



Meeting Date: June 13, 2006

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

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

Reviewed By: City Manager [Signature] City Attorney Rupp Finance [Signature] Other (Specify) N/A

DATE: May 16, 2006

TO: City Council

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

**SUBJECT: Pre-Application Review of a Request for the Redevelopment of 1830 South Victoria Avenue with 121 Attached Townhome/Condominium Units (northeast corner of Victoria Avenue and Hemlock Street). Filed by Courtyard at Mandalay Bay, LLC, 5010 N. Parkway Calabasas, Number 105, Calabasas, CA 91302.**

**RECOMMENDATION**

That City Council review and provide preliminary comments on a pre-application to redevelop a parcel of approximately 6.82 acres, known as the Channel Islands Shopping Center, with up to 121 townhome/condominium units.

**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

The project is known as the Courtyard at Mandalay Bay and involves the proposed construction of up to 121 townhome units on 6.82 net acres (see Attachment 1, project plans). These plans are conceptual in nature and require further analysis and refinement; the intent in presenting this pre-application to the City Council is to receive feedback regarding the change in land use.

The project site is located on the northeast corner of Victoria Avenue and Hemlock Street (see Attachment 2, City maps). The applicant requests consideration of a General Plan Amendment from Neighborhood Commercial to Medium Density Residential and a Zone Change from C-2-PD to R-3-PD. The applicant will be requesting approval of a Planned Development Permit in order to allow for flexibility in the project design and development standards. The proposed density associated with the project is approximately 17.74 du/acre which is consistent with the R-3-PD Zoning Ordinance standards. In support of the requested general plan amendment and zone change, the applicant has submitted an Assessment of Retail Reuse Potential Study prepared by ERA Associates (dated November 23, 2005). This study provides an assessment of retail viability on the project site (see Attachment 3, ERA Study).

### 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 Neighborhood Commercial land uses. According to the 2020 General Plan, this land uses anticipates “provid(ing) a wide range of services oriented toward two or more residential neighborhoods. A supermarket is typically an anchor, but other major retailers may also be located in such a center. These one-story centers typically range up to 80,000 square feet in size, occupy from two to six acres, and are located on a thoroughfare. In addition to commercial uses, higher density residential uses (up to 13-18 dwelling units per acre) may be permitted”. A General Plan Amendment to Medium Density Residential would be necessary for redevelopment of the site for residential land use. This land use designation, “applies to areas intended for garden apartments and condominiums and other forms of attached housing. Density ranges would allow 12-18 dwelling units per acre and household size averages 2.7 persons per household”. The proposed residential use and density would be consistent with the proposed general plan land use and zoning designations.
2. 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.
3. Gateway Into Oxnard: The corner of Victoria Avenue and Hemlock Street is a prominent entry into the City from the City of Port Hueneme and should be designed accordingly.
4. Site Planning with Adjacent Properties: The design of the project and interface with the existing apartment complex to the north should be considered. Site planning and architecture should also consider residential development on the north side of Hemlock Street.
5. Economic: Conversion of the Channel Islands Shopping Center from commercial to residential use should be considered. The developer prepared an economic study that assessed the continued viability of retail for the shopping center site and projected the sales and property tax impacts of several potential re-use and/or redevelopment scenarios

(Attachment 3). This study also determined that it was unlikely that a Class A retailer would be able to be attracted to the site and instead a Class B or C retailer could potentially be retained. The study also determined that the 10-year projection of net present value to the City would yield a higher benefit with residential redevelopment of the site.

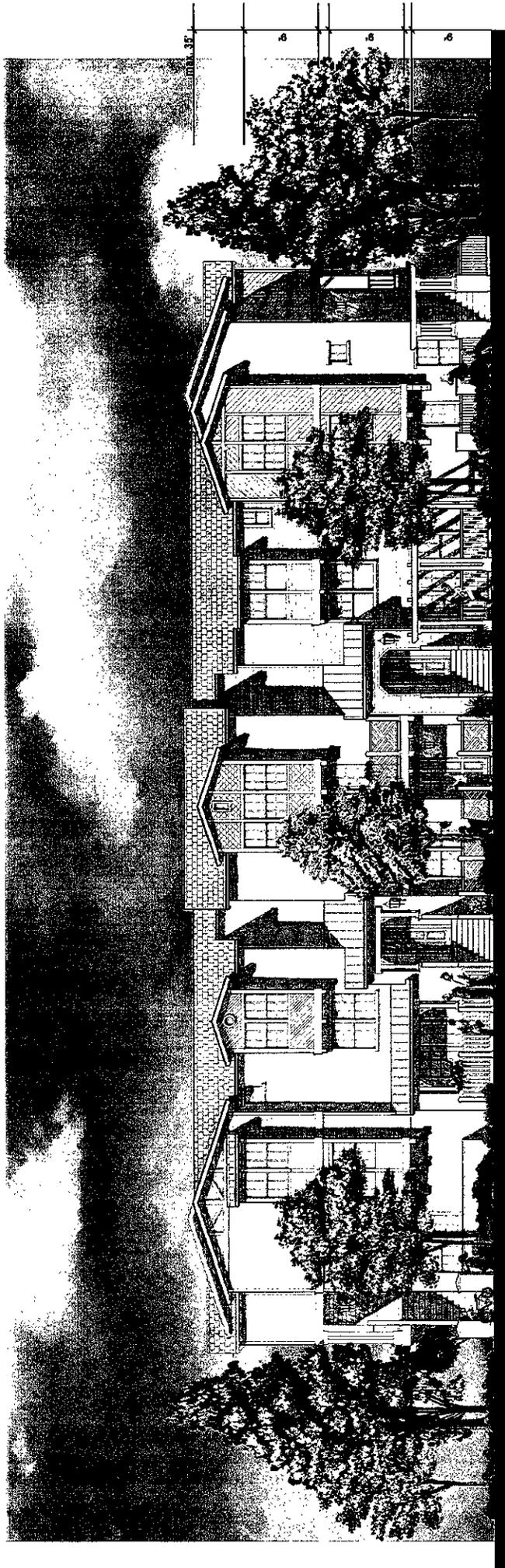
## **FINANCIAL IMPACT**

None

Attachments:   1 – Project Plans  
                  2 - Maps  
                  3 – ERA Report dated November 23, 2005

Note: Attachment 3 has 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 Friday, June 9, 2006.

**000157**



Victoria Avenue  
Oxnard, California

KTGY GROUP, INC.  
ARCHITECTURE PLANNING  
1411 6th STREET, SUITE 300  
OAKLAND, CALIFORNIA 94612  
TEL: (415) 384-2023 ALL RIGHTS RESERVED



20050915

01/20/06

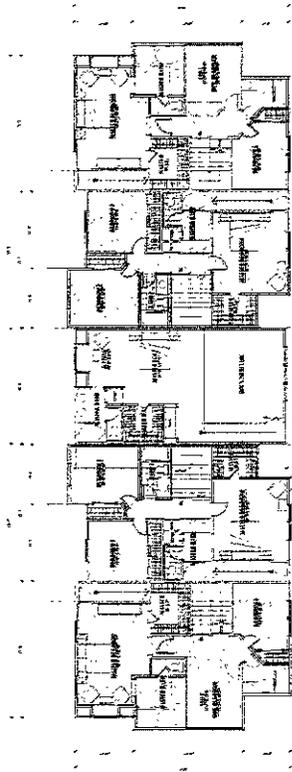
000158

ATTACHMENT  
PAGE 7 OF

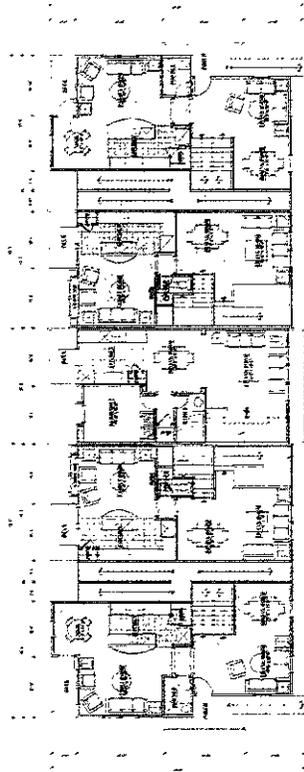
TUCKER INVESTMENT GROUP, INC.  
10101 Wilshire Boulevard, Suite 105  
Culver City, CA 90232  
Phone: (310) 223-3499



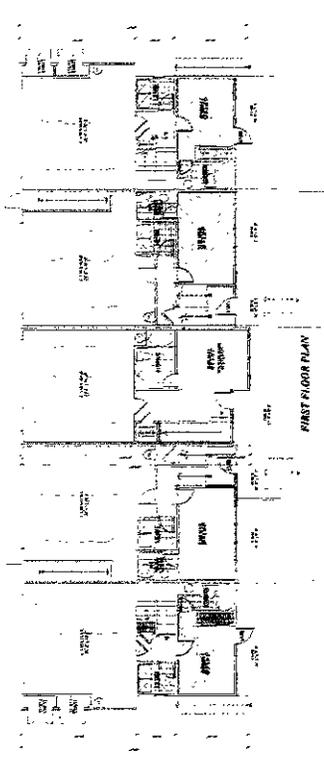
10/1/05



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

**Victoria Avenue  
Oxnard, California**

**KTGY GROUP**  
 KATY GROUP, INC.  
 1411 2ND STREET, SUITE 300  
 SANTA MONICA, CA 90401  
 TEL: (310) 312-2200  
 FAX: (310) 312-2200  
 ALL RIGHTS RESERVED

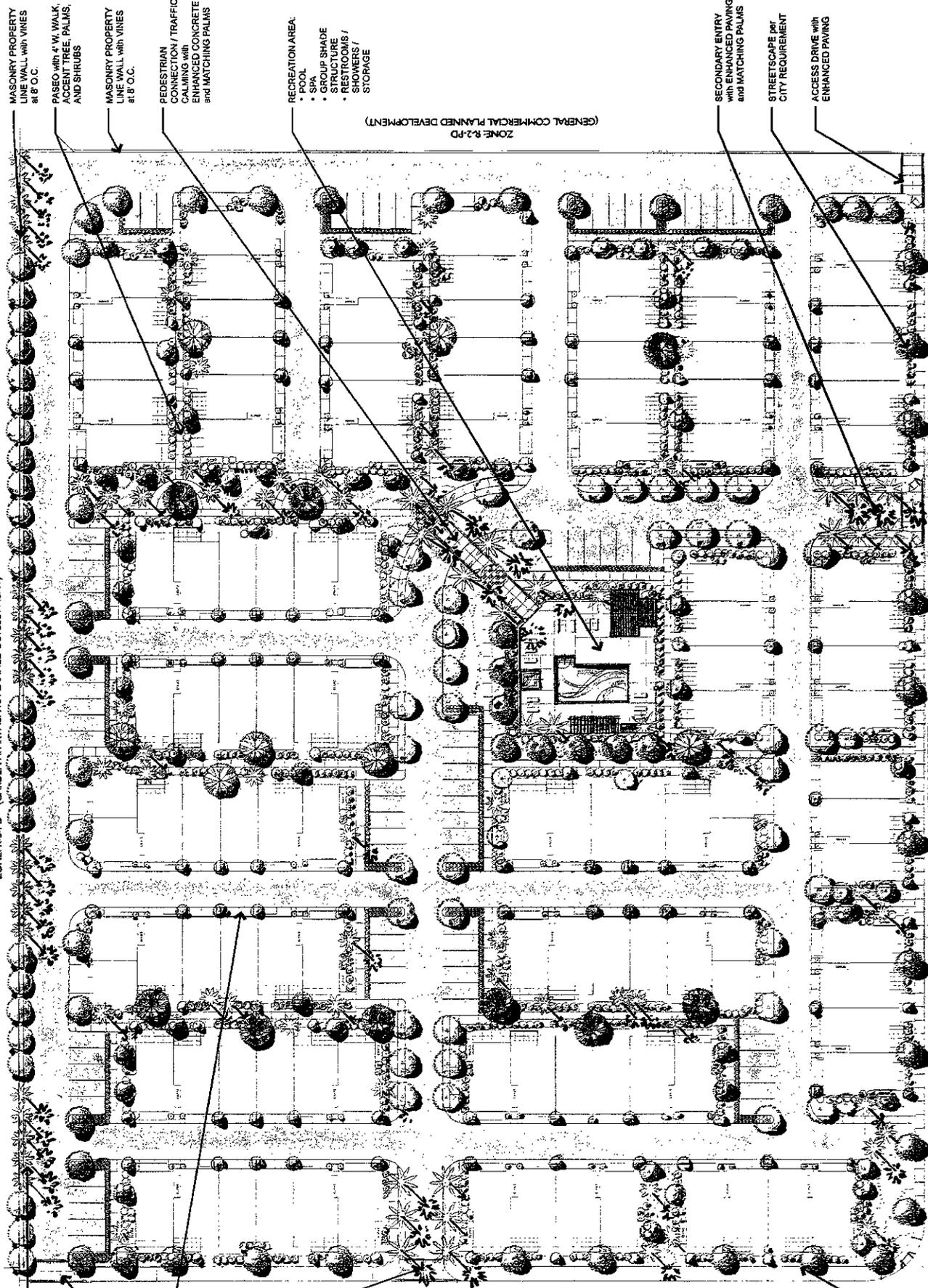


20060915 01/20/06

000159

**TUCKER INVESTMENT GROUP, INC.**  
 101 E. BROADWAY, SUITE 100  
 CHICAGO, IL 60601  
 CONTACT: ANTHONY N. ENLOW  
 TEL: (312) 215-9499

ZONE: R-3-PD (GARDEN APARTMENTS PLANNED DEVELOPMENT)



**CONCEPTUAL LANDSCAPE PLAN**  
**VICTORIA AVENUE TOWNHOMES**  
 Oxnard, California  
 May 2, 2006

**MJS**  
 Landscape Group  
 9150 E. GARDEN AVENUE, SUITE 110  
 OXNARD, CALIFORNIA 93035  
 Tel: (805) 222-9410

**KTGY GROUP**  
 1000 W. GARDEN AVENUE, SUITE 110  
 OXNARD, CALIFORNIA 93035  
 Tel: (805) 222-9410

1" = 20'  
 SCALE 1" = 20'

PROPERTY LINE PLANTING - ALTERNATE EVERGREEN TREES and PALMS

ACCESS DRIVE with ENHANCED PAVING

ALLEY with SMALL VERTICAL SHRUB

MAIN ENTRY with MATCHING PALMS and ENHANCED PAVING

**PLANT MATERIAL PALETTE and PLANTING DESIGN**

- Provide simple, bold, and easy-to-maintain landscape planting designs which incorporate many drought-tolerant plant material.
- Landscape elements on development parcels visible from the public right-of-way to be drought-tolerant, appropriate to local climate, and of the public right-of-way landscaping.
- All street trees and median trees are to be a minimum of 24" box size. All other trees are to be a minimum of 24" box size. All shrubs are to be 5 gallon size.
- Provide a mix of plant material sites in informal planting.
- Select plant materials in the Plant Material Matrix S-GG.
- Minimize the use of water through the selection of drought-tolerant plants when they are available.
- Utilize drought-tolerant landscape materials defined as plants listed as moderate, low, and very low in the WUCOLS.
- All landscape improvements shall meet the requirements contained in the City of Oxnard Landscape Standards, Prepared by the Parks and Recreation Department (revised July 1993).
- No existing trees on the development parcel.
- No burning in proposed landscape areas.

The Conceptual Landscape Plan has been prepared by a California registered landscape architect.

STREETSCAPE per CITY REQUIREMENT

000190

TUCKER INVESTMENT GROUP, INC.  
 9150 E. GARDEN AVENUE, SUITE 110  
 OXNARD, CALIFORNIA 93035  
 Tel: (805) 222-9410

**SUMMARY**

PROJECT DEVELOPMENT AREA 7.72 ACRES GROSS  
8.82 ACRES NET  
Source: ALTA dated 2-4-05 prepared by F.J. Consulting

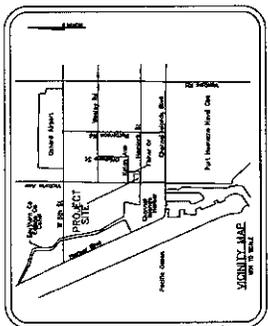
EXISTING ZONING: C-2 (GENERAL COMMERCIAL PLANNED DEVELOPMENT)

PROPOSED UNITS  
PLAN A (2,037 sf) 37 UNITS 31%  
PLAN B (1,893 sf) 43 UNITS 36%  
PLAN C (1,812 sf) 28 UNITS 24%  
PLAN D (1,182 sf) 12 UNITS 10%  
CORNER UNITS (18 DU/AC)  
181 TOTAL 100%

NOTE: Square footage numbers are preliminary and are likely to be modified in the design detail phase of the architectural design.

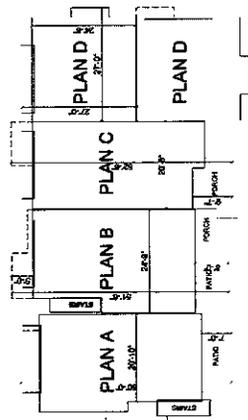
PARKING:  
REQUIRED = 76 spaces  
PROPOSED = 76 spaces

NOTE:  
STREET SECTIONS FOR VICTORIA AVENUE AND  
HEMLOCK STREET NEED TO BE CONFIRMED.



191000161

SOURCE: ALTA PREPARED 2/4/05 BY F.J. CONSULTING



TYPICAL UNIT PLANS

NOT TO SCALE

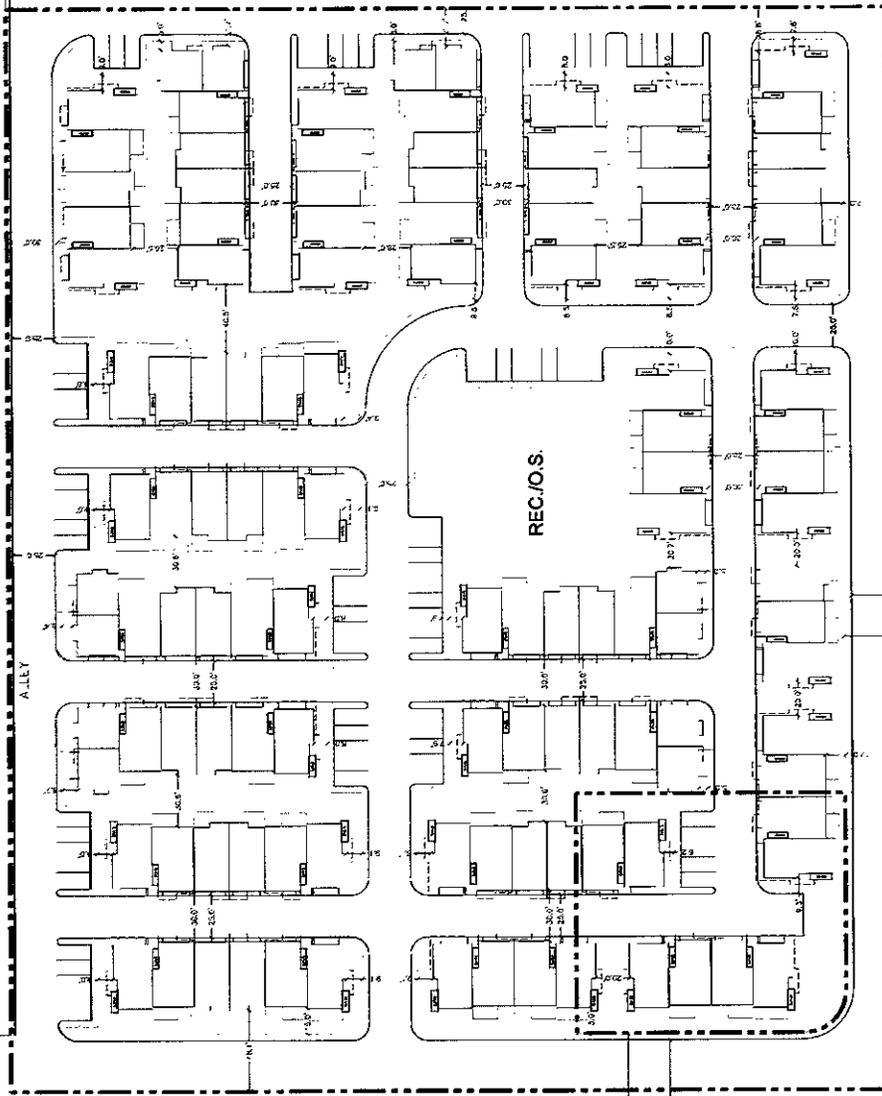
ATTACHMENT  
PAGE 4

**11G** GROUP INC.  
8510 N. Parkway  
Culver City, CA 90230  
Contact: Anthony N. Chau  
Tel: (818) 223-0448

TYPICAL SECTION

ZONE: CPC (COASTAL ENERGY FACILITY) (GENERAL COMMERCIAL PLANNED DEVELOPMENT)

ZONE: R-3-PD (GARDEN APARTMENTS PLANNED DEVELOPMENT)



ZONE: R-2-PD (GENERAL COMMERCIAL PLANNED DEVELOPMENT)  
PARCEL "B"  
11 PM 21

F SHIR DR VV

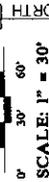
PORT HUENEME RESIDENTIAL AREA

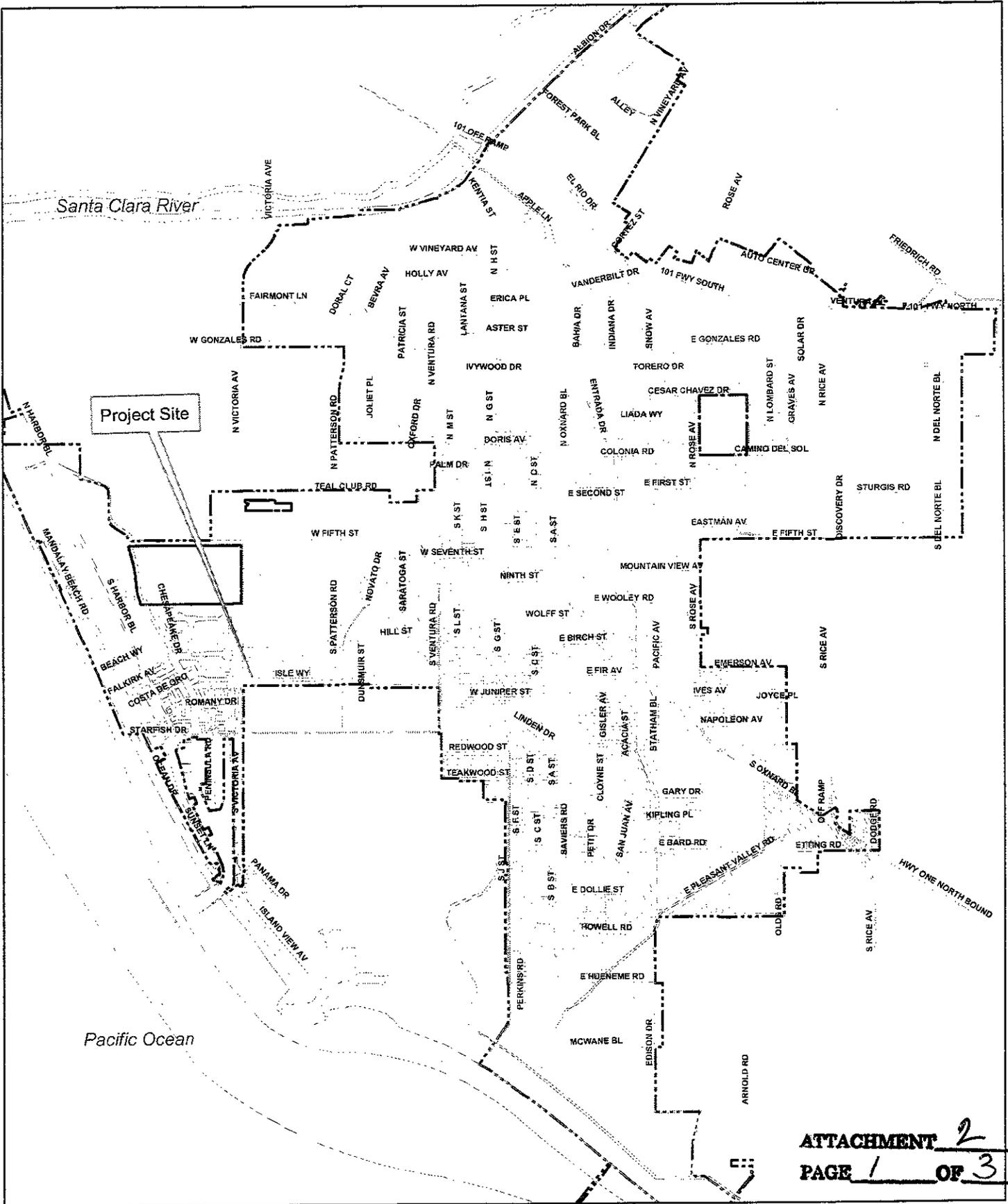
Victoria Avenue  
Oxnard, California



**KTGY GROUP** INC.  
ARCHITECTURE PLANNING  
1411 6th STREET, SUITE 300  
SANTA MONICA, CALIFORNIA 90404  
TEL: (310) 304-9600 ALL RIGHTS RESERVED

20050915 MAY 16, 2006





ATTACHMENT 2  
PAGE 1 OF 3

PZ 06-600-2

Location: 1830 S. Victoria Av.  
APN: 187006009, 187006010  
Courtyard at Mandalay Bay, LLC.

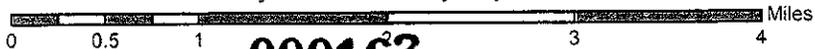
Vicinity Map



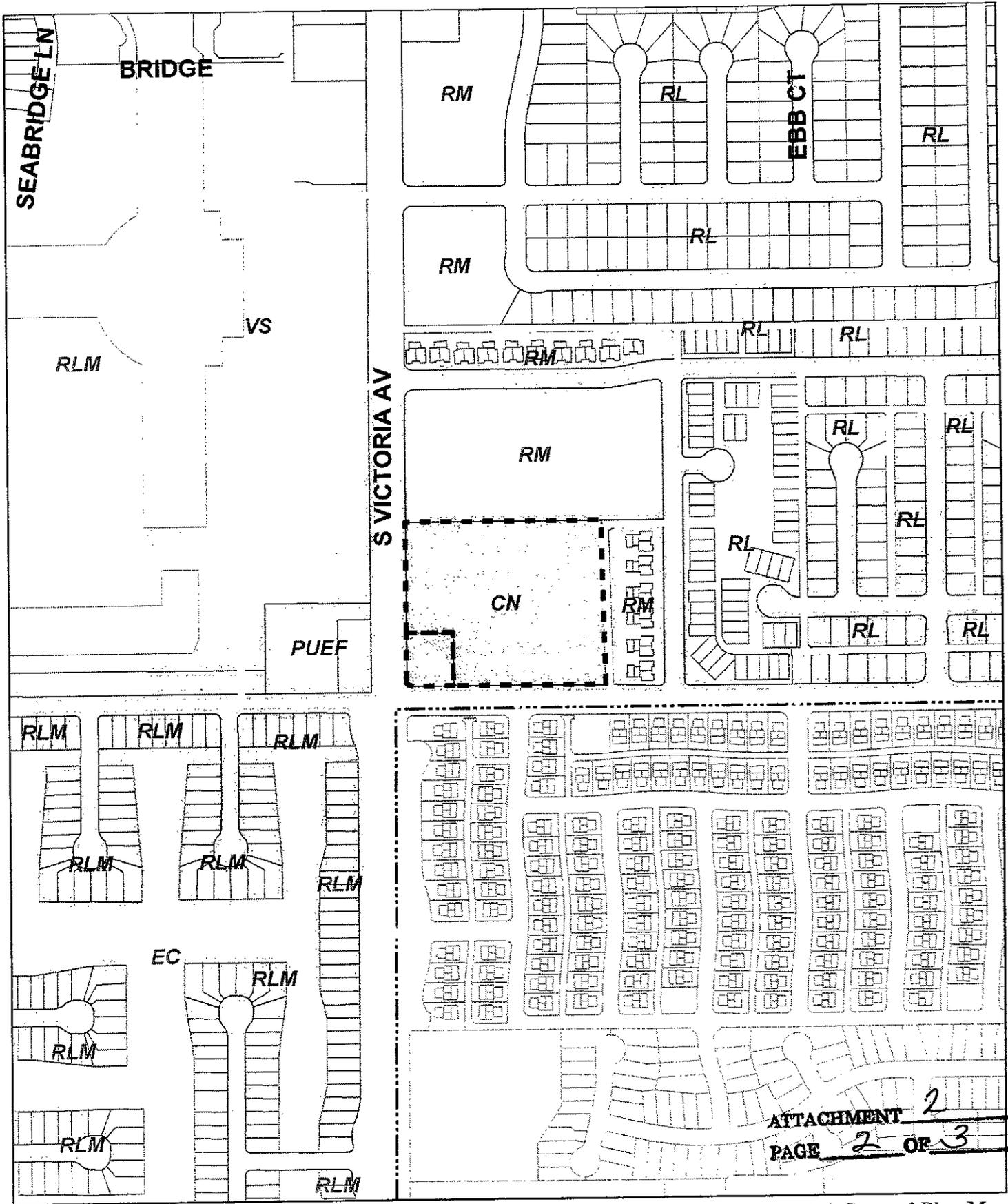
May 23, 2006



Planning & Environmental Services



000162



ATTACHMENT 2  
 PAGE 2 OF 3

PZ 06-600-2

2020 General Plan Map

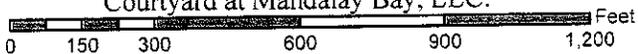
Location: 1830 S. Victoria Av.

APN: 187006009, 187006010

Courtyard at Mandalay Bay, LLC.

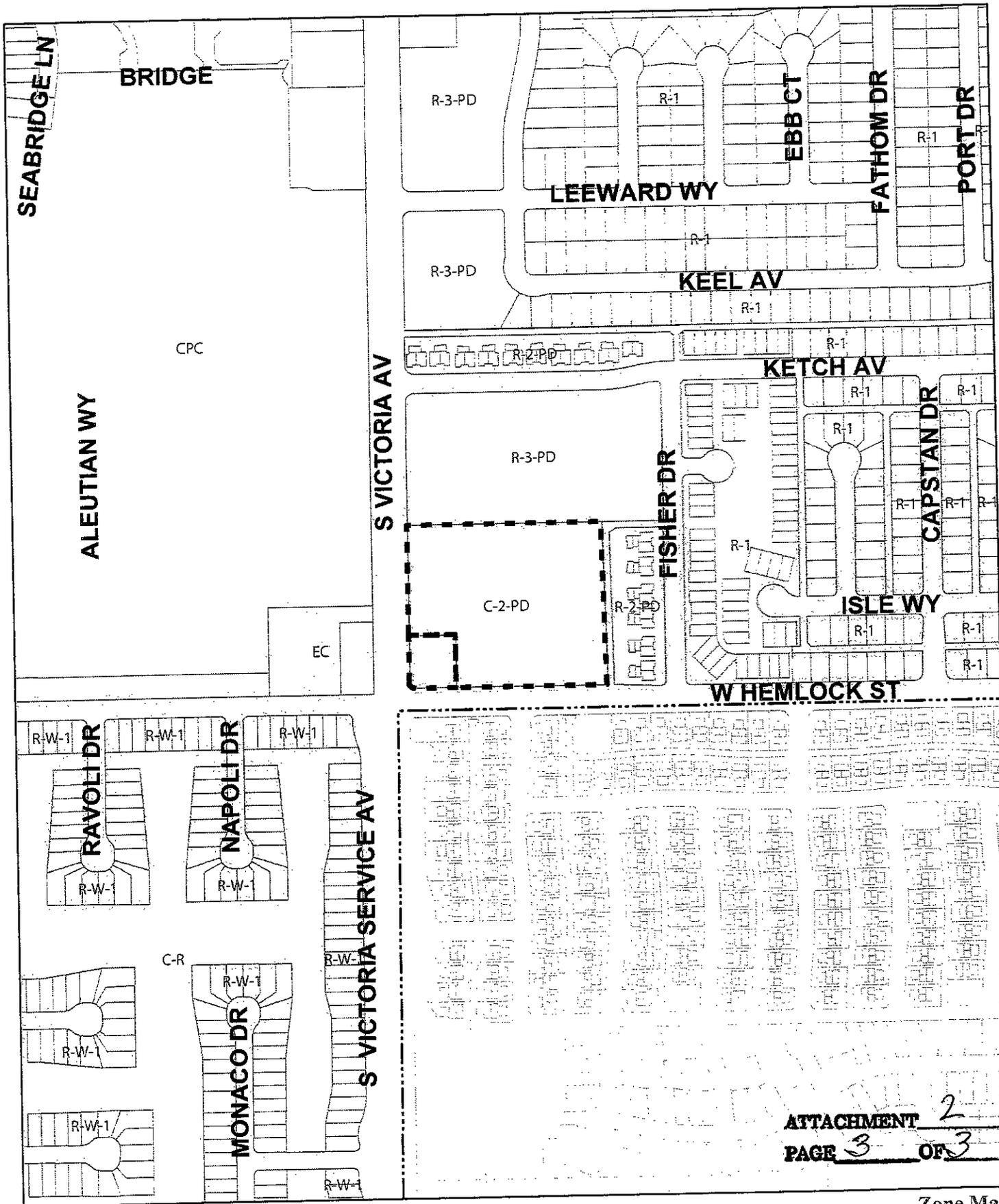


Planning & Environmental Services



May 23, 2006

000163



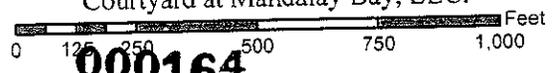
ATTACHMENT 2  
 PAGE 3 OF 3

PZ 06-600-2  
 Location: 1830 S. Victoria Av.  
 APN: 187006009, 187006010  
 Courtyard at Mandalay Bay, LLC.

Zone Map



May 23, 2006



**000164**



Planning & Environmental Services