Meeting Date: April 18, 2006

ACTION	TYPE OF ITEM
❑ Approved Recommendation	❑ Info/Consent
❑ Res. No(s).	❑ Report
❑ Ord. No(s).	❑ Public Hearing (Info/consent)
❑ Other	☒ Other Study Session

Prepared By: Kathleen Mallory, AICP Contract Planner Agenda Item No. Q-1

Reviewed By: City Manager City Attorney Kimbrell Finance N/A Other *(Specify)* *N/A*

DATE: April 5, 2006

TO: City Council

FROM: Susan L. Martin, AICP, Planning and Environmental Services Manager

SUBJECT: **Pre-Application Review of a Request for the Redevelopment of the Wagon Wheel Project Area with a Variety of Land Uses to be Located South of the 101 Freeway, West of Oxnard Boulevard, North of the Railroad Tracks, and East of Ventura Road. Filed by Oxnard Village Investments, LLC. 31304 Via Colinas, Suite 103, Westlake Village, CA 91362.**

RECOMMENDATION

That the City Council review and provide preliminary comments on a pre-application to redevelop approximately 63 acres known as the Wagon Wheel Project Area with a high-density mixed-use development project including up to 1,500 high density residential dwelling units, a 5-acre K-6 educational facility, a mixed use village commercial center, and a metrolink stop and bus transfer station.

DISCUSSION

The pre-application process allows City Council members an opportunity to make individual comments concerning the proposal. The Council's preliminary comments may be helpful for the applicant to refine the proposal or to determine whether entitlements should be pursued for the proposal. Comments provided by the Council on this pre-application do not constitute a decision or endorsement of the proposal. In accordance with State Law, *no formal direction or decision-making will take place until such time as a formal application had been filed and has undergone appropriate environmental review and evaluation for consistency with adopted City plans and policies.*

Description of the Project

Residential

The project is referred to as "The Village" and is a mixed-use, residential and retail commercial redevelopment project on approximately 63 acres within the Wagon Wheel area (see Attached

vicinity map). The site is bounded by the 101 freeway to the North, Oxnard Boulevard to the East, the railroad tracks to the South and Ventura Road to the West.

Residential components within The Village include a variety of product types identified below:

Product Type	**Unit Number**	**Number of Buildings/Building Type**	**Number of Floors**	**Building Height**
Townhomes/Condos Live Work Units	601 unit 14 units	three	Three stories	38-43 feet
Flats	517 units	one	four stories, podium parking	50 feet
Towers	368 units	two	25 feet	270 feet
Total Number of Units	1,500 residential units of a variety of density	six		

The density associated with the residential component of the project is as follows:

Product Type	**Dwelling Units**	**Gross Acreage***	**Gross Density**	**Parking Ratio****
Townhome 1	388 Du	21.4 ac	18.1 Du/ac	2.8
Townhome 2	194 Du	12.0 ac	16.2 Du/ac	2.9
Townhome 3	19 Du	0.8 ac	23.8 Du/ac	2.5
Live/Work Townhomes***	14 Du	1.2 ac	11.7 Du/ac	4.7
Subtotal	615 Du			
Flats	517 Du	9.7 ac	53.3 Du/ac	2.4
High Rise Condos	368 Du	3.0 ac	122.7 Du/ac	2.5
Total	1,500 Du			

* - Does not include 2 mail open space areas
** - Assumes parking off site along major public roadway
*** - Includes 14 live/work townhome units, and an additional 11,100 sq. ft. of commercial space

In addition to an EIR, a Specific Plan will be prepared for the project. Residential density for the flats and high rise condos will exceed the residential densities allowed by the 2020 General Plan, and will be an issue that the City Council should consider. Currently, the General Plan allows a maximum of 30 dwelling units per acre under the *high density residential* land use designation. The High Rise Residential (R-4) zone district requires 1,500 square feet of lot area for each unit (approximately 30 dwelling units per acre).

Other Land Uses

The project will also include a neighborhood commercial center, educational facilities and recreation and open space uses. The Village will provide several recreation/open space opportunities throughout the project site. A village green, large playfields for active play, and several private recreation/open space areas will be provided throughout the site to create a sense of community and public gathering places.

The village green will include a private neighborhood swim club with a 25-yard junior Olympic pool and children's pool and will serve as the primary focal point. Four neighborhood parks will serve the 3-story town house villages and will provide a variety of recreational amenities, including a swimming pool and pool house, tot-lot, open turf areas and barbeque and picnic areas. The 4-story flats will include interior courtyards and swimming pools. The high-rise towers will include a swimming pool and tennis courts.

A summary of the commercial, educational and recreation/open space building areas are as follows:

Type of Commercial Use	Square footage	Number of Floors	Building Height
Neighborhood serving retail	32,600 sq. ft.	one story	25 feet
Commercial office space	17,400 sq. ft.	three story, located below live work flats	50 feet
Total building square footage:	50,000 sq. ft.		

Educational Facilities

Public education services will be provided to The Village project area and surrounding areas by two school districts: The Rio School District for K-8 and The Oxnard Union High School District. The central portion of The Village will include 5 acre school site for K-6 students. This facility will be operated by The Rio School District.

Issues for Consideration

In order to facilitate review of the pre-application proposal, the City Council should consider the following issues:

1. *General Plan Amendment – Land Use Designation:* The City's General Plan designates the subject site for regional commercial land uses, which anticipates commercial retail, office, hotels, and other service uses. Residential units are currently prohibited within such land use designation. A General Plan Amendment would be needed. The precise General Plan designation would be determined as part of the Specific Plan.

2. *General Plan Amendment – Floor Area Ratio:* The maximum floor area ratio (FAR) that may be considered under the General Plan is 1:1, subject to review of a full-scope environmental impact report. FAR's based upon the current General Plan designation are expected to be exceeded at full build-out and therefore, would be an issue to be considered as part of an amendment to the General Plan. The maximum FAR would be established within the Specific Plan.

3. *General Plan Amendment – Residential Density:* The General Plan currently provides for a maximum residential density up to 30 dwelling units per acre. Density associated with the flats and high rise condos will exceed the density permitted within the General Plan and will be an issue that would need to be considered as part of an amendment to the General Plan.

4. *General Plan – Policy Consistency:* The Community Design Element of the General Plan includes the following policies, which pertain specifically to high-rise developments:
   - Policy #14: High-rise development (which is considered to be any type of inhabitable structure that has nine or more stories) shall be limited to the following areas: Financial Plaza/Oxnard Town Center/Wagon Wheel, Mandalay Bay Specific Plan Area, and Rice Avenue/Highway 101 Interchange.
   - Policy #15: In order to achieve a varied and interesting skyline, high-rise development shall be required to provide roof features and caps that avoid a "flat-top" appearance, and provide relief of exterior vertical planes with vertical setbacks. Specific plans and zoning ordinances shall be amended to provide appropriate design criteria.
   - Policy #16: High-rise buildings should be limited to 25 stories.
   - Policy #18: High-rise buildings adjacent to residential areas shall be sited and developed so as to mitigate and minimize impacts on adjacent neighborhoods. Conditions of mitigation may include but are not limited to:
     "Public utility improvements (water, sewer, drainage systems)
     Street improvements (street surfaces, curbs, gutters, sidewalks)
     Neighborhood improvements (street trees, entries, improved access, park maintenance)
     Neighborhood security (streetlights, graffiti removal)
     Freeway and interchange right-of-way landscaping
     Contributions to affordable housing"
     (CC Reso. 10,504; Case #92-2)

5. *Redevelopment Project Area:* The project location is within the established Historic Enhancement and Revitalization of Oxnard (HERO) redevelopment area. The applicant would be required to comply with all the requirements of the redevelopment area plan.

6. *Mobile Home Closure*: Consistent with the City of Oxnard's Mobile Home Park Closure Ordinance (Ordinance No. 2097), The Village project will involve the closure of the existing 130 space mobile home park and the potential relocation of the existing residents.

7. *Connectivity with Redevelopment of Levitz:* The Village project will include a transit center which will be located adjacent to the commercial uses and provide connectivity with redevelopment of the Levitz site to the east; this can create synergy between the project site

and the Levitz parcel related to the potential for transit oriented development which encourages the use of public transit.

8. *Gateway Freeway Design and Aesthetics:* The project will be highly visible from U.S. 101 and North Oxnard Boulevard. Design opportunities exist to create an aesthetically pleasing view from State and City roadways.

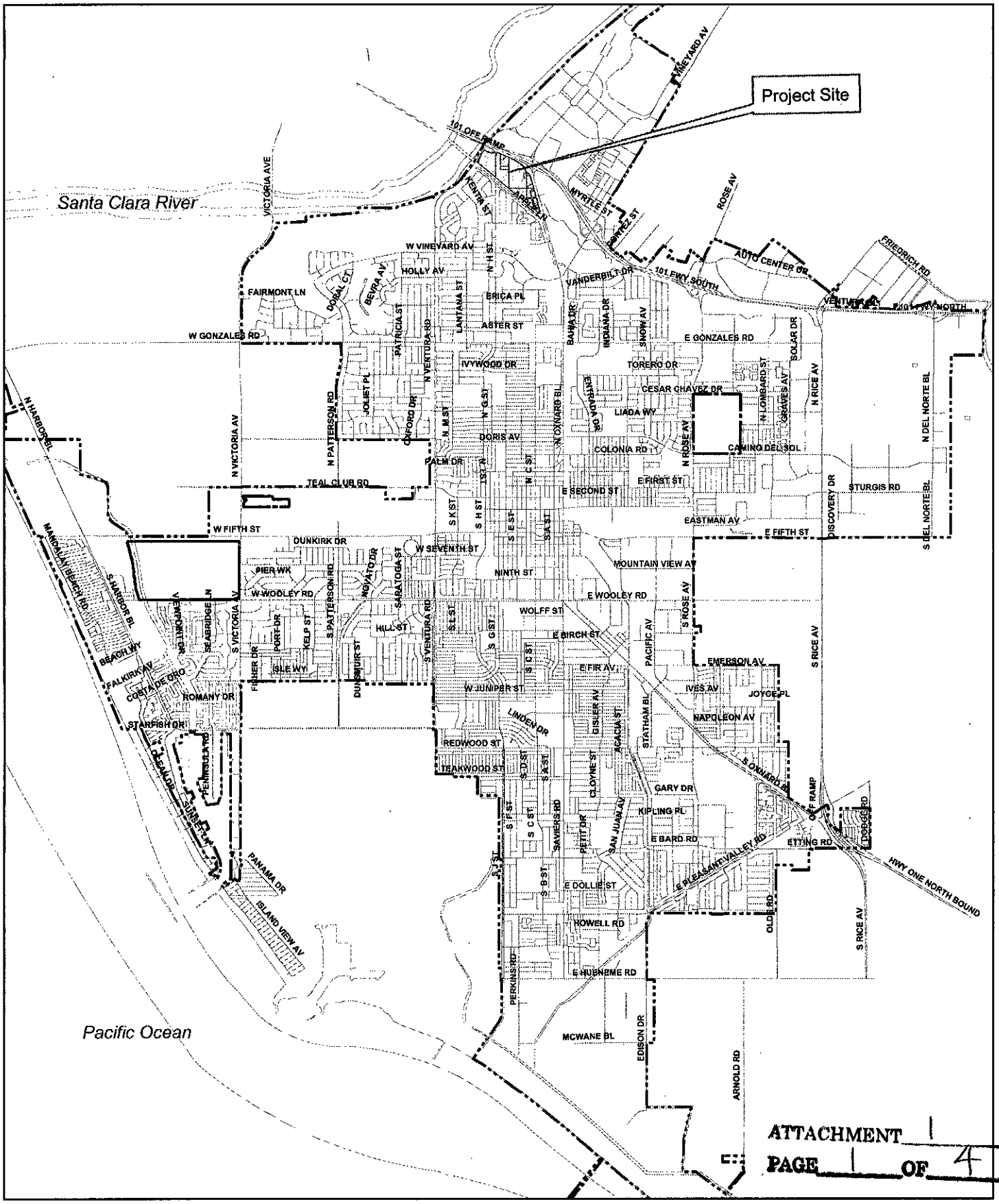
9. *Site Planning with Adjacent Properties and Land Use:* The density and height of the project is substantially higher than the adjacent neighborhood.

10. *Economic:* Approximately 50,000 square feet of commercial and office square footage is proposed in addition to the significant reinvestment of the entire Wagon Wheel area.

FINANCIAL IMPACT

None

Attachments: 1 - Vicinity, Aerial, General Plan, and Zoning Maps
2 - Project plans and sample elevations



ATTACHMENT 1
PAGE 1 OF 4

PZ 05-600-9
Location: Hwy 101 & Oxnard Bl
APN: 139002201, 139002212, 139002203, 139002204, 139015013, 139002215, 139002214, 139015011, 139017001, 139002206, 139017002, 139017003, 139016101, 139017008, 139017004, 139017005, 139016208 139016204, 139016207,139016102
Wagon Wheel/Oxnard Village Investments

0 0.5 1 3 4 Miles

Vicinity Map

N W E S

Planning & Environmental Services

March 21, 2006

00102

PZ 05-600-9

00103

0 550 1,100 2,200 Feet

ATTACHMENT 1 Aerial Map

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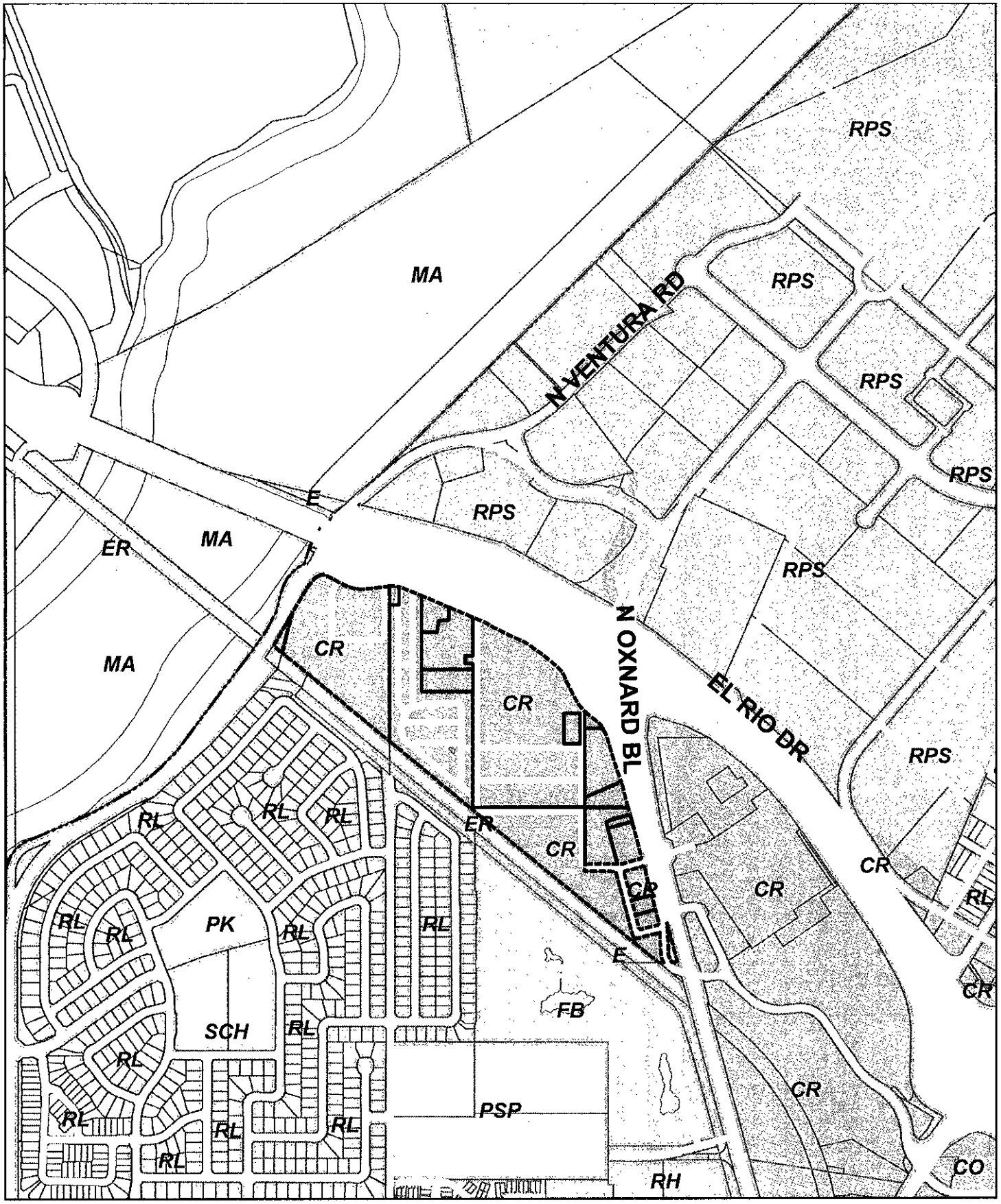
January 26, 2006



PZ 05-600-9

2020 General Plan Map

Location: Hwy 101 & Oxnard Bl

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Wagon Wheel/Oxnard Village Investments

0 375 750 1,500 2,250 3,000 Feet

Planning & Environmental Services

ATTACHMENT 1 ~~March 21, 2000~~

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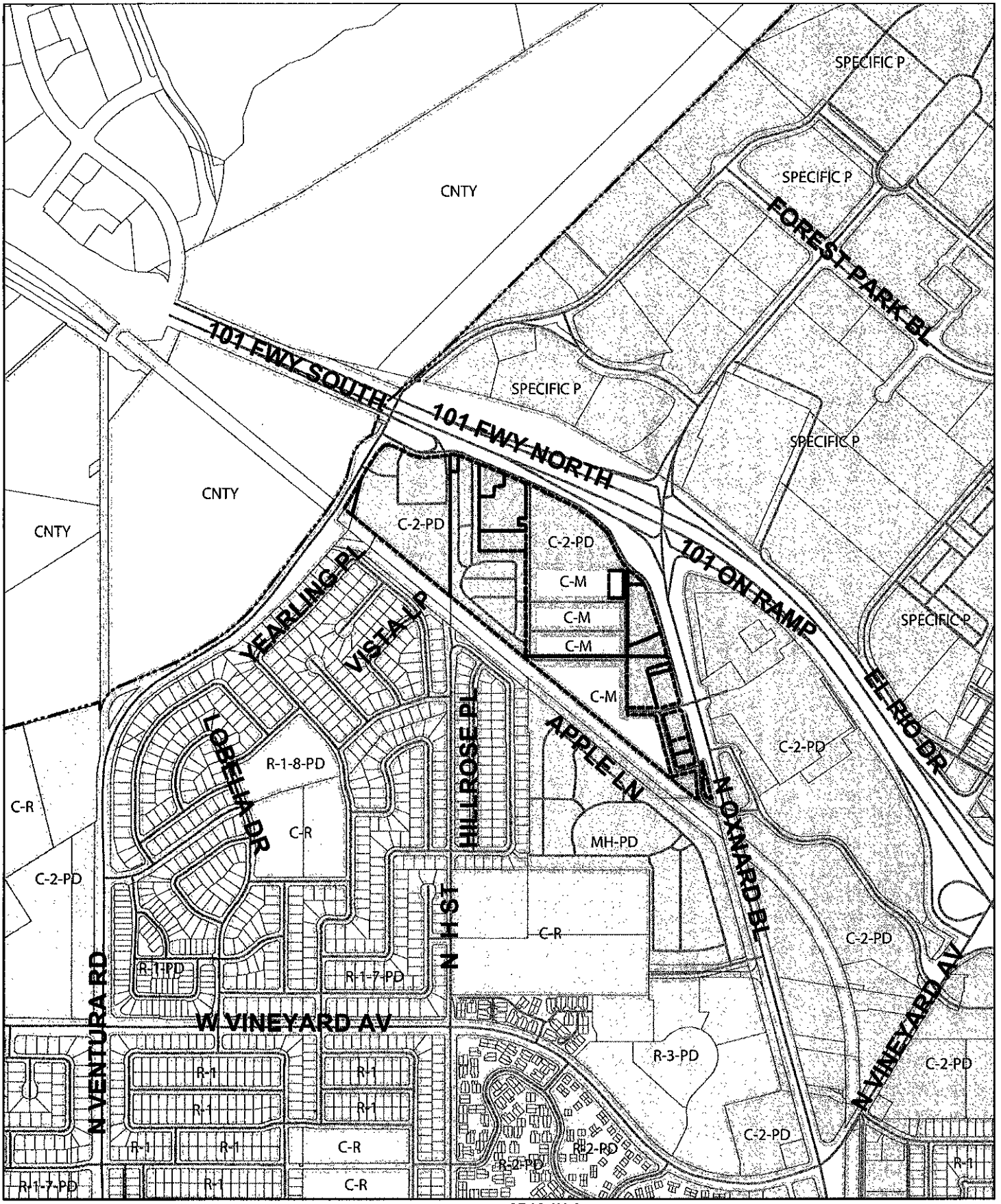
00104



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Location: Hwy 101 & Oxnard Bl

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Wagon Wheel/Oxnard Village Investments

Zone Map

Feet 0 375 750 1,500 2,250 3,000

Planning & Environmental Services

March 21, 2006

ATTACHMENT 1

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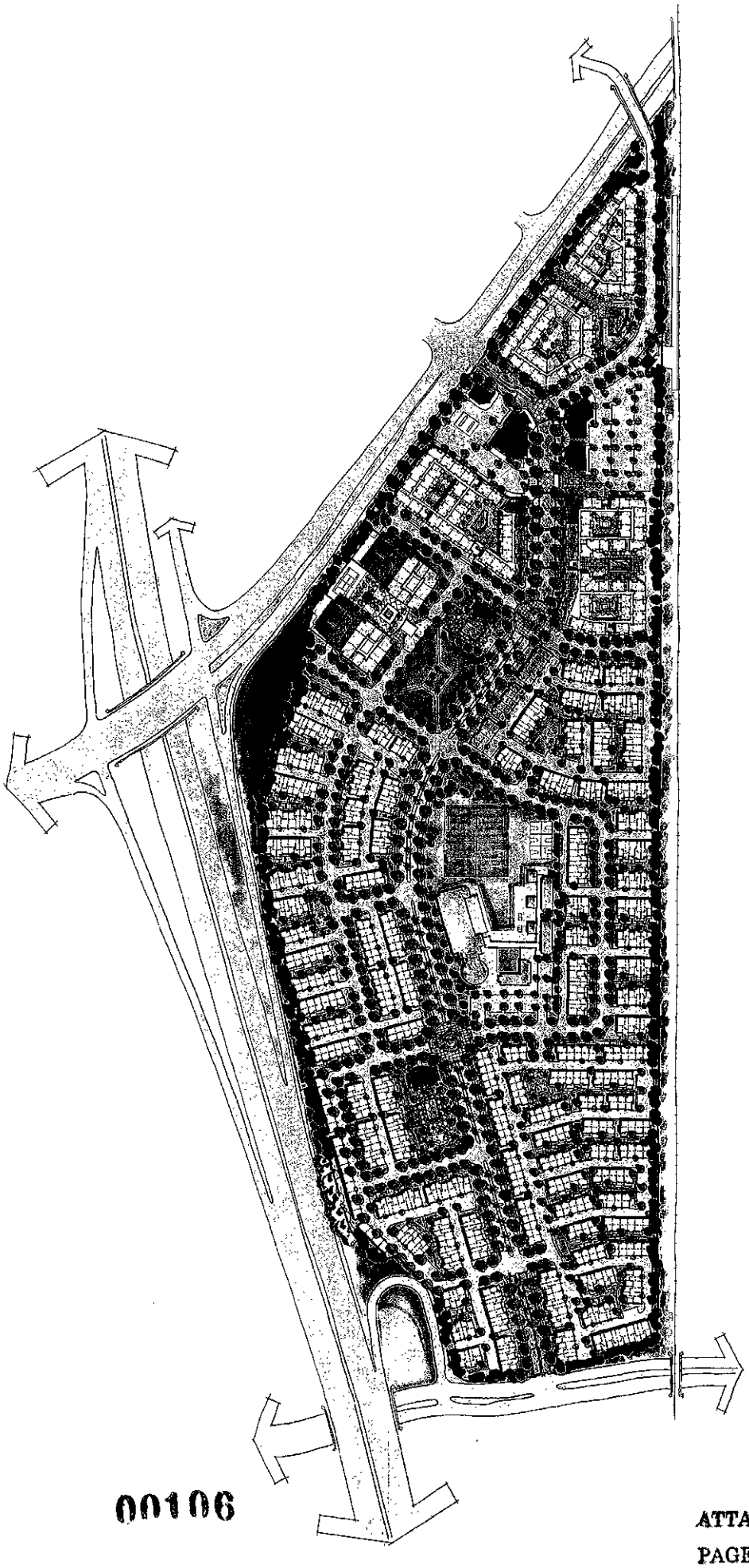
00105



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ATTACHMENT 2

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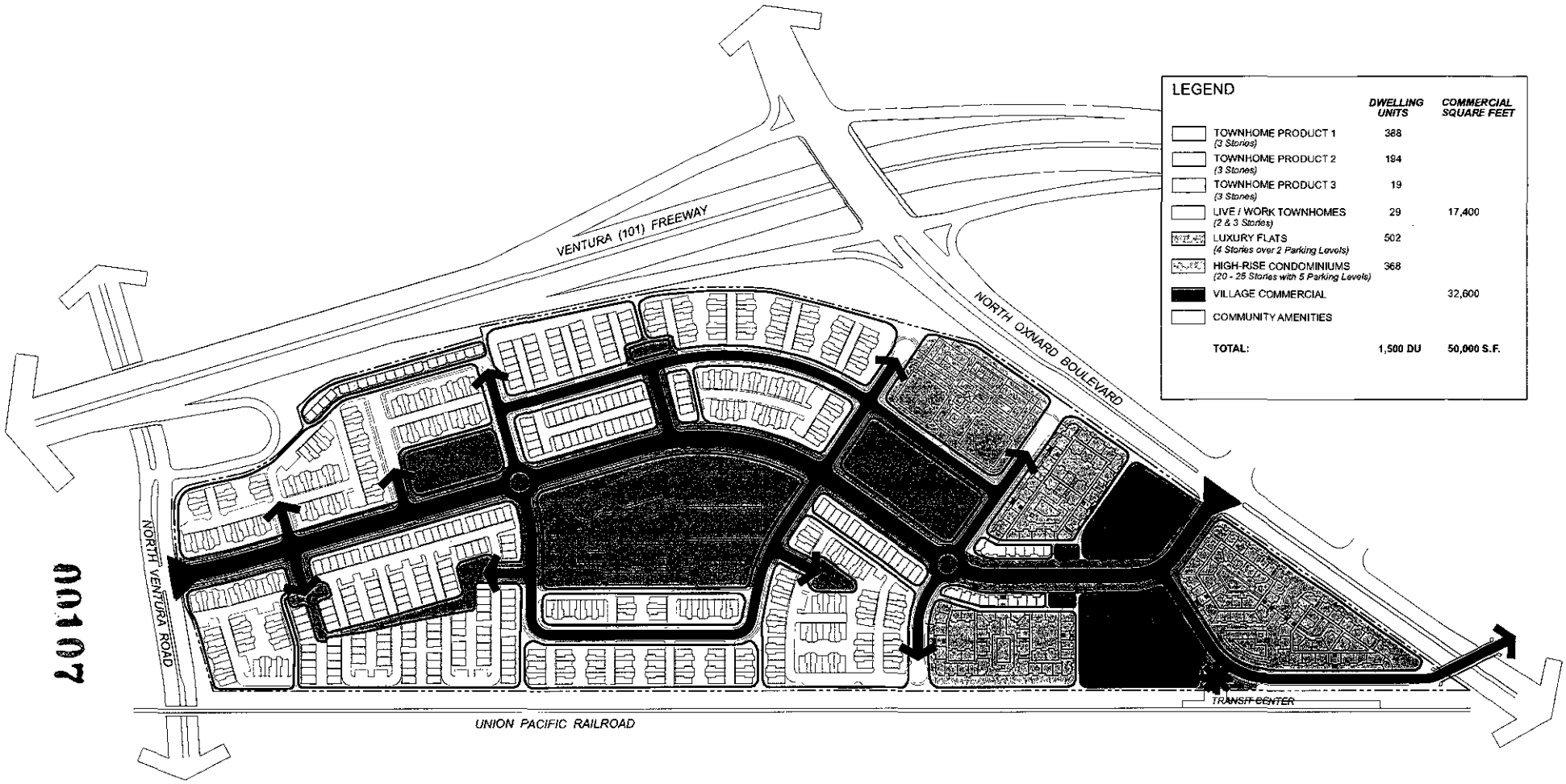


LEGEND

	DWELLING UNITS	COMMERCIAL SQUARE FEET
TOWNHOME PRODUCT 1 (3 Stories)	388	
TOWNHOME PRODUCT 2 (3 Stories)	194	
TOWNHOME PRODUCT 3 (3 Stories)	19	
LIVE / WORK TOWNHOMES (2 & 3 Stories)	29	17,400
LUXURY FLATS (4 Stories over 2 Parking Levels)	502	
HIGH-RISE CONDOMINIUMS (20 - 25 Stories with 5 Parking Levels)	368	
VILLAGE COMMERCIAL		32,600
COMMUNITY AMENITIES		
TOTAL:	1,500 DU	50,000 S.F.

CONCEPTUAL LAND USE & CIRCULATION PLAN

THE VILLAGE

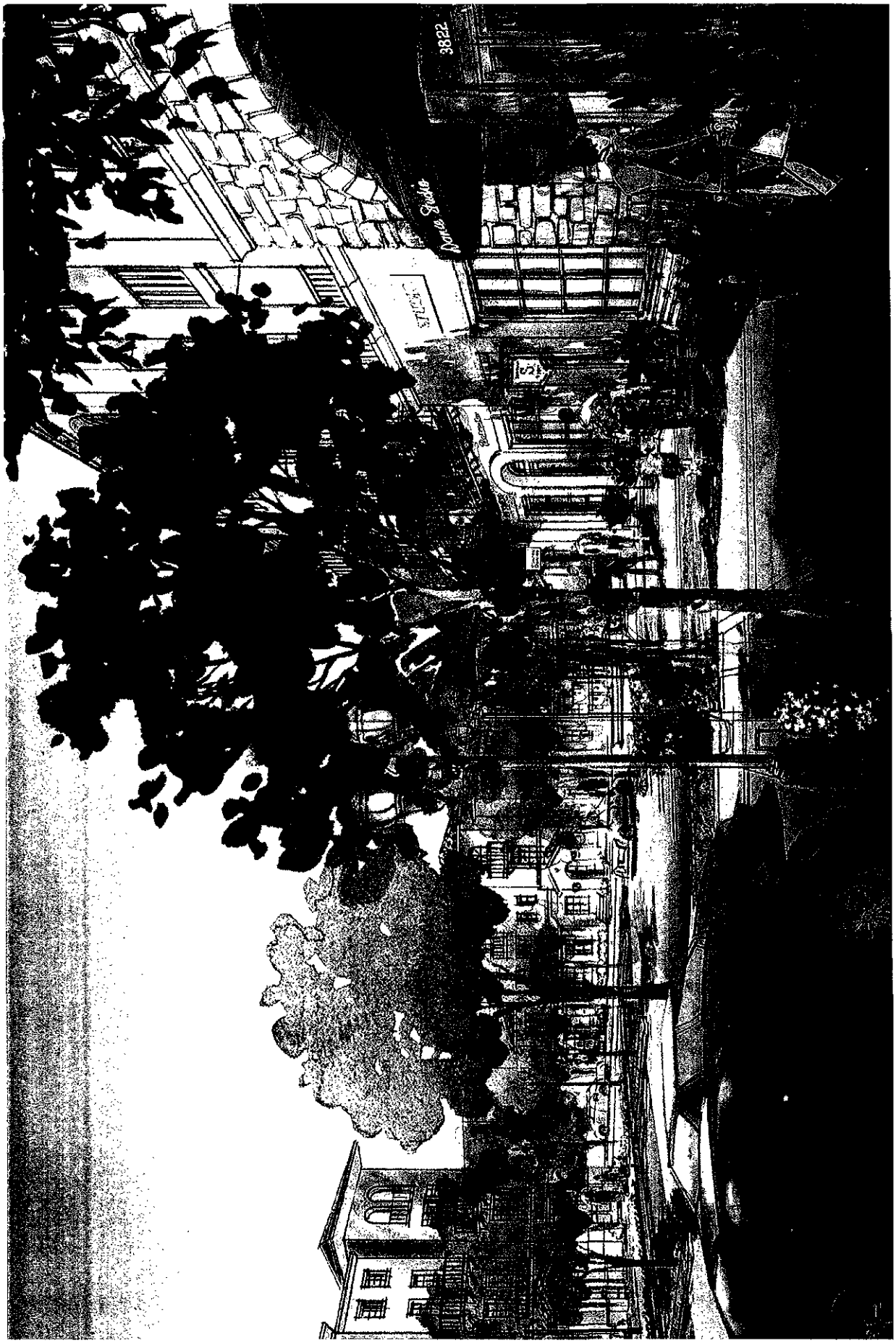
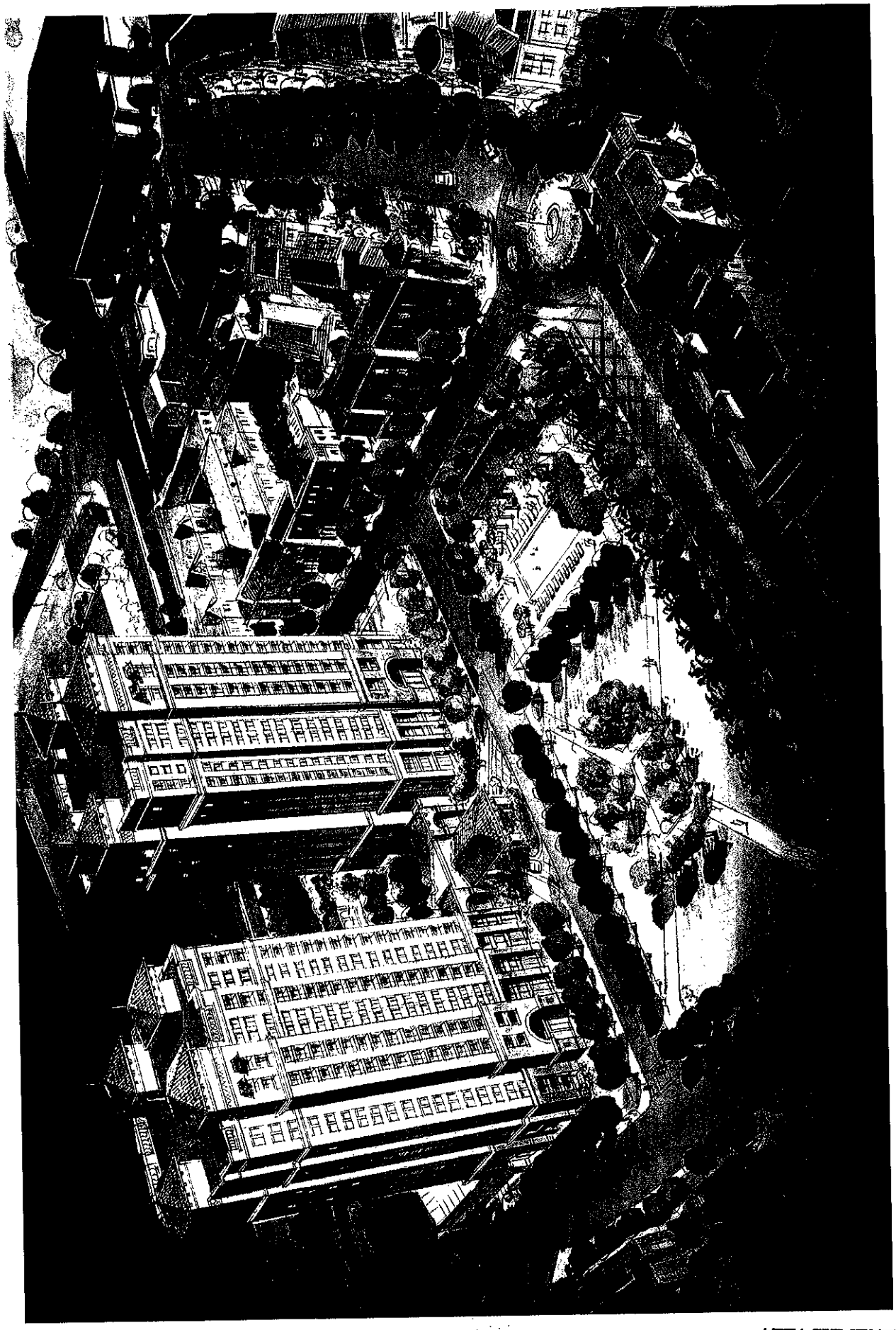
OXNARD, CALIFORNIA

Oxnard Village Investments, LLC.

SCALE: 1" = 80'

00107

ATTACHMENT 2
PAGE 2 OF 5


3822
Dove Street