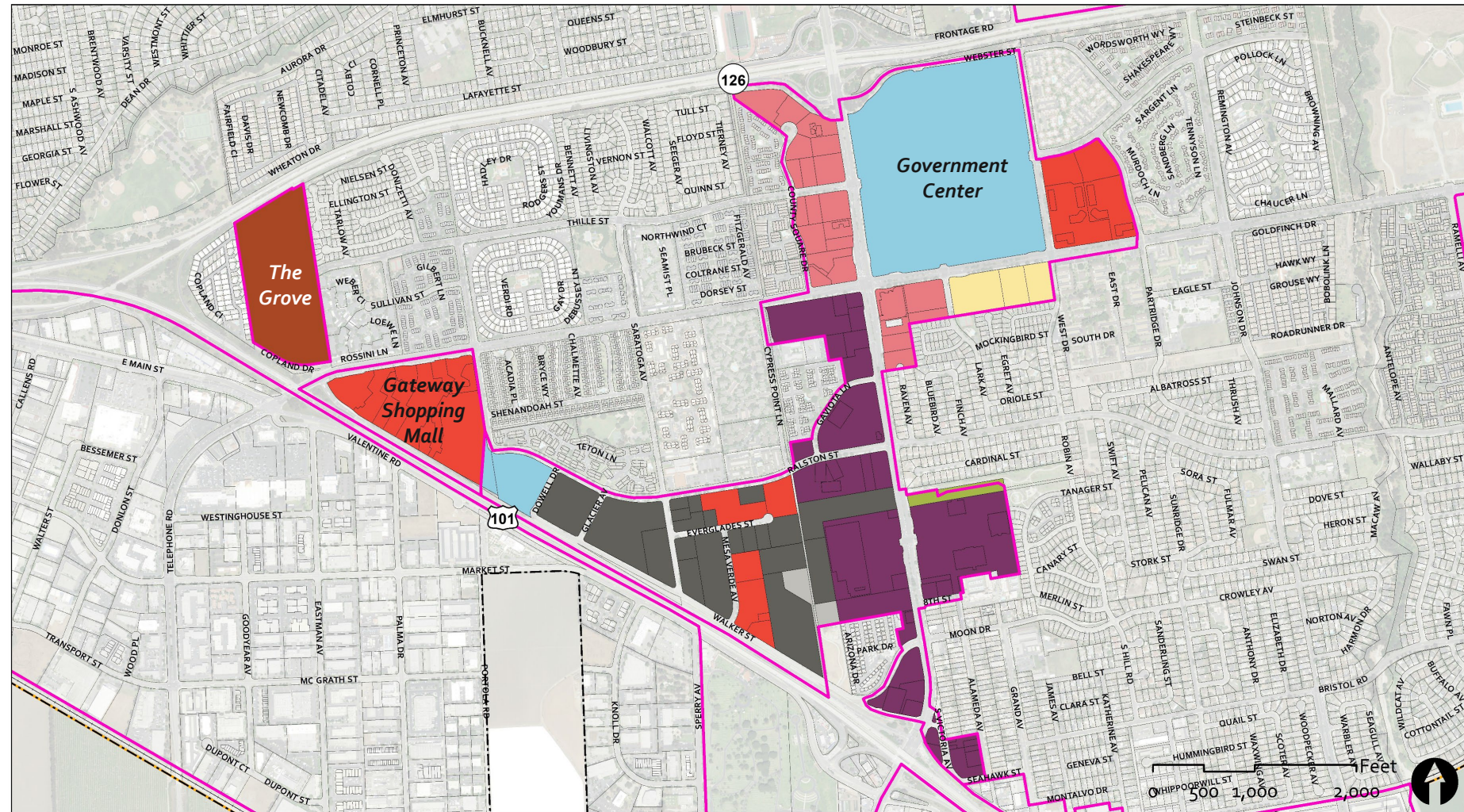


# Victoria Corridor

# Victoria Corridor - "Base" Designations

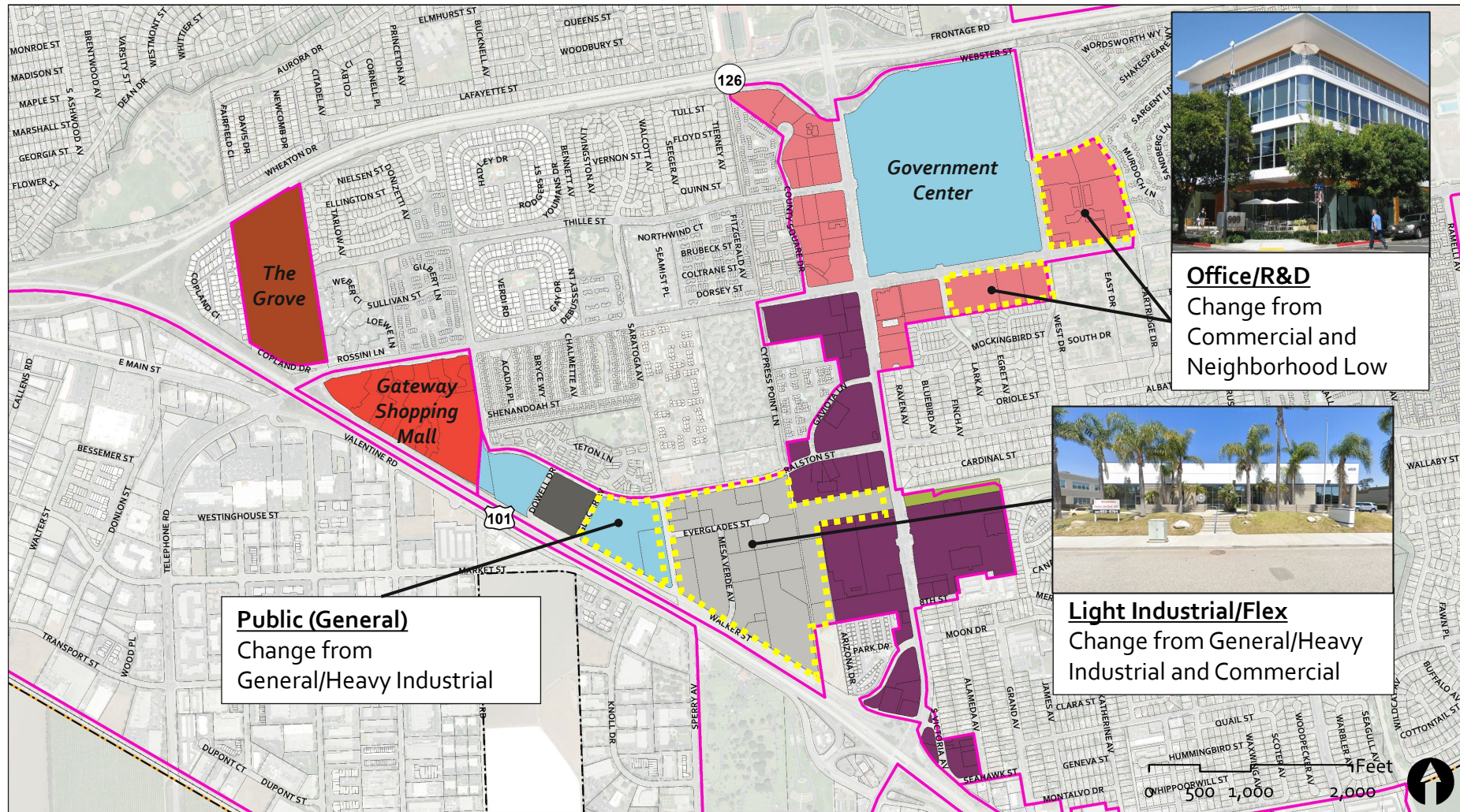
- Implements the Victoria Corridor Development Code that establishes Victoria Avenue as a premier business, retail and residential corridor and allows 6-story buildings.
- Includes an employment "hub" near Hwy 126.
- Allows for a diversity of commercial, retail and employment uses along US 101, with designations for General/Heavy Industrial, Commercial and Light Industrial/Flex.
- Includes The Grove Specific Plan area, which is proposed as a new residential neighborhood.



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

# Victoria Corridor - Core

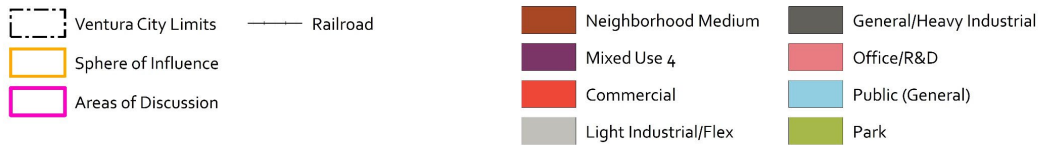
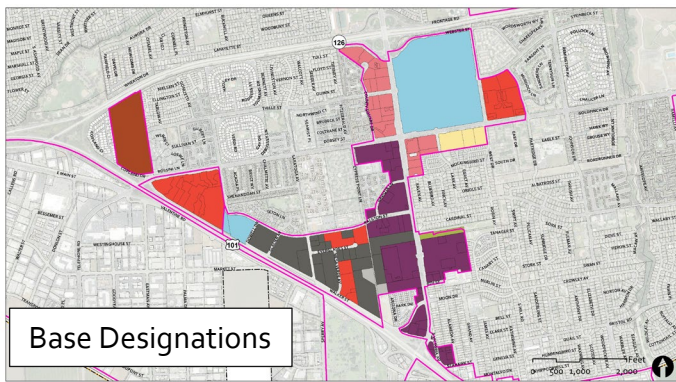
- Primarily maintains land use designations from the Victoria Code with minor changes to encourage higher-intensity employment uses.
- Redesignates commercial and industrial uses to Light Industrial/Flex to encourage more jobs and cleaner businesses.



**Office/R&D**  
Change from Commercial and Neighborhood Low



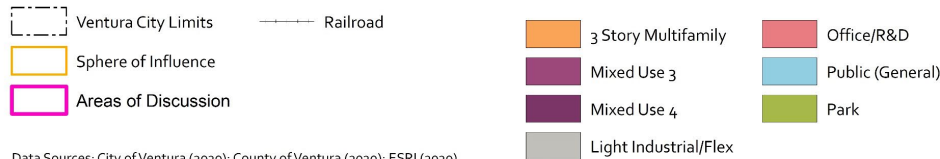
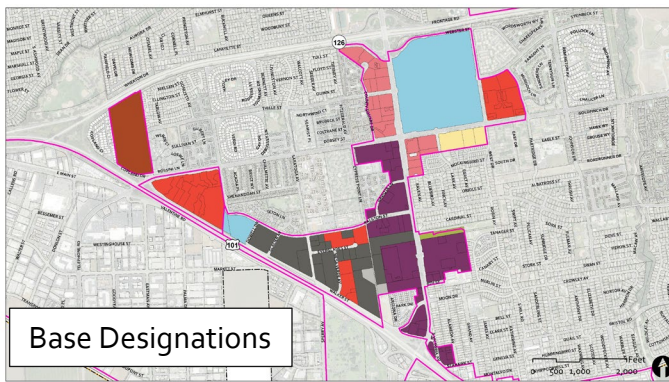
**Light Industrial/Flex**  
Change from General/Heavy Industrial and Commercial



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

# Victoria Corridor– Expansion

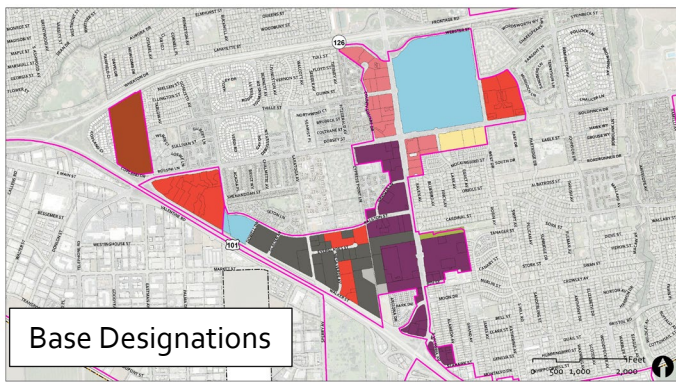
- Expands development potential to encourage more housing, retail, and jobs.
- Designates the County Government Center and parcels to the south and east as Mixed Use 3 (5 stories).
- Promotes the addition of high-density housing to the Gateway Shopping Mall by changing the designation to Mixed Use 3 (5 stories).
- Promotes “clean” employment uses by redesignating parcels adjacent to Hwy 101 as Light Industrial/Flex.



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

# Victoria Corridor - Distributed

- Encourages multifamily housing near the Government Center by redesignating the parcels to the south as 4 Story Multifamily and the parcels to the east as Mixed Use 2 (4 stories).
- Promotes the addition of housing to the Gateway Shopping Mall by changing the designation to Neighborhood Center (4 stories).
- Promotes the creation of an Office/R&D district adjacent to Hwy 101.



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