

COMMUNITY WORKSHOP

Wednesday, June 24, 2026

The attached documents have been submitted by the applicant for the following item:

- 1. PROJECT NAME: Citirina at 245 East Colonia Road; Planning and Zoning Permit Nos: 25-540-02 (Planned Development Permit), 25-535-05 (Density Bonus), 25-570-03 (Zone Change), 25-300-06 (Tentative Map), 25-620-03 (General Plan Amendment); Five Points Northeast Neighborhood**

A request to construct a 121 residential unit, for-sale, attached townhome development with associated open space, parking, and other amenities on a 6.53-acre site located at 245 East Colonia Road in the Limited Manufacturing (M-L) Zone. The project includes a General Plan Amendment and Zone Change to change the zoning from Limited Manufacturing (M-L) to Multifamily (R-3) to allow for residential uses, and also includes a Density Bonus request with concessions for a reduced rear yard setback. The project is subject to environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Carl Steinberg, Warmington Residential
City Contact: Jamie Peltier, Case Planner

Phone: (818) 424-6408
Phone: (805) 385-7952

For additional project information, please direct your inquiry to the listed contacts, or call the Planning Division at (805) 385-7858

Para información en español, favor de llamar al (805) 385-7858



CITIRINA

O X N A R D , C A L I F O R N I A

DEVELOPER INFORMATION

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CONSULTANT INFORMATION

ARCHITECTURE:
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L.A. GROUP DESIGN WORKS
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FACSIMILE: (818) 251-9719
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AGOURA HILLS, CA 91301
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SHEET INDEX

ARCHITECTURE

- A0.00 - COVER
- A0.10 - SHEET INDEX + PROJECT SUMMARY

- A1.00 - SITE PLAN
- A1.01 - CONTEXT SITE PLAN
- A1.10 - STREET SCENE

- A2.00 - B500 - 5-PLEX - PERSPECTIVES
- A2.10 - B500 - 5-PLEX - ELEVATIONS
- A2.20 - B500 - 5-PLEX - BUILDING PLANS

- A3.00 - B600 - 6-PLEX - PERSPECTIVES
- A3.10 - B600 - 6-PLEX - ELEVATIONS
- A3.20 - B600 - 6-PLEX - BUILDING PLANS
- A3.21 - B600 - 6-PLEX - BUILDING PLANS

- A4.00 - B700 - 7-PLEX - PERSPECTIVES
- A4.10 - B700 - 7-PLEX - ELEVATIONS
- A4.20 - B700 - 7-PLEX - BUILDING PLANS
- A4.21 - B700 - 7-PLEX - BUILDING PLANS

- A5.00 - B710 - 7-PLEX - PERSPECTIVES
- A5.10 - B710 - 7-PLEX - ELEVATIONS
- A5.20 - B710 - 7-PLEX - BUILDING PLANS
- A5.21 - B710 - 7-PLEX - BUILDING PLANS

- A6.00 - PLAN 1 - UNIT PLAN
- A6.10 - PLAN 2 - UNIT PLAN
- A6.20 - PLAN 3 - UNIT PLAN
- A6.30 - PLAN 4 - UNIT PLAN

- A7.00- TRASH ENCLOSURE - PLAN & ELEVATIONS
- A8.00 - COLOR & MATERIAL BOARD - SCHEME 1
- A8.10 - COLOR & MATERIAL BOARD - SCHEME 2

OXNARD MUNICIPAL CODE 16-23. DEVELOPMENT STANDARDS			
ZONE DISTRICT: R-3			
	Required	Provided	Status
Minimum dwelling size	1 bdrm unit: 450 sq. ft. 2+ bdrm unit: 800 sq. ft.	±1,495 sq. ft. - 2,032 sf (unit plan gross)	Satisfied.
Height Permitted	Three stories up to 35 ft	Three stories up to 38ft 3 ft Modification (8.5%) allowed per Planned Development permit (PDP)	Satisfied.
Minimum lot area/density	2,400 sq. ft. of lot area for each dwelling unit.	Site area: 284,896 sf 121 units proposed 284,896 sf site area / 2,400 sf of land for each R-3 zone dwelling unit = 118 units; added density bonus of 3 units does not apply to minimum lot area	Satisfied.
Front Yard Setback	20 ft.; 15 ft if access to all parking is from alley	15 ft required/ allowed per the PDP 18 ft Provided	Satisfied.
Interior yard side yard setback	5 ft. for 1-2 story buildings 7.5 ft. for 2.5 story buildings	10 ft Required for 3 stories Provided ±61 ft.	Satisfied.
Corner lot side yard setback	One-half the required front yard	±23.8' ft	Satisfied.
Rear yard setback	25 ft.	16.3 ft	Modification Required
Interior yard space	30% of lot area, minimum 15ft by 15 ft. area, and completely open from ground to sky**	30% of 284,896 sf = 85,469 sf required Provided: Private OS Covered decks/ balconies: 7,372 sf Private OS Uncovered patios: 21,868 sf Common OS: Landscape Area: 40,800 sf Hardscape Area: 21,100 sf Total Open Space Provided: 91,140 sf	Modification required on the 30% requirement, 15'x15' dimension, and open from ground to sky
Space for accessory buildings	May occupy rear yard setback if 1 story and located 6ft from nearest part of main building.	N/A. No accessory buildings proposed.	N/A.

COMMUNITY CONTEXT (1:400)



SITE SUMMARY

APN: 201-0-021-160	245 E COLONIA ROAD, OXNARD, CA 93030	LOT AREA (GROSS): 6.54 AC
STREET ADDRESS: 245 E COLONIA ROAD, OXNARD, CA 93030	VENTURA COUNTY	DENSITY: 18.5 DUS/AC
GENERAL PLAN/LAND USE: LIMITED MANUFACTURING (M-L)	GARDEN APARTMENTS (R-3)	NUMBER OF HOMES: 121 UNITS
CURRENT ZONING: GARDEN APARTMENTS (R-3)		OCCUPANCY: R2, RC
PROPOSED ZONING: GARDEN APARTMENTS (R-3)		TYPE OF CONSTRUCTION: V-B
		SPRINKLER SYSTEM: NFPA 13D

UNIT SUMMARY

PLAN TYPE	DESCRIPTION	# OF UNITS	MX	NET/UNIT	TOTAL NET	GROSS/UNIT	TOTAL
PLAN 1	3 BEDG / 2.5 BATHS	18 UNITS	15%	1,392 SF	25,056 SF	1,495 SF	26,910
PLAN 2	4 BEDG / 3.5 BATHS	39 UNITS	32%	1,777 SF	69,303 SF	1,881 SF	73,359
PLAN 3	4 BEDG / 3.5 BATHS	35 UNITS	29%	1,844 SF	64,540 SF	1,951 SF	68,285
PLAN 4	4 BEDG / 3.5 BATHS	29 UNITS	24%	1,900 SF	55,100 SF	2,032 SF	58,928
TOTAL		121 UNITS	100%	1,799 SF	213,999 SF		227,482
13 ACCESSIBLE UNITS INCLUDED (10% OF TOTAL)							

BUILDING SUMMARY

BLDG #	DESCRIPTION	NET SF	GROSS SF
BLDG 1	B600 (6-PLEX)	11,042 SF	11,728 SF
BLDG 2	B500 (5-PLEX)	9,198 SF	9,777 SF
BLDG 3	B500 (5-PLEX)	9,198 SF	9,777 SF
BLDG 4	B500 (5-PLEX)	9,198 SF	9,777 SF
BLDG 5	B600 (6-PLEX)	11,042 SF	11,728 SF
BLDG 6	B700 (7-PLEX)	11,926 SF	12,686 SF
BLDG 7	B700 (7-PLEX)	11,926 SF	12,686 SF
BLDG 8	B700 (7-PLEX)	11,926 SF	12,686 SF
BLDG 9	B700 (7-PLEX)	11,926 SF	12,686 SF
BLDG 10	B700 (7-PLEX)	11,926 SF	12,686 SF
BLDG 11	B700 (7-PLEX)	11,926 SF	12,686 SF
BLDG 12	B700 (7-PLEX)	11,926 SF	12,686 SF
BLDG 13	B700 (7-PLEX)	11,926 SF	12,686 SF
BLDG 14	B600 (6-PLEX)	11,042 SF	11,728 SF
BLDG 15	B600 (6-PLEX)	11,042 SF	11,728 SF
BLDG 16	B700 (7-PLEX)	11,926 SF	12,686 SF
BLDG 17	B600 (6-PLEX)	11,042 SF	11,728 SF
BLDG 18	B710 (7-PLEX)	12,819 SF	13,609 SF
BLDG 19	B600 (6-PLEX)	11,042 SF	11,728 SF
TOTAL BUILDING SF		213,999 SF	227,482 SF

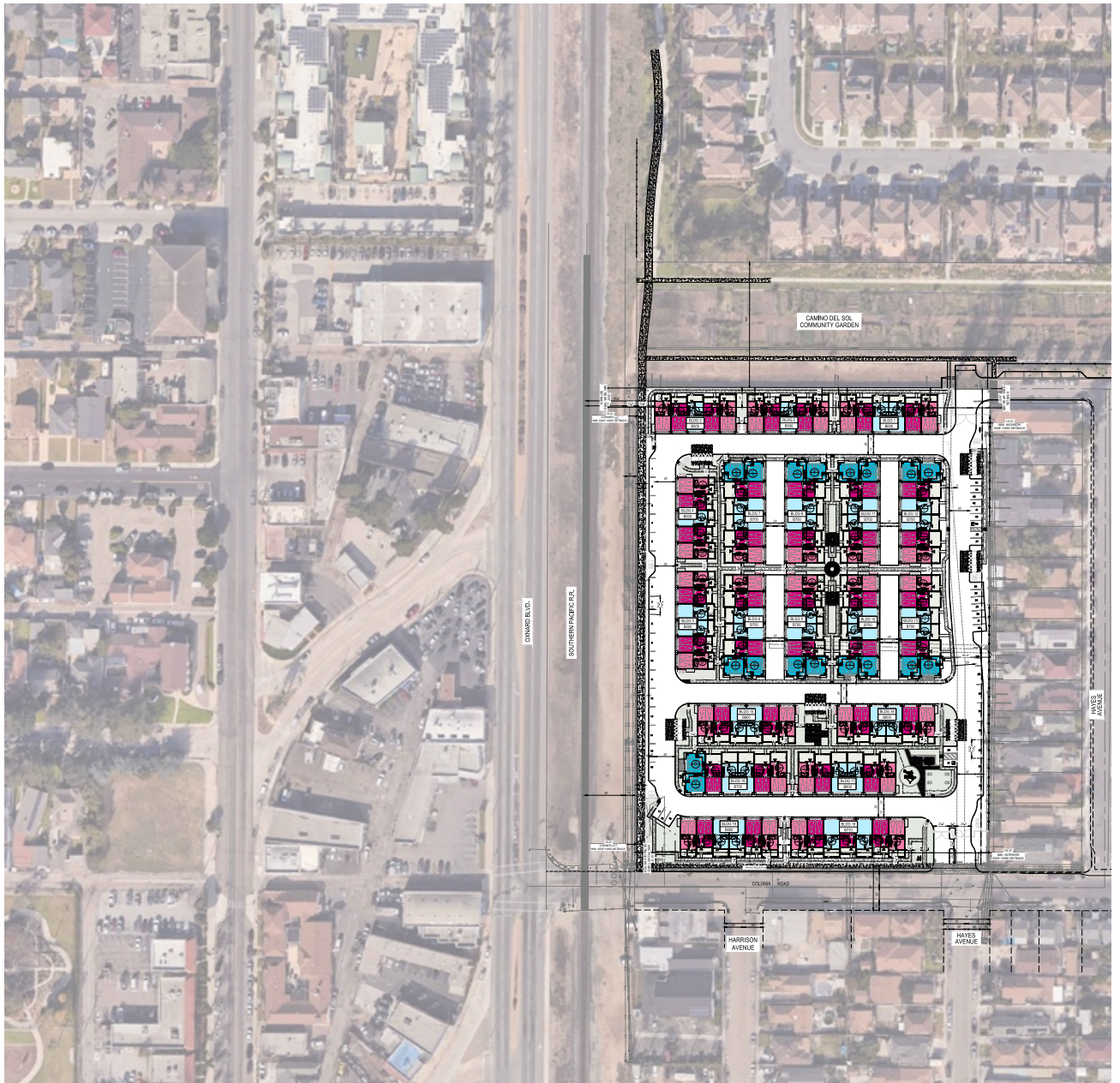
OPEN SPACE SUMMARY

REQUIRED OPEN SPACE	As per Oxnard Municipal C. - SECTION 16-24 (C-2)	
INTERIOR YARD SPACE	MIN. 30% OF LOT AREA =	85,469 SF
NOTES:	- INTERIOR YARD SPACE DIMENSION: 15FT X 15FT - COMPLETELY OPEN TO SKY EXCEPT FOR PATIO/ PERGOLA - 25% OF INTERIOR YARD SPACE MAY BE DECKS WITH MIN. 200 SQ. FT. & MIN. DIMENSION 10 FT.	
PROVIDED OPEN SPACE		
PRIVATE OPEN SPACE (DECKS)		7,372 SF
PRIVATE OPEN SPACE (PATIOS)		21,868 SF
COMMON OPEN SPACE		61,900 SF
LANDSCAPE AREA	40,800 SF	
HARDSCAPE AREA	21,100 SF	
TOTAL OPEN SPACE PROVIDED		91,140 SF

PARKING SUMMARY

NOTE: THE PROJECT SITE IS WITHIN A 1/2 MILE OF THE OXNARD TRANSIT CENTER, A MAJOR TRANSIT STOP, THEREFORE QUALIFYING FOR AB 2097.				
OXNARD SCHEDULE OF VEHICLE OFF-STREET PARKING REQUIREMENTS, SEC. 16-22				
2.0 SPACES/TOURHOME	x	121 UNITS =	242 SPACES	
1.0 VISITOR FOR FIRST 30 HOMES	x	30 UNITS =	30 SPACES	
0.5 VISITORS	x	91 UNITS =	45.5 SPACES	
317.50 SPACES				
OXNARD PARKING STANDARD MODIFICATIONS FOR QUALIFIED HOUSING DEVELOPMENTS (AFFORDABLE PROJECT), SEC. 16-410.1E				
3 BEDG	1.5 SPACES / UNIT	x	18 UNITS =	27 SPACES
4 BEDG	2.5 SPACES / UNIT	x	103 UNITS =	258 SPACES
TOTAL REQUIRED PARKING 285 SPACES				
PROVIDED PARKING				
3 BEDG	18 UNITS	x	2 SPACES/UNIT =	36 SPACES
4 BEDG	103 UNITS	x	2 SPACES/UNIT =	206 SPACES
GUEST PARKING				45 SPACES
TOTAL REQUIRED PARKING 287 SPACES				





COLONIA ROAD



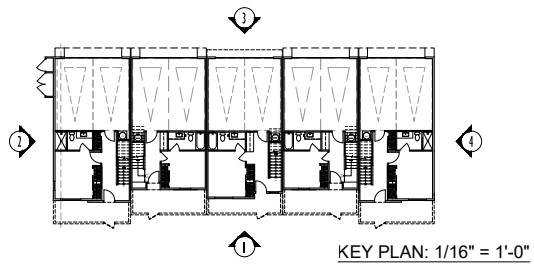


FRONT PERSPECTIVE



REAR PERSPECTIVE

NOTE: LANDSCAPE DEPICTED CONCEPTUALLY. REFER TO LANDSCAPE SET.



- LEGEND
- | | |
|----------------------|---|
| 1 STUCCO | 8 SLOPED STUCCO SIL DETAIL |
| 2 "S" TILE ROOFING | 9 UTILITY CLOSET |
| 3 ENTRY DOOR | 10 METAL RAILING |
| 4 VINYL WINDOW | 11 METAL SECTIONAL GARAGE |
| 5 STUCCO TRIM | 12 DECORATIVE EXTERIOR LIGHT & ADDRESS SIGN |
| 6 STUCCO FOAM DETAIL | 13 DOWNSPOUT |
| 7 DECORATIVE SHUTTER | |



1 LEFT



3-STORY ATTACHED TOWNHOMES ±38'-0"

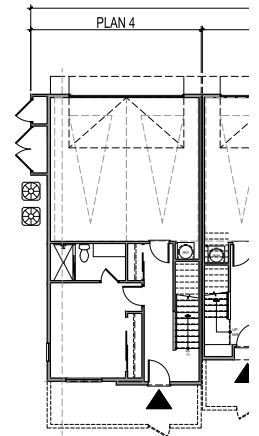
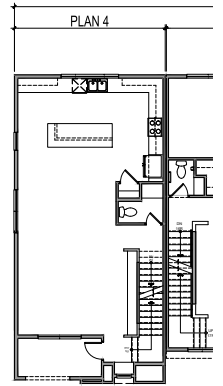
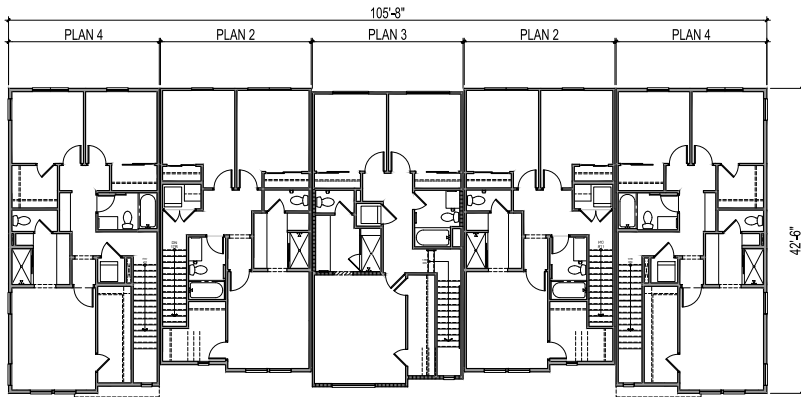
1 FRONT



1 RIGHT



1 REAR



THIRD FLOOR

SEE SITE PLAN FOR PATIO LAYOUT

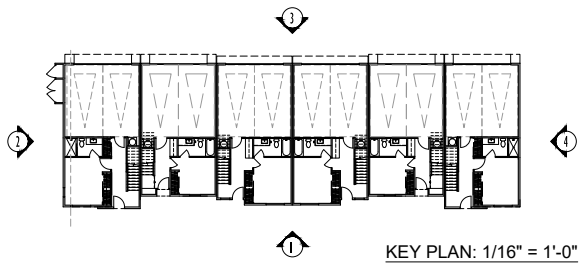


FRONT PERSPECTIVE



REAR PERSPECTIVE

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- LEGEND
- 1 STUCCO
 - 2 "S" TILE ROOFING
 - 3 ENTRY DOOR
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 - 13 DOWNSPOUT



① LEFT



3-STORY ATTACHED TOWNHOMES ±38'-0"

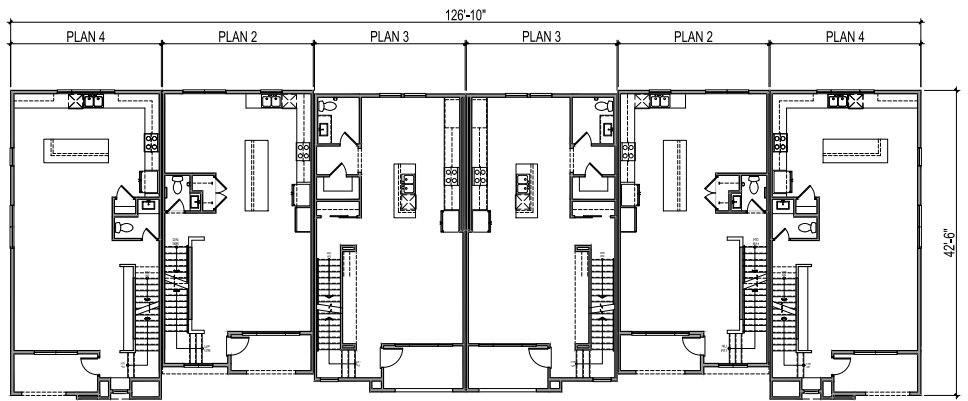
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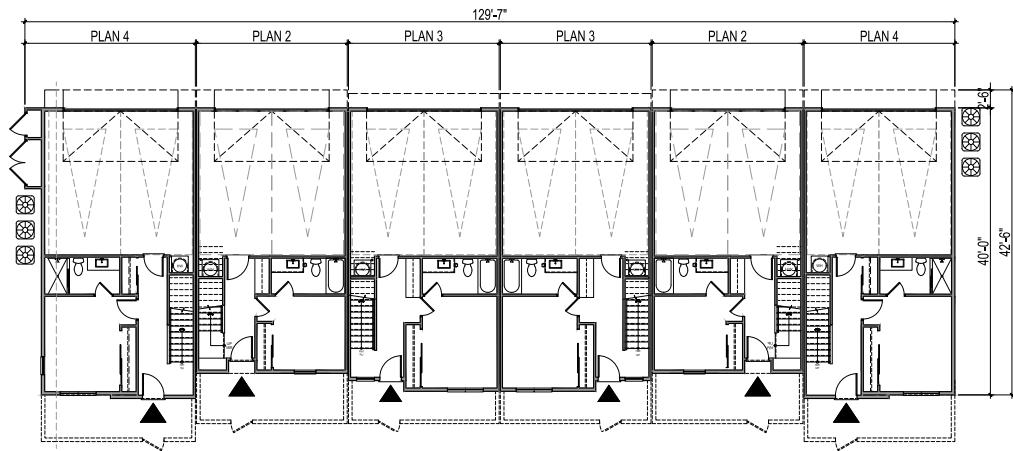
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① REAR

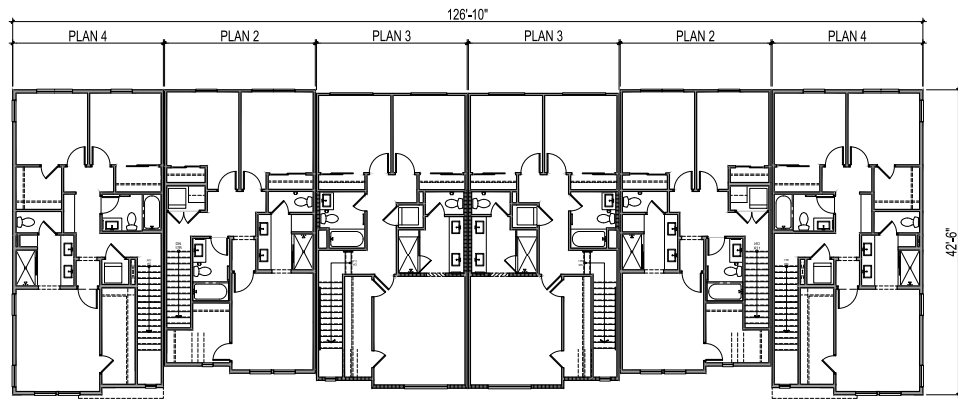


SECOND FLOOR



FIRST FLOOR

SEE SITE PLAN FOR PATIO LAYOUT



THIRD FLOOR

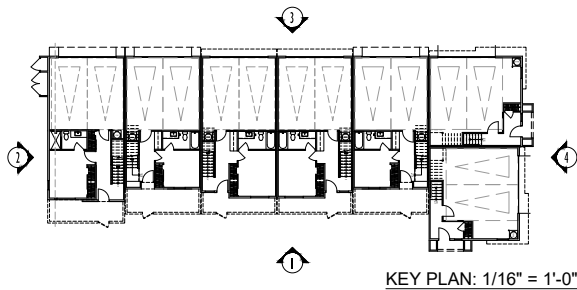


FRONT PERSPECTIVE



REAR PERSPECTIVE

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- LEGEND
- | | |
|----------------------|---|
| 1 STUCCO | 8 SLOPED STUCCO SIL DETAIL |
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① LEFT



3-STORY ATTACHED TOWNHOMES ±38'-0"

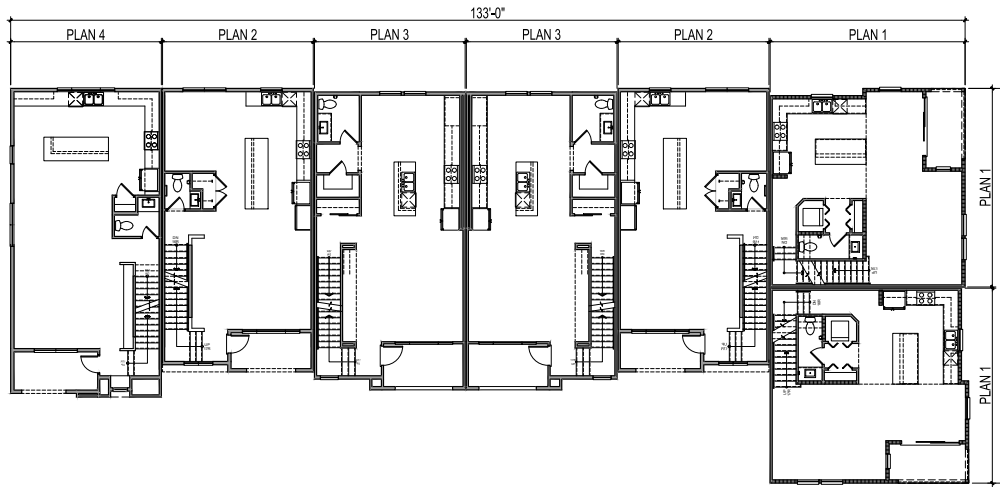
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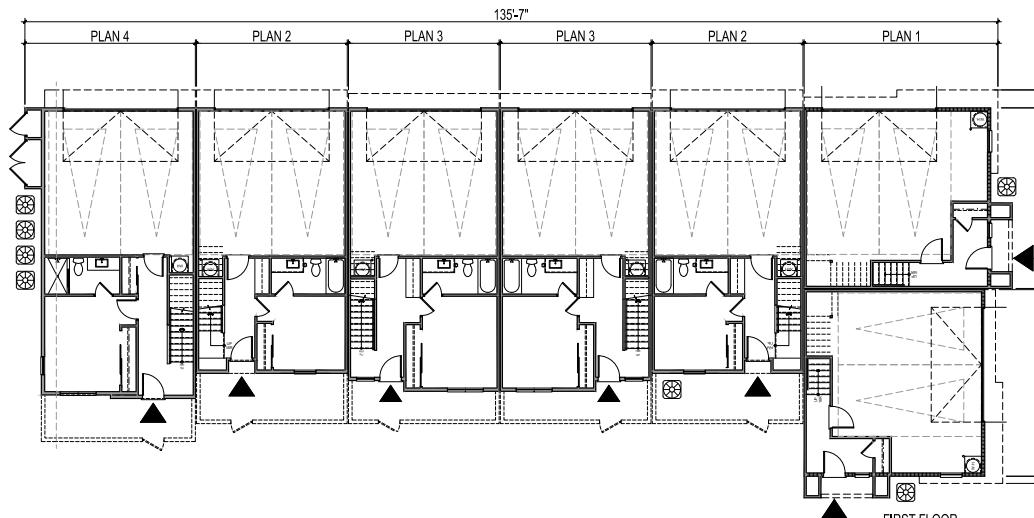
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① REAR

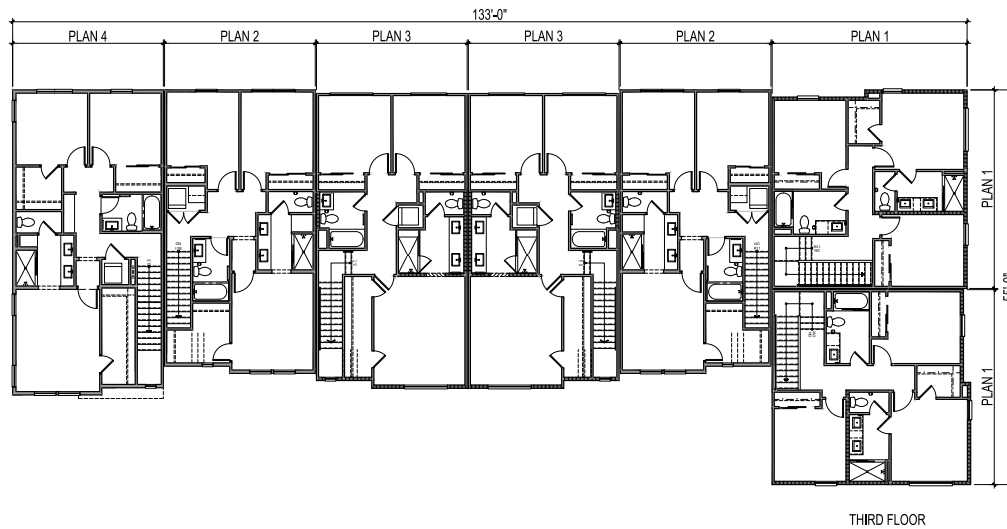


SECOND FLOOR



FIRST FLOOR

SEE SITE PLAN FOR PATIO LAYOUT



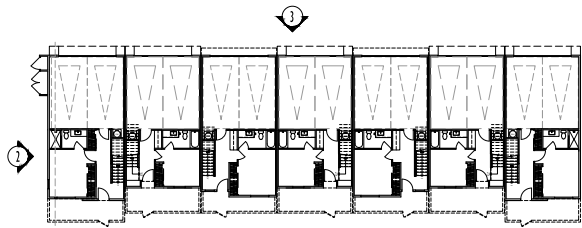


FRONT PERSPECTIVE



REAR PERSPECTIVE

NOTE: LANDSCAPE DEPICTED CONCEPTUALLY. REFER TO LANDSCAPE SET.



- LEGEND
- 1 STUCCO
 - 2 "S" TILE ROOFING
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 - 13 DOWNSPOUT

KEY PLAN: 1/16" = 1'-0"



① LEFT



3-STORY ATTACHED TOWNHOMES ±38'-0"

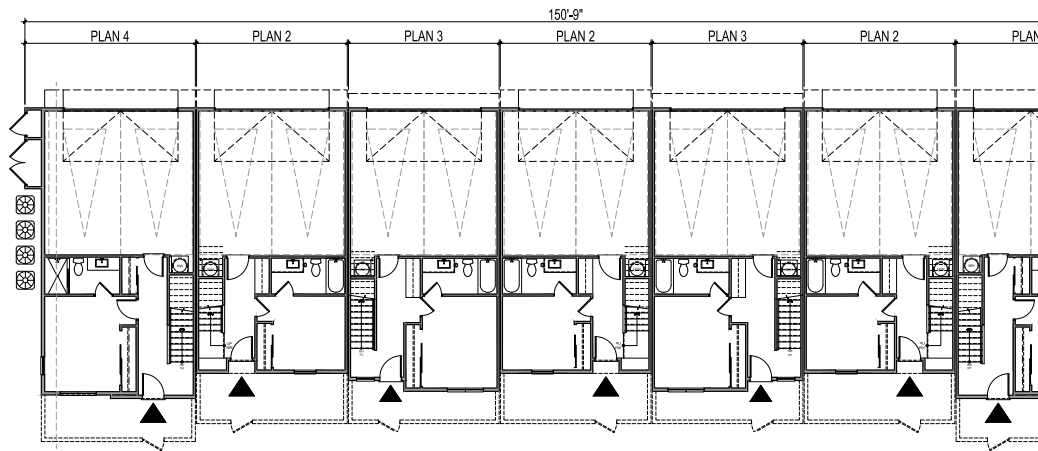
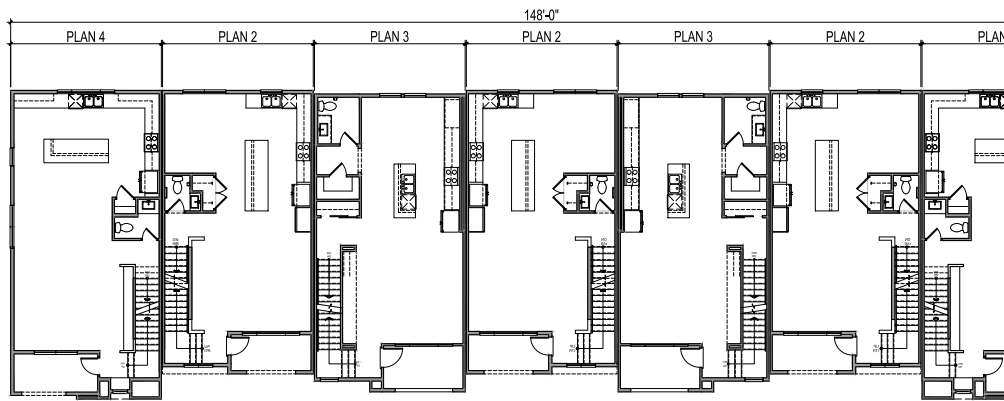
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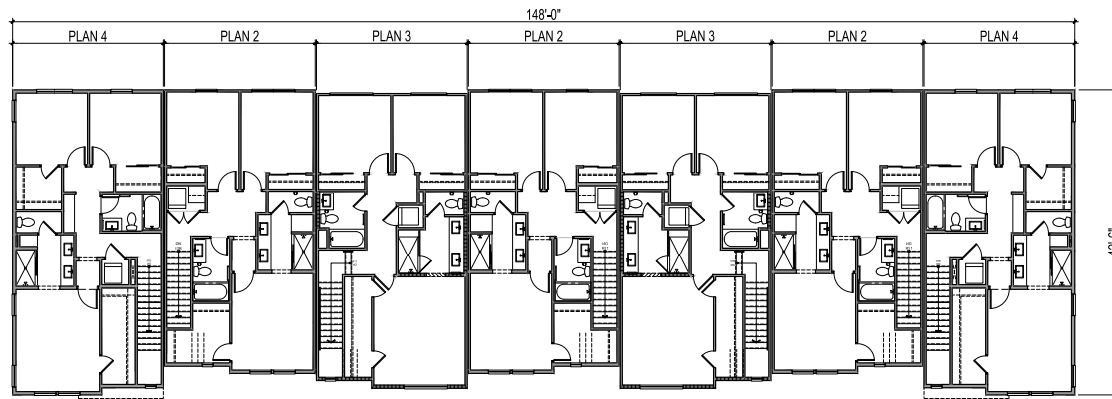
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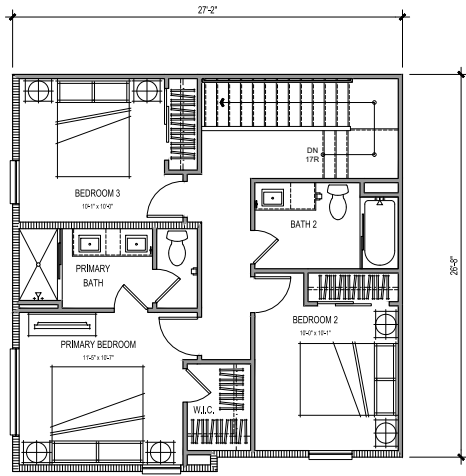
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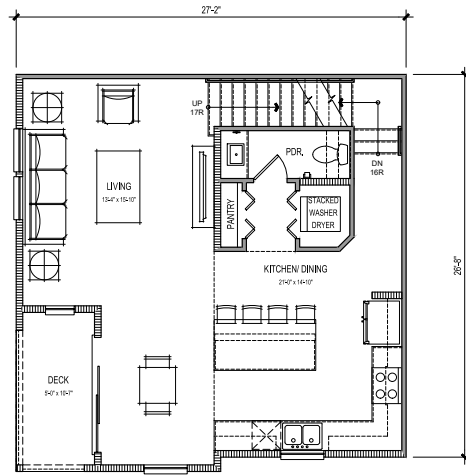
SEE SITE PLAN FOR PATIO LAYOUT



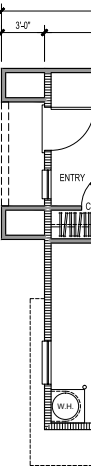
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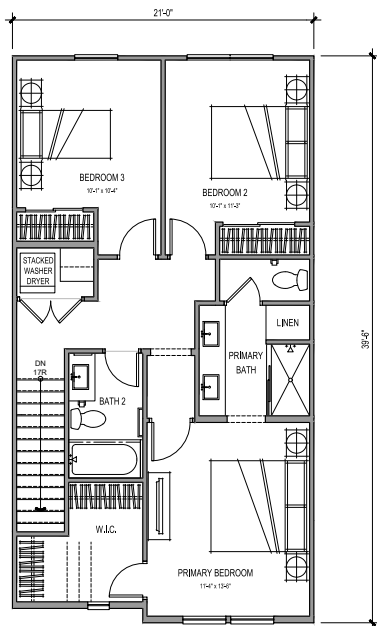


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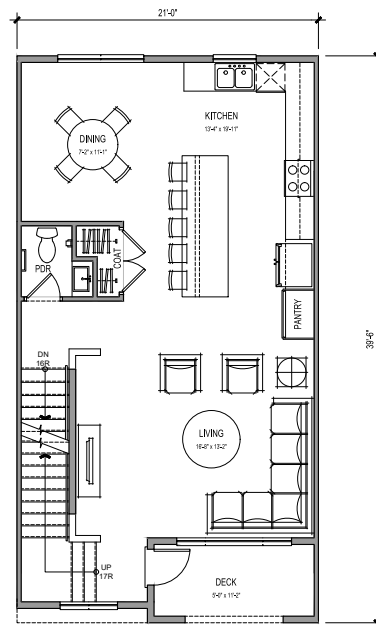


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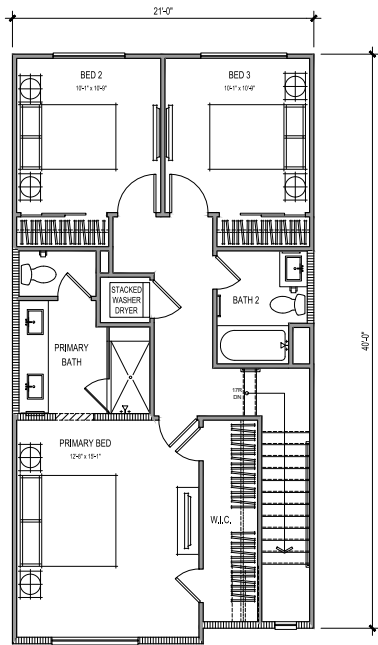




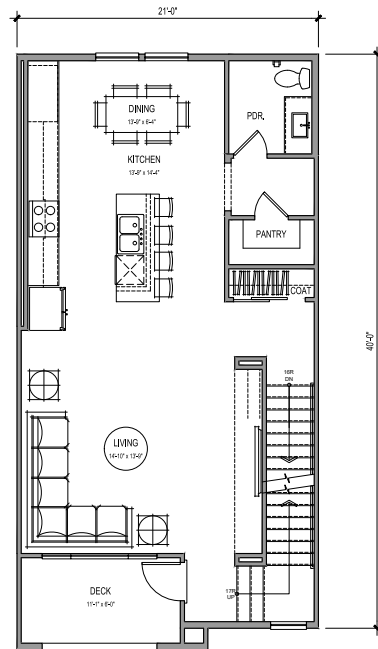
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SECOND FLOOR



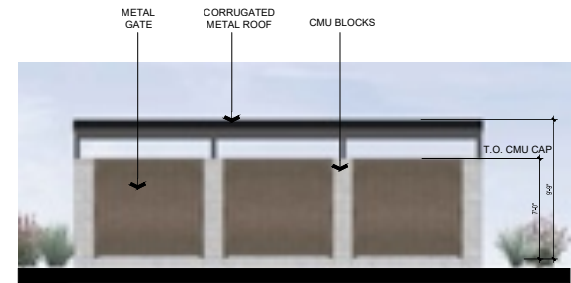
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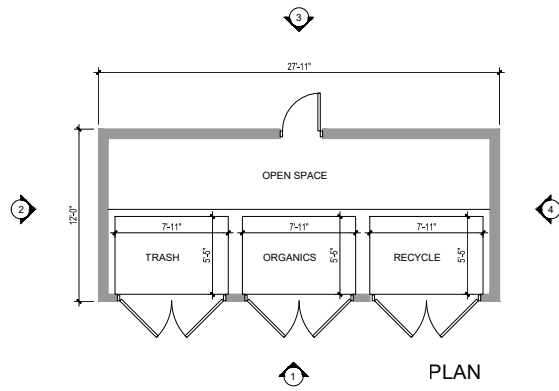
SECOND FLOOR



① LEFT



① FRONT



PLAN



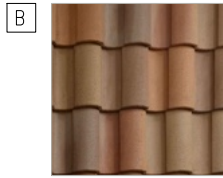
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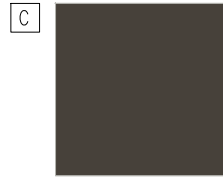
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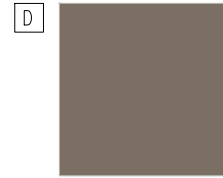
A
STUCCO BODY 1, TRIM, LIGHT SAND FINISH
SW 9500 ULTRAWHITE



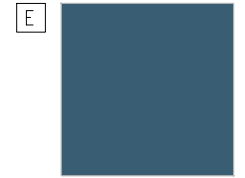
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"5" TILE ROOFING
EAGLE ROOF - CAPISTRANO



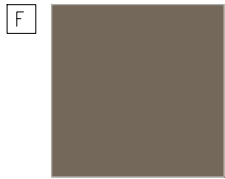
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SW 7675 SEALSKIN



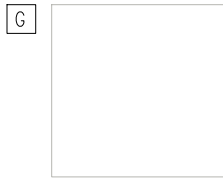
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DECORATIVE ACCENT DETAIL
SW 0038 LIBRARY PEWTER



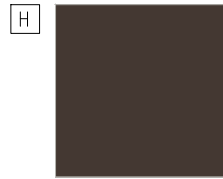
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ENTRY DOOR 1, WINDOW SHUTTER 1
SW 9150 ENDLESS SEA



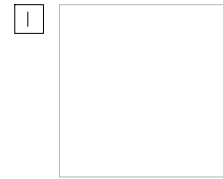
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ENTRY DOOR 2, WINDOW SHUTTER 2, ENTRY GATE
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UTILITY DOOR 3
SW 9500 ULTRAWHITE



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GARAGE DOOR 1
SW 9580 CRACKED PEPPER

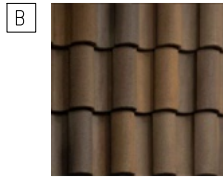


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ENTRY GATE
SW 9500 ULTRAWHITE

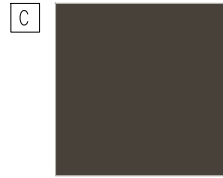




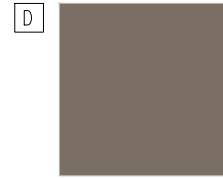
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STUCCO BODY 1, TRIM, LIGHT SAND FINISH
SW 6064 RETICENCE



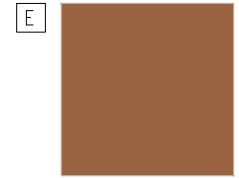
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"5" TILE ROOFING
EAGLE ROOF - CAPISTRANO



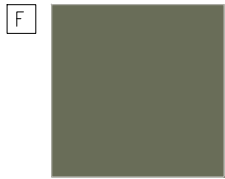
C
METAL RAILING
SW 7675 SEALSKIN



D
DECORATIVE ACCENT DETAIL
SW 0038 LIBRARY PEWTER



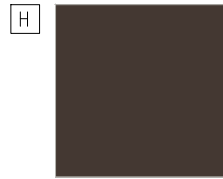
E
ENTRY DOOR 1, WINDOW SHUTTER 1
SW 2921 CARMEL



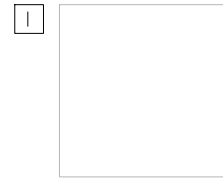
F
ENTRY DOOR 2, WINDOW SHUTTER 2, GARAGE 2
SW 6180 OAKMOSS



G
UTILITY DOOR 3
SW 6064 RETICENCE



H
GARAGE DOOR 1
SW 9580 CRACKED PEPPER



I
ENTRY GATE
SW 9500 ULTRAWHITE

