



Planning and Environmental Services

PLANNING COMMISSION STAFF REPORT

TO: Planning Commission

FROM: Christopher Williamson, AICP, Senior Planner

DATE: February 15, 2007

SUBJECT: Development of the Sports Park Site; Planning & Zoning Permit Nos. 05-620-4 (General Plan Amendment), 05-630-2 (Specific Plan Amendment), 05-570-2 (Zone Change), 05-300-23 (Tentative Subdivision Map for Tract No. 5654), and 06-670-1 (Development Agreement)

1. **Recommendation:** That the Planning Commission consider a report on the proposed development at the southeast corner of Oxnard Boulevard and Gonzales Road.
2. **Project Description and Applicant:** The subject location, at the southeast corner of Oxnard Boulevard and Gonzales Road, within the Northeast Community Specific Plan area, is commonly known as the Sports Park site and comprises approximately 21 acres of vacant privately-owned land adjacent to a partially developed 4-acre city park. Staff will provide an update on the status of the proposal to develop the site with 89 residential units, expanded park use, and road dedications. The applicant proposes to dedicate and improve 4.9 acres as a sports park including an Olympic-size competition swimming pool and further improve the existing 4-acre city park, for a combined 8.9-acre sports park. In addition, 2.3 option acres are available to expand the sports park to a total of 11.2 acres. This item is provided for review purposes; no action is requested at this time. Filed by Aldersgate Investments, LLC, 300 Esplanade Drive, Suite 430, Oxnard, CA 93036.
3. **Existing Land Use:** The 21-acre site (APNs 215-0-010-100, -140) is currently vacant. The four-acre city park (APN 215-0-020-010) is improved with a tot lot on the southeast corner, an open play field, a Class I bike path on the western edge, and trees and sidewalks along the eastern and southern edges of the parcel.
4. **General Plan Policies and Land Use Designation Conformance:** The project site is currently designated with Open Space-Park land use designation by the 2020 General Plan. In 2006, the Planning Commission recommended amendments to the General Plan and Northeast Community Specific Plan (NECSP) for City Council approval, changing the land use designation on the residential portion of the project site from Park to

Residential Low Medium Density, which allows 8 to 12 units to the acre. The density of the current proposal, at 7.8 units per acre, is considered to be consistent with the previously considered changes to the land use designation and its corresponding R-2 zoning. The park areas of the proposed project site, including the 2.3 option acres, would retain the Park designations.

5. **Environmental Determination:** On June 1, 2006, the Planning Commission certified Final Supplemental EIR (FSEIR) No. 05-02 for the Centex Sports Park project. A Mitigation and Monitoring Program was adopted to address potential environmental impacts associated with the 101 dwelling units proposed at that time. Staff has determined that the current project consisting of 89 residential units is substantially consistent with FSEIR No. 05-02 and that the adopted mitigations remain in effect.

6. **Surrounding Zoning and Land Uses:**

| LOCATION | ZONING | GENERAL PLAN | EXISTING LAND USE |
|--------------|---------------------|---|--|
| Project Site | CR | Park | Vacant (21 acres) City park (4 acres) |
| North | C2-PD R1-PD | Commercial General Residential Low | Commercial center Single-family homes |
| South | R3-PD R3-PD | Residential Medium Open Space Buffer | Single-family homes Park |
| East | CR R1-PD | School Residential Low | Pacifica High School Single-family homes |
| West | M-1 M-2 C2-PD | Light Industrial Open Space Buffer Commercial General | Edison Power Lines Southern Pacific Railroad Oxnard Boulevard Retail |

7. **Analysis:**

- a. **Project and Property History:** On June 15, 2006, the Planning Commission took action on the previous proposal consisting of 101 dwelling units, recommending that the City Council approve a general plan amendment, specific plan amendment, development agreement, tentative subdivision map, and abandonment of the existing 4-acre city park for exchange on the subject parcel. At that meeting, the Planning Commission also continued the requested special use permit to allow the Development Advisory Committee (DAC) additional time to review the architecture of the modified proposal.

At the City Council meeting of July 18, 2006, Centex Homes presented a modified site plan consisting of 94 housing units that negated the need for the park abandonment and exchange. While the modified site plan adjusted the areas designated for park and residential land use, it is consistent with a project alternative considered by the certified FSEIR for the subject site. The City Council took public testimony at the hearing and

referred the project back to the Planning Commission to review the proposal before continued consideration by the City Council.

Since then, Centex Homes assigned its interest as the project applicant to Aldersgate Investments, LLC. In response to comments raised at the previous Planning Commission and City Council hearings, Aldersgate has further refined the proposed project by including two types of residential products and identifying 2.3 option acres for additional park land development.

Below is a table that lists key project components of the three plans:

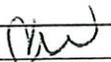
| Project Component | 101-Unit Planning Commission | 94-Unit City Council | 89-Unit Current Plan |
|-------------------|------------------------------|---|------------------------|
| Sports Park | 7.39 ac. | 8.7 ac. | 8.9 ac. |
| -ballfields | 2 large | 2 large 2 small | 2 large 2 small |
| -play field | no | no | shared with ballfields |
| -tot lot | Yes | yes | yes |
| -basketball | Yes | yes | yes |
| -pool | Yes | yes | yes |
| -parking | 116 | 105 | 39 |
| Roadways | 2.0 ac. | 2.0 ac. | 1.3 ac. |
| Gonzales parkway | yes | yes | yes |
| Bike Path | 1.26 ac. | 0.83 ac. | 0.7 ac. |
| Housing | 101 units on 12 ac. | 94 units on 12.5 ac. | 89 units on 10.1 ac. |
| Other Open Space | 2.33 ac. | 1.0 (Lot 96) | 1.7 |
| Comment | | Lot 96 separated from sports park by street | 2.3 ac. option parcel |

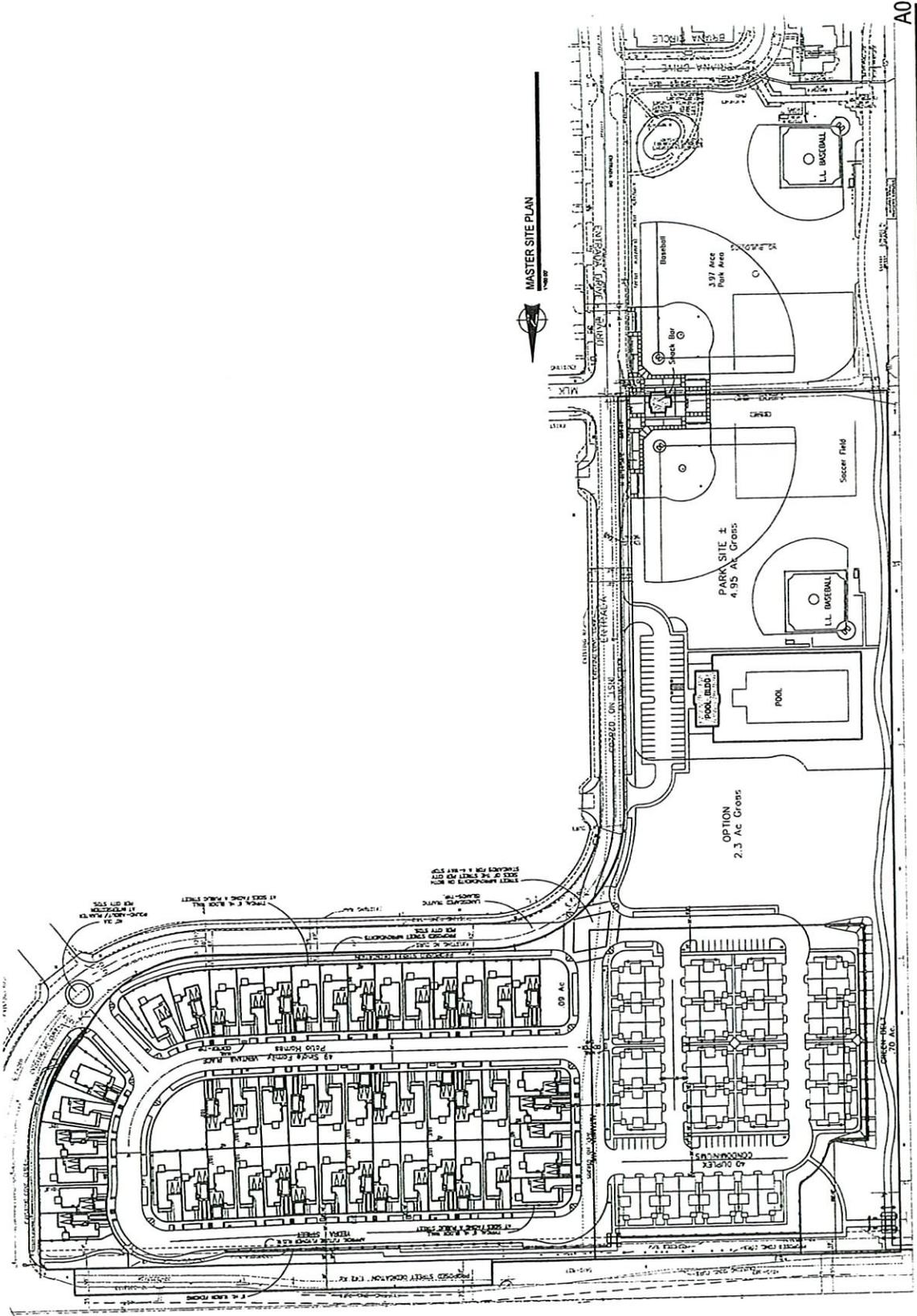
- b. **Circulation and Parking Analysis:** Primary vehicular access to the housing component of the project is from Entrada Drive. All proposed housing units include a two-car garage and either a 20-foot long driveway or a parking court that allows for guest parking. All internal streets would be privately owned and maintained by a Homeowners Association. Parking for park users will be accommodated by an on-site parking lot and on-street parking along Entrada Drive.

- c. **Building Design Analysis:** Architectural design and layout of the proposed dwelling units is based on styles outlined in the NECSP and meet, or could be conditioned to meet, all applicable NECSP development standards. Conditions of approval require at least three types of driveway finishes and garage door styles, and articulation of all four facades. Typical subdivision fencing will provide private yard areas for the residences. As previously directed by the Planning Commission, the DAC will be consulted to review the architectural details prior to scheduling the special use permit for public hearing and Planning Commission consideration.
 - d. **Landscaping Code Compliance:** Preliminary landscape plans for the residential lots, streets, and bike path areas have been accepted at this time. The details of such plans will meet NECSP landscaping requirements as a condition of approval of the special use permit. A homeowners association will maintain on-site common landscaping areas, while public areas and medians will be maintained by the city under an assessment district. The final design of the park will be determined by city staff, subject to the development agreement.
8. **Development Advisory Committee (DAC):** On February 7, 2007, the modified project was presented to the DAC for consideration. Preliminary concerns include the design of the 40 condominium units, the park layout, and architectural quality. These concerns and those raised by the Planning Commission will be addressed in the special use permit. Any previously recommended actions to the City Council may include revised conditions at that time.
9. **Community Input:** On February 6, 2007, the applicant presented the current project proposal to the West Village Neighborhood Council community.
10. **Development Agreement:** A Development Agreement is necessary to clarify the commitment of the Developer to construct the park facilities and then dedicate the improved park areas to the City. The park development commitment is separate from traffic mitigation expenses and affordable housing in-lieu fees.

Attachments:

- A. Reduced Project Plans

| | |
|--------------|---|
| Prepared by: |  CW |
| Approved by: |  SM |

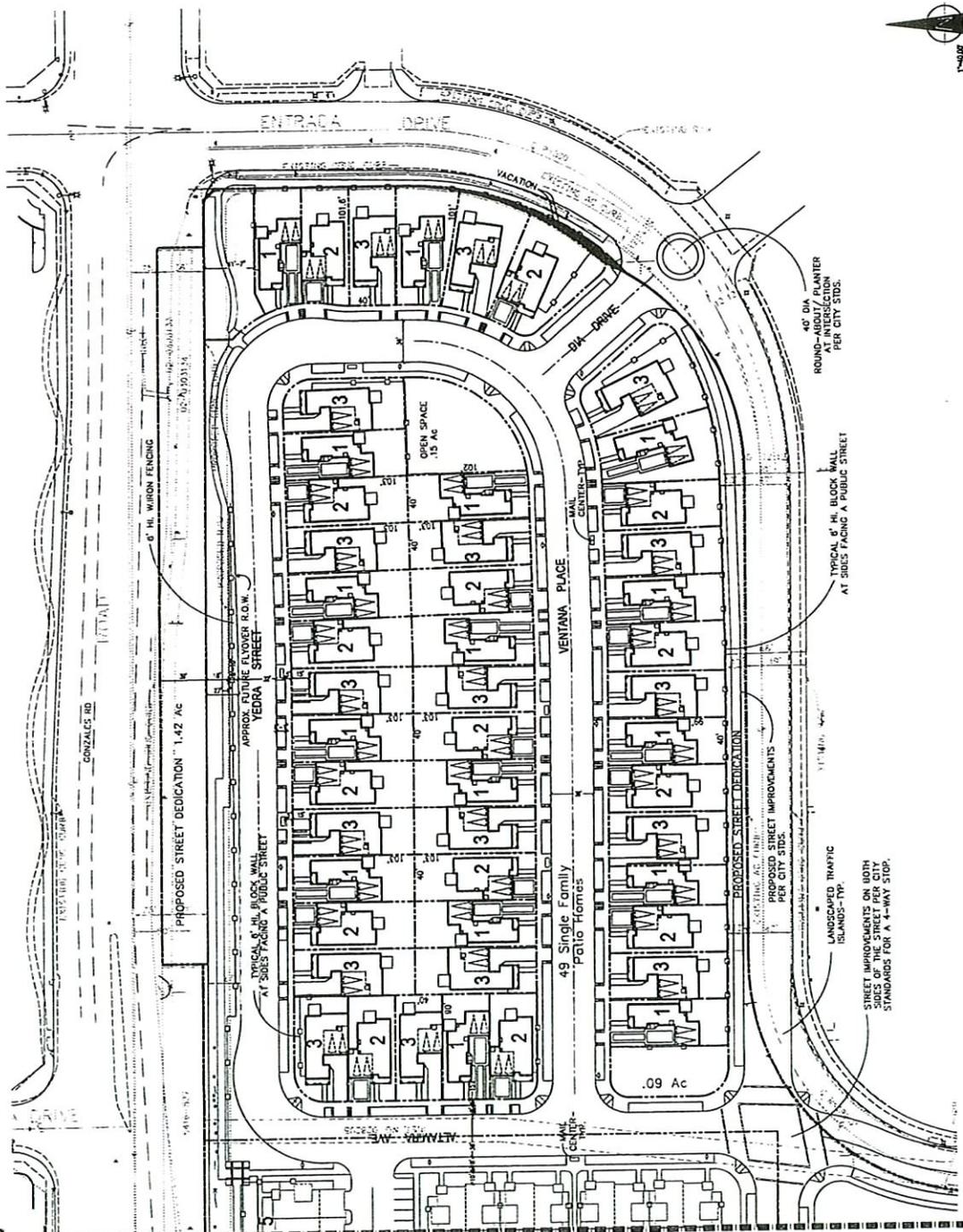


COASTAL
 ARCHITECTURAL
 208010
 011704

SPORTIVO ENTRADA
 RESIDENTIAL AND SPORTS PARK MASTER PLAN
 GONZALES ROAD & ENTRADA DRIVE OXNARD CA

Adlersgate Investment, LLC
 350 ESPERANZA DRIVE, SUITE 430 OXNARD CA 93035

SEE SHEET 110-110-111



SITE ANALYSIS:

| | | |
|----------------------------|-----------------|--------------------------|
| LOT A | 20.97 AC | 913,640.02 S.F. |
| LOT B | 3.97 AC | 172,709.96 S.F. |
| TOTAL GROSS ACREAGE | 24.94 AC | 1,086,350.08 S.F. |

NET BREAKDOWN:

| | | |
|--------------------|----------------|-----------------------|
| STREET DEDICATION: | 24.94 AC | 1,086,350.08 S.F. |
| CONAZLES RD. | 5.0 AC | 216,000.00 S.F. |
| ENTRADA DR. | 1.34 AC | 58,320.00 S.F. |
| TOTAL AREA | 1.34 AC | 58,320.00 S.F. |

PARKS:

| | |
|--------------------|-----------------|
| EXISTING PARK SITE | 3.97 AC |
| PROPOSED PARK SITE | 2.30 AC |
| OPTIONAL SITE | 2.30 AC |
| TOTAL | 11.27 AC |

OPEN SPACE:

| | |
|-------------------------|----------------|
| ONARNO BLVD GREEN BELT | .69 AC |
| ENTRADA OPEN SPACE | .13 AC |
| ENTRADA BELT | .24 AC |
| TOTAL OPEN SPACE | 1.06 AC |

NET DEVELOPMENT AREA:

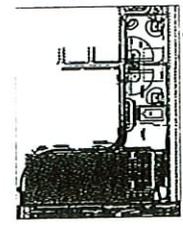
| | |
|-----------------|-----------------|
| PATIO HOME SITE | 7.20 AC |
| CONDOMINIUMS | 11.35 AC |
| TOTAL | 18.55 AC |

NET DEVELOPMENT AREA:

| | |
|-----------------|-----------------|
| PATIO HOME SITE | 7.20 AC |
| CONDOMINIUMS | 11.35 AC |
| TOTAL | 18.55 AC |

UNIT TYPE

| UNIT TYPE | NO. | S.F. |
|---------------------------|------------|---------|
| SINGLE FAMILY PATIO HOMES | 49 | 6.8 DIA |
| PLAN 1 | 15 | 1,800 |
| PLAN 2 | 15 | 2,160 |
| PLAN 3 | 19 | 2,400 |
| DUPLEX CONDOS | 0 | 0.6 DIA |
| PLAN 4 | 20 | 1,650 |
| PLAN 5 | 20 | 1,550 |
| TOTAL UNIT COUNT | 100 | |



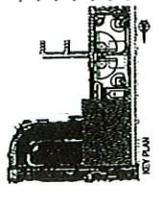
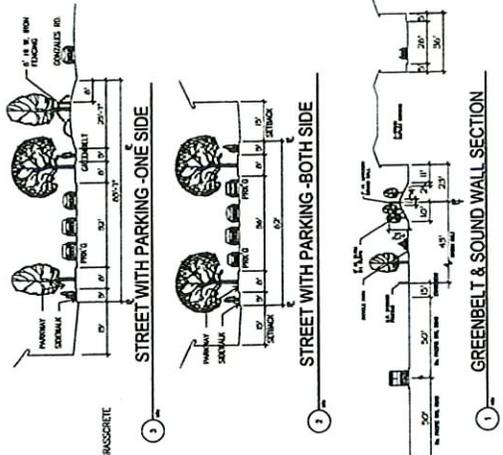
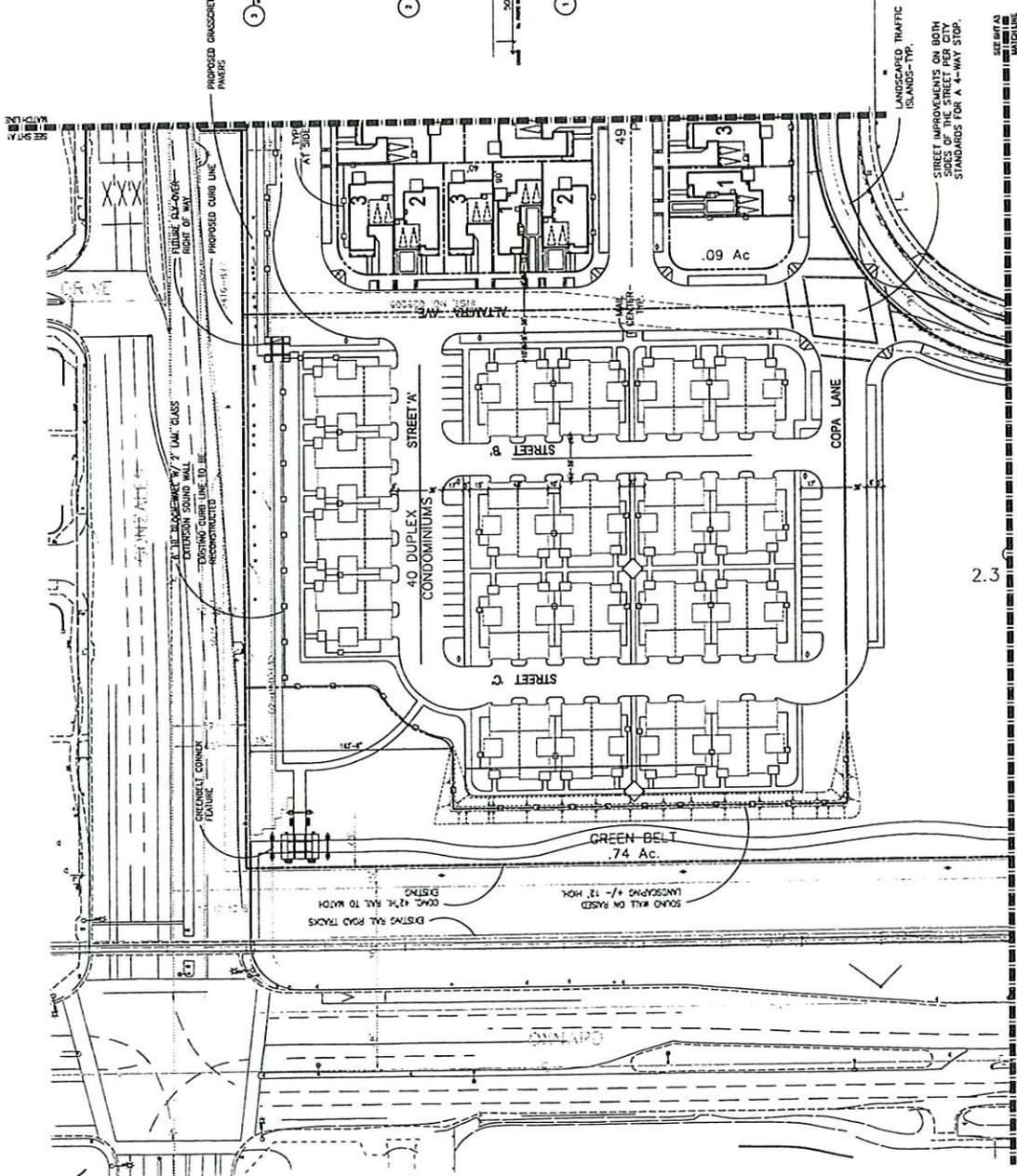
A1

EAST LEG SITE PLAN



SPORTIVO ENTRADA
RESIDENTIAL AND PARK SITE MASTER PLAN
GONZALES ROAD & ENTRADA DRIVE OXNARD CA

Adlersgate Investments, LLC
300 ESPANADO DRIVE, STE 430 OXNARD CA 93036

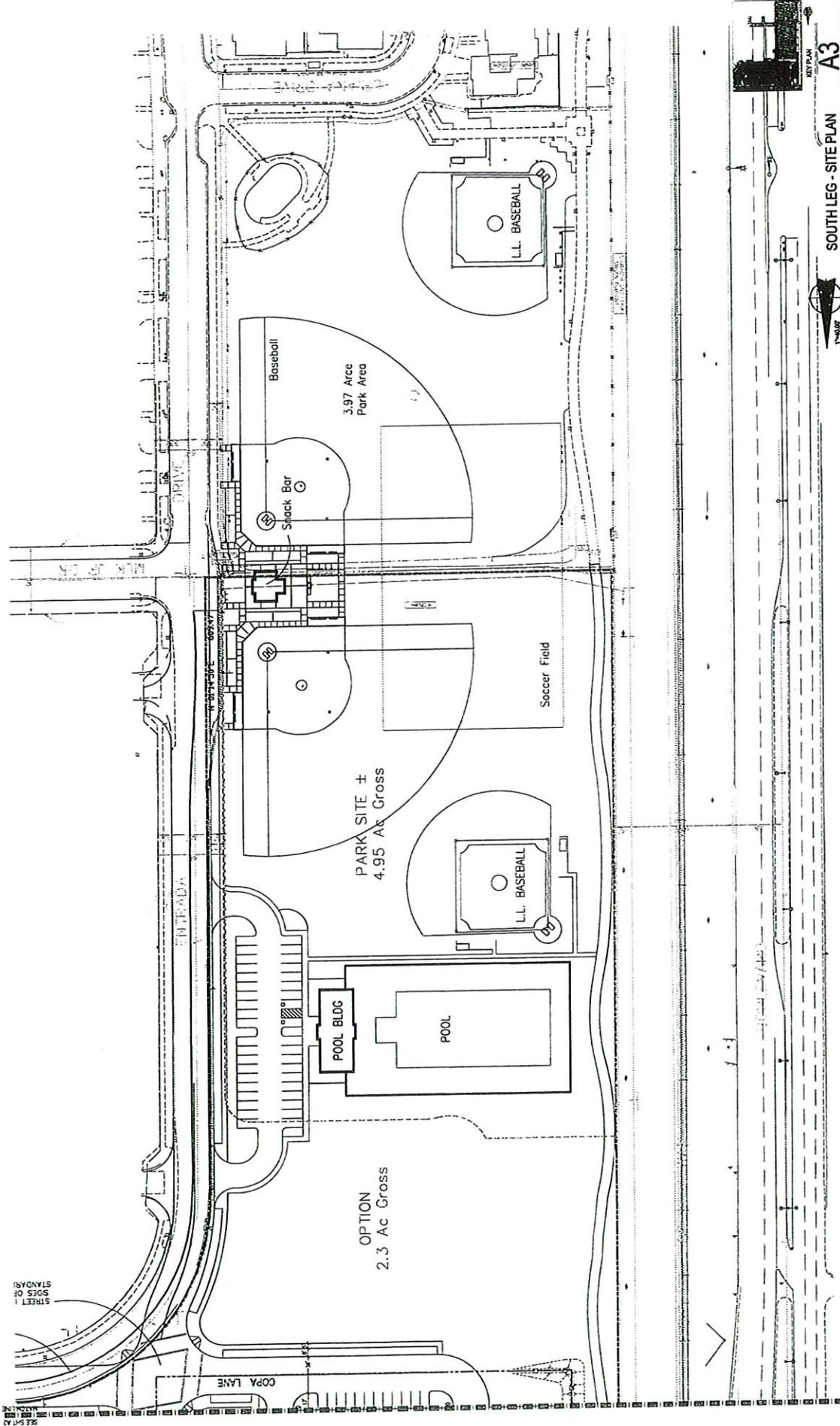


WEST LEG - SITE PLAN A2

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 380 ESPANOLA DRIVE, STE 430 OXNARD CA 93038



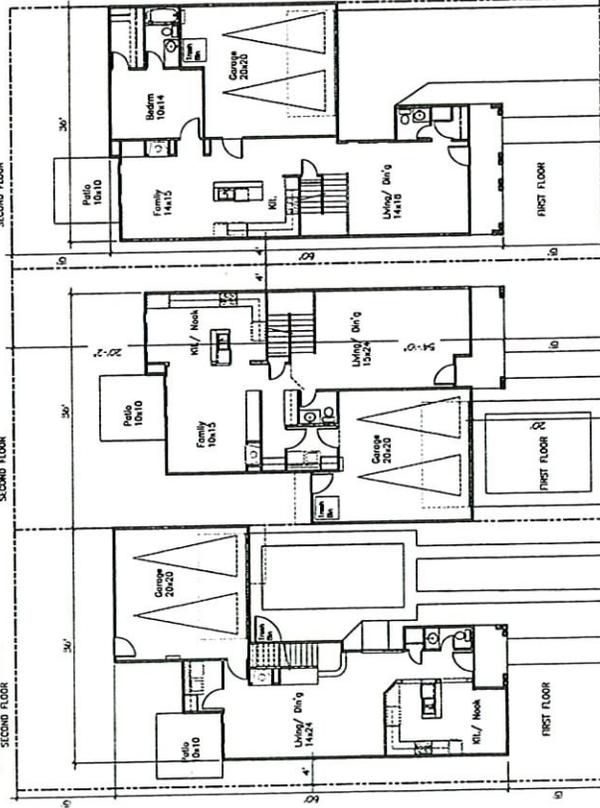
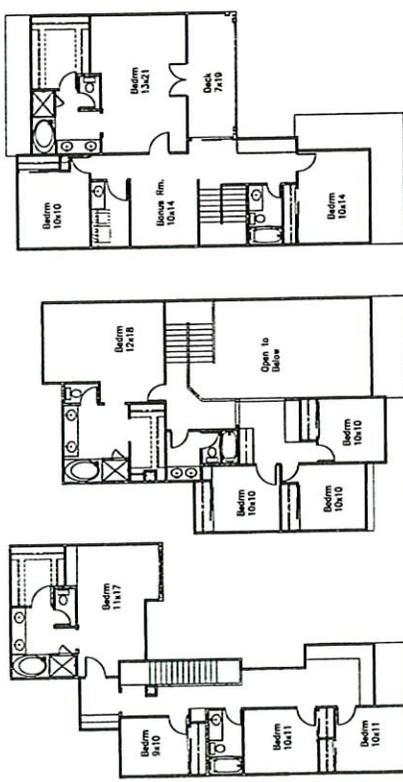


SPORTIVO ENTRADA
 RESIDENTIAL AND PARK SITE MASTER PLAN
 GONZALES ROAD & ENTRADA DRIVE OXNARD CA

Adlersgate Investments, LLC
 300 ESPANADE DRIVE, STE 430 OXNARD CA 93056

1"=40.00' NORTH
 SOUTH LEG - SITE PLAN A3





PLAN 1
 FIRST FLOOR 795 S.F.
 SECOND FLOOR 1,535 S.F.
 TOTAL 2,330 S.F.

PLAN 2
 FIRST FLOOR 1,625 S.F.
 SECOND FLOOR 1,525 S.F.
 TOTAL 3,150 S.F.

PLAN 3
 FIRST FLOOR 1,155 S.F.
 SECOND FLOOR 1,255 S.F.
 TOTAL 2,410 S.F.

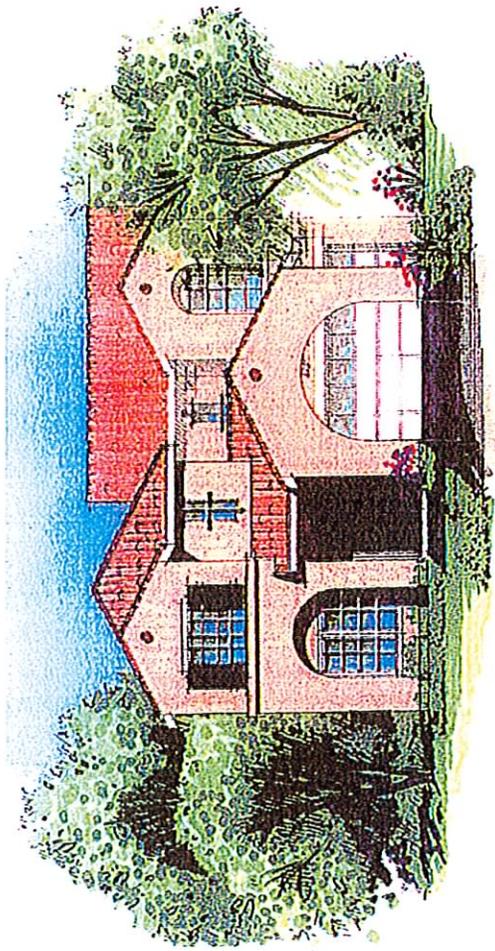
1 **Patio Homes - Single Family Plans**
 1/8" = 1'-0"

FLOOR PLANS **A4**

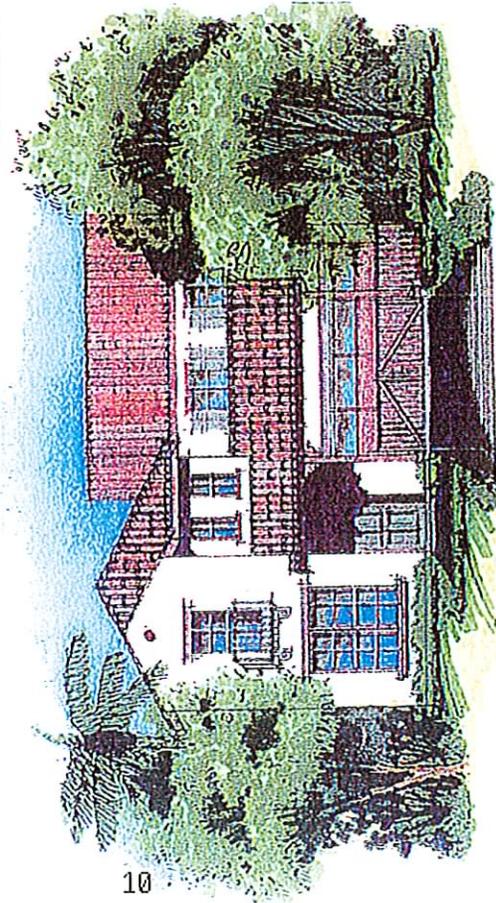


SPORTIVO ENTRADA
 RESIDENTIAL AND PARK SITE MASTER PLAN
 GONZALES ROAD & ENTRADA DRIVE OXNARD CA

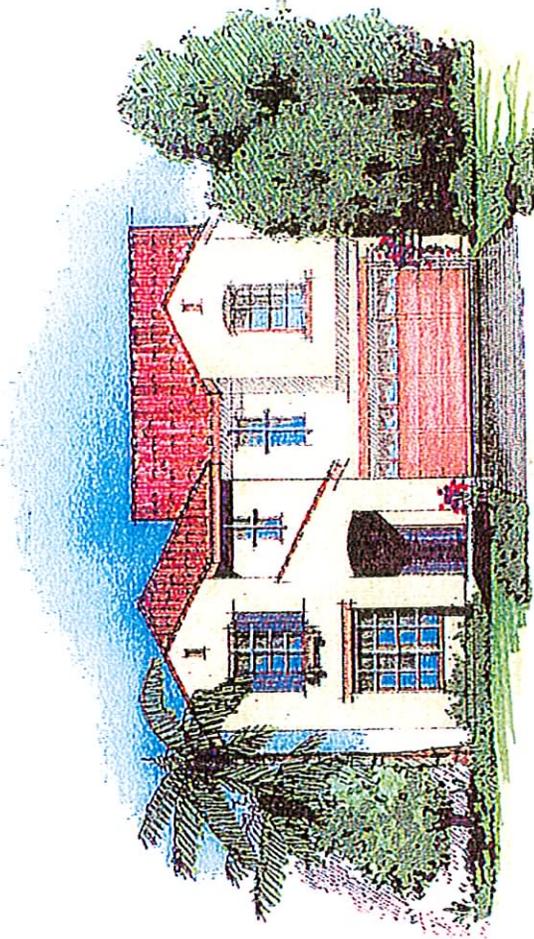
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ELEVATION 1A



ELEVATION 1B



ELEVATION 1C

PLAN 1



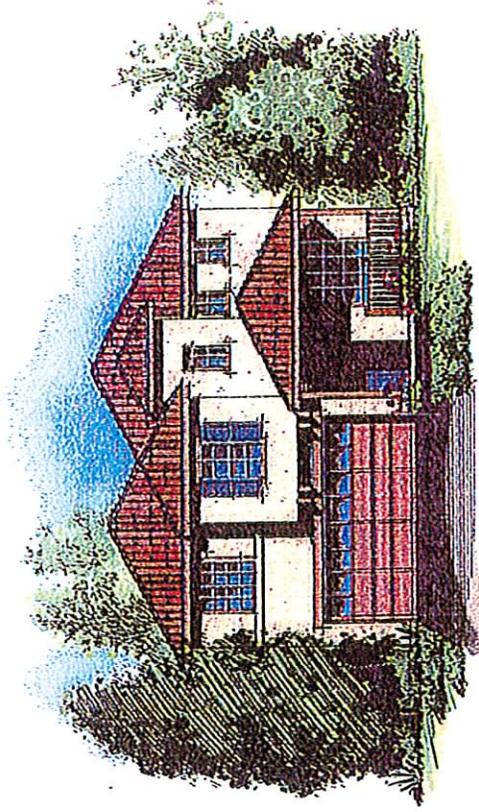
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1/14/07 061204



ELEVATION 2A



ELEVATION 2C



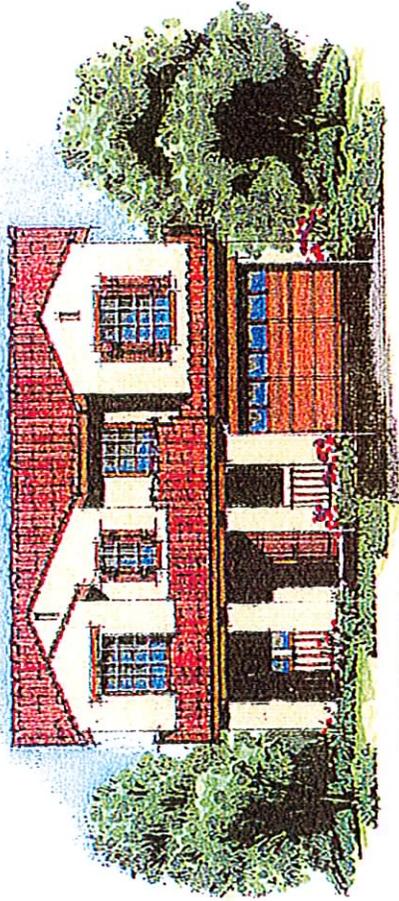
ELEVATION 2B

PLAN 2

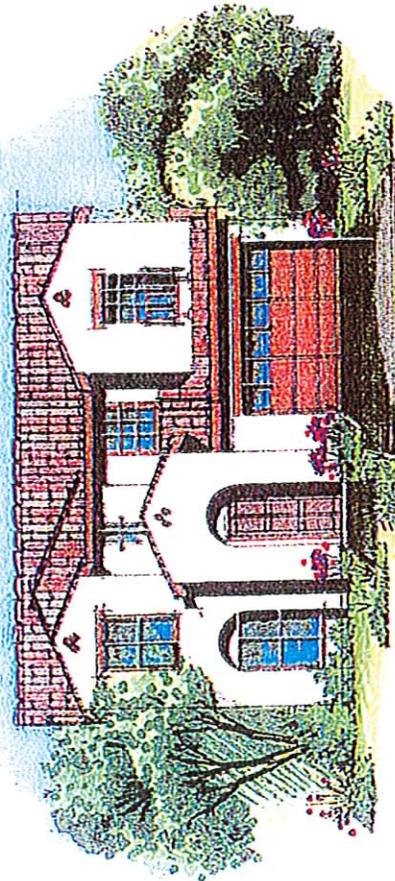


SPORTS PARK DEVELOPMENT
 RESIDENTIAL AND PARK SITE MASTER PLAN
 GONZALES ROAD & ENTRADA DRIVE OXNARD CA

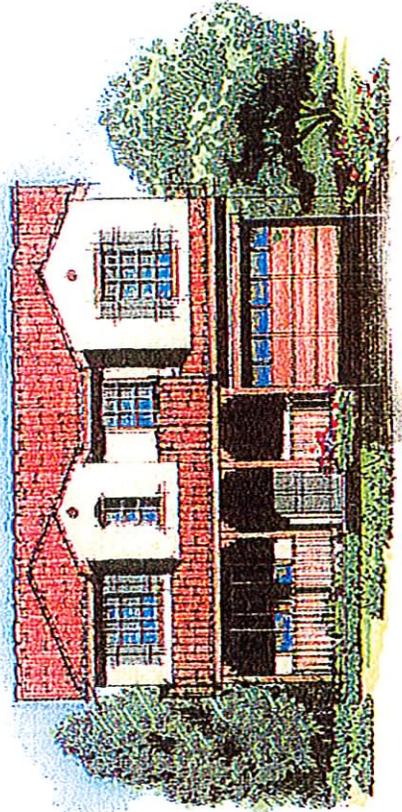
MGA DEVELOPMENT & ENGINEERING, INC.
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ELEVATION 3A

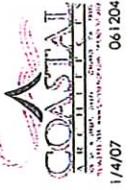


ELEVATION 3B



ELEVATION 3C

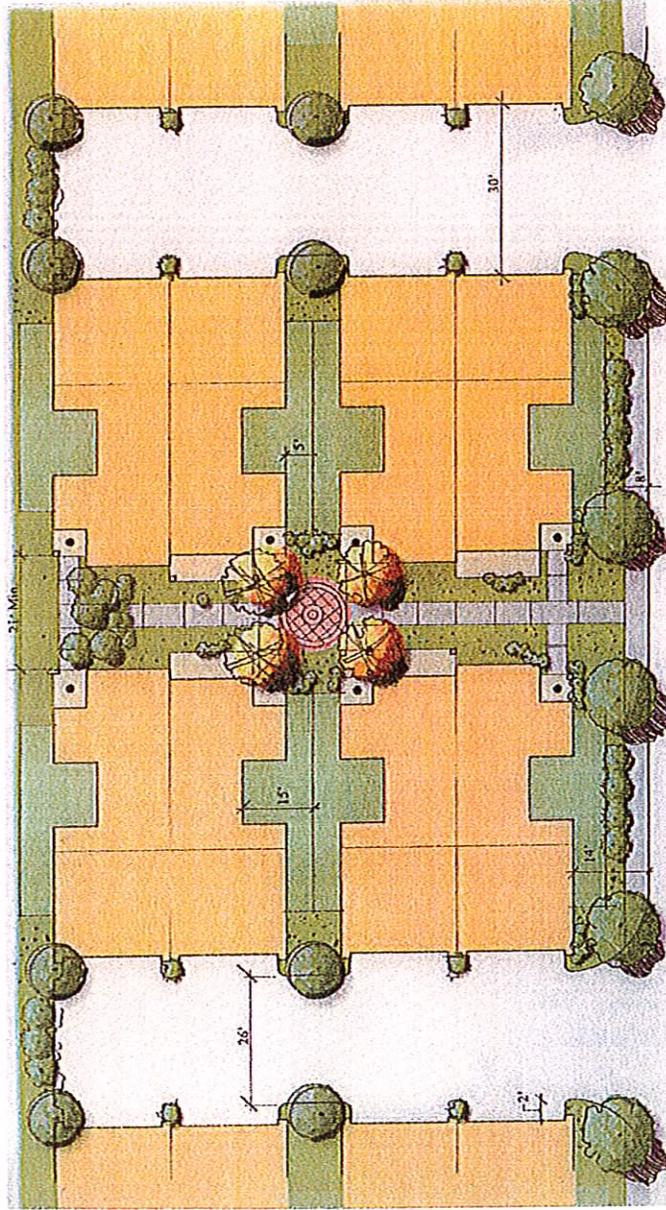
PLAN 3



SPORTS PARK DEVELOPMENT

RESIDENTIAL AND PARK SITE MASTER PLAN
 GONZALES ROAD & ENTRADA DRIVE OXNARD CA

MGA DEVELOPMENT & ENGINEERING, INC.
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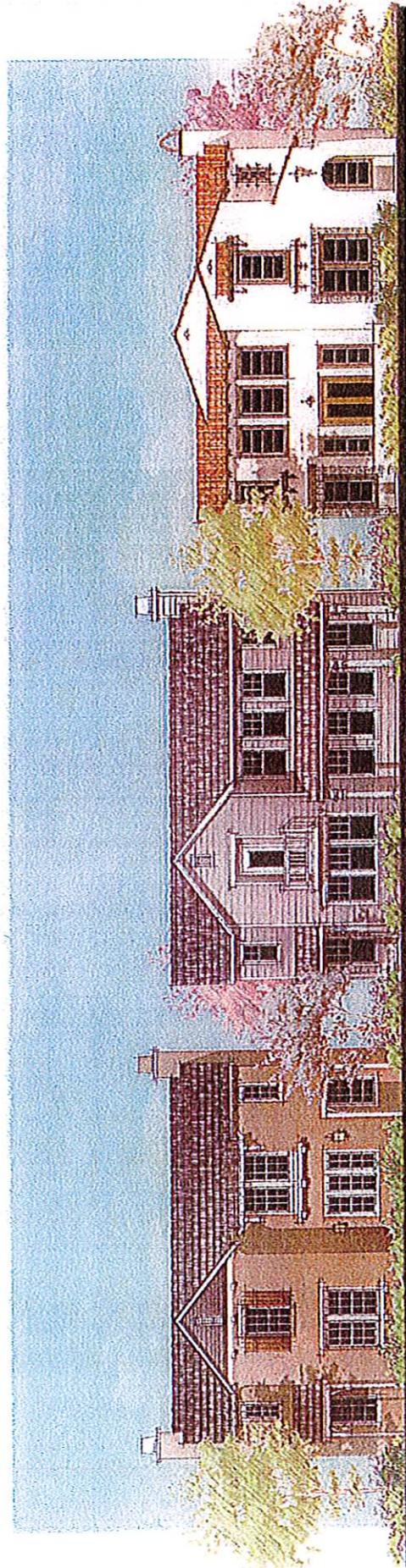


DUPLEX CONCEPT



SPORTIVO ENTRADA
 RESIDENTIAL AND PARK SITE MASTER PLAN
 GONZALES ROAD & ENTRADA DRIVE OXNARD CA

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SPANISH

TRADITIONAL

COTTAGE

DUPLEX CONCEPT ELEVATIONS



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