



Meeting Date: 6/13/2006

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s). _____	<input checked="" type="checkbox"/> Report
<input type="checkbox"/> Res. No(s). _____	<input type="checkbox"/> Public Hearing (Info/consent)
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Prepared By: Christopher Williamson, AICP Senior Planner *aw* Agenda Item No. **C-1**

Reviewed By: City Manager *[Signature]* City Attorney *[Signature]* Finance *[Signature]* Other (Specify) _____

DATE: May 26, 2006

TO: City Council

FROM: Matthew Winegar, AICP Director *[Signature]*
Development Services Department

SUBJECT: General Plan Update Report on Alternative Growth Scenarios

RECOMMENDATION

That City Council and the Planning Commission provide direction as to which of three growth scenario alternatives to develop in greater detail as part of the General Plan Update process.

SUMMARY

The City Of Oxnard is updating the 2020 General Plan to the year 2030. The planning process started about four years ago with the Visioning process. In the past year, City staff and our General Plan consultants have prepared a Background Report (Attachment 1) that documents where we are today, and what trends and general issues are apparent as we look at the next 25 years (2006 to 2030). Staff and consultants have prepared three growth scenarios: A) Compact Concentric Infill, B) Compact Concentric Infill with Workforce Housing Outside CURB, and C) Compact Concentric Infill with New Development Outside CURB. Staff is seeking direction on which of the three alternatives, or variation thereof, to develop into more detail as the preferred plan and to serve as the project description for the General Plan Environmental Impact Report.

DISCUSSION

Staff and Consultants have prepared an extensive Background Report that is benchmarked to Fall, 2005 and serves as a starting point for planning for the next 25 years. We expect internal (or "natural increase") growth to continue well into the future due largely to our relatively young population. Many of our current junior and high school students will want to remain in the City and start families in the coming 10 to 15 years. In addition, Oxnard remains an attractive destination for immigrants, businesses, and the retiring "Baby-Boom" generation.

We estimate that the City will add about 7,000 housing units over the next 10 years, mostly either already entitled (Riverpark, Seabridge, etc.), in the several large specific plan areas that continue the 1990 General Plan (Ormond Beach, Sakioka Farms, etc.), and/or in any of several private redevelopment projects (Wagon Wheel, former drive-in theater site, etc.). Assuming the residents per

housing unit remains as it is now, at four person per unit, we expect a population increase of about 28,000, bringing the City population to 218,000 by 2015 or so. This growth will be accompanied by major street improvements, new schools, and new parks.

The 2030 General Plan Update is a plan for the period to 2030 during which the SOAR/CURB ordinance may expire or be modified by the voters. The three growth scenarios reflect three broad growth choices, which are further described in the Alternatives Report (Attachment 2).

- 1) **Compact Concentric Infill** : Stay within the current CURB line. Future growth will be infill, relatively small projects, redevelopment oriented, and of higher density.
- 2) **Compact Concentric Infill with Workforce Housing Outside CURB**: Stay mostly within the current CURB line with a few exceptions that foster significant workforce and affordable housing, with a preference for local residents.
- 3) **Compact Concentric Infill with New Development Outside CURB**: Allow mostly large-scale private development of adjacent agricultural areas that "round-out and fill-in" the City's boundaries, such as east to Rice Avenue, west to Victoria Avenue, and north to Fifth Street.

Each of these growth scenarios presents a different set of infrastructure, fiscal, and environmental opportunities and constraints. Staff is seeking the Planning Commission and City Council's direction as follows:

- 1) Variations or adjustments to any of the three scenarios?
- 2) Preference of one scenario to develop in more detail?
- 3) Desired information about the preferred scenario for future consideration?

FINANCIAL IMPACT

There is no financial impact associated with the consideration of alternatives.

Attachment #1 - Background Report
#2 - Alternatives Report

Note: Attachments have been provided to the City Council. Copies are available for review at the Circulation Desk in the Library after 6:00 p.m. on the Thursday prior to the Council meeting and at the City Clerk's Office after 8:00 a.m. on Monday, June 11, 2006.

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