



Meeting Date: March 6, 2007

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 Study Session

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

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

DATE: February 22, 2007

TO: City Council

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

SUBJECT: Pre-Application Review (PZ 06-600-4) of a Request to Develop a Vacant Infill Site Located at the Northwest Corner of Rose Avenue and Gary Drive with Five Single-Family Housing Units. Filed by T. N. Price and Associates, 2444 Dupont Drive, Irvine, CA, 92612.

RECOMMENDATION

That City Council review and provide preliminary comments on a General Plan Amendment pre-application to develop a 0.42-acre vacant infill parcel located at the northwest corner of Rose Avenue and Gary Drive, adjacent to Channel Islands High School, with five single-family homes.

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 proposed project involves development of the vacant, triangular-shaped, 0.42-acre infill parcel on the northwest corner of Rose Avenue and Gary Drive, with five single-family units and associated driveways and landscaping. The project is located in the College Estates neighborhood. Land uses adjacent to this site include Channel Islands High School to the north and west, College Park to the east, and single-family residential to the south.

The project would take access from Gary Drive and include a 170-foot driveway along the western edge of the property, lined with landscaping and trees as a buffer to the high school. Three attached four-bedroom units are clustered near the entrance, followed by guest parking for five vehicles, followed by two three-bedroom units at the north end of the site. All five units are two stories with two-car garages and are relatively small in terms of room sizes and private outdoor space. The proposed density is just under 12 units to the acre.

The following entitlements/actions would be required for the project:

1. General Plan Amendment changing the land use designation from School to Residential Low Medium.
2. Zone Change from C-R (Community Reserve) to R-2 PD (Multiple Family Planned Development).
3. Planned Development Permit for the five-unit housing project.
4. A Tentative Subdivision Map to create a five-unit condominium map on the parcel.

Issues for Consideration

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

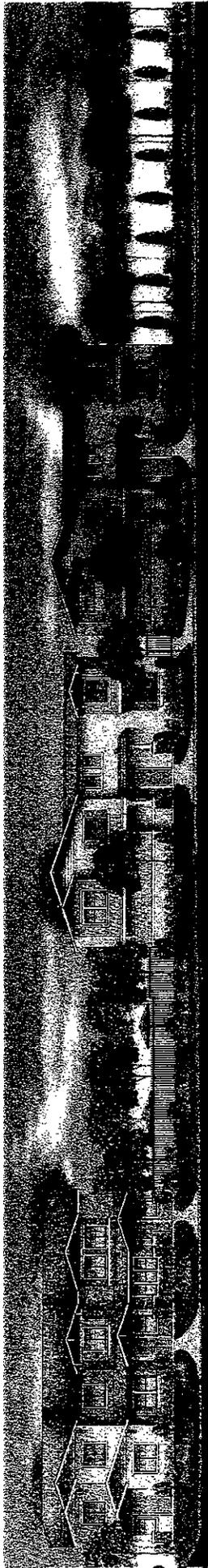
1. Appropriateness of residential use and density for this site.
2. Compatibility with the adjoining high school site.
3. Noise from Rose Avenue traffic.
4. Driveway length exceeds Fire Department guidelines for a driveway with no turn-around.
5. Trash pickup may not meet City guidelines as the proposed driveway is a dead-end.

FINANCIAL IMPACT

The projects will be required to pay applicable development fees.

Attachments: 1 - Vicinity, General Plan, and Zoning Maps
2 - Proposed Project Plans

Note: Attachment #1 will be provided to Council on Monday prior to the Council meeting.

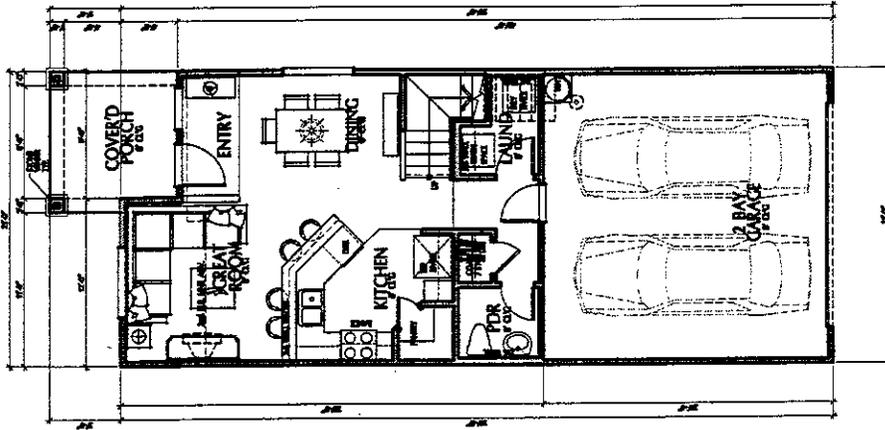


"ROSE AVE. ELEVATION"

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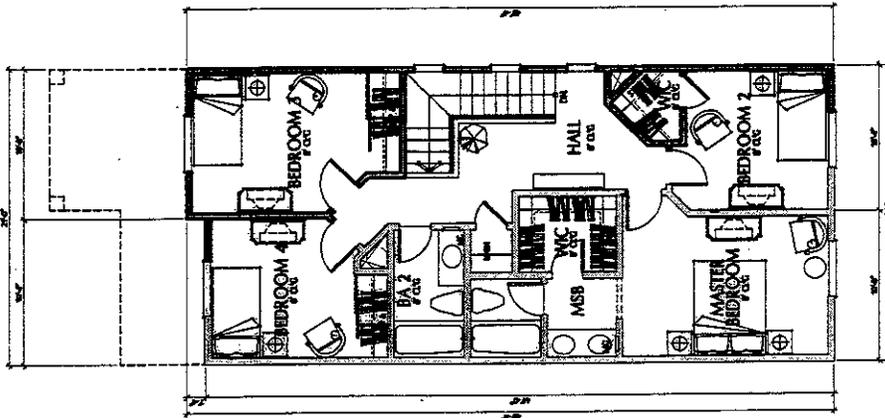
"CASA DE ROSAS"
Gary Drive
Oxnard, California


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FIRST FLOOR

SCALE: 1/4"=1'-0"



SECOND FLOOR

SCALE: 1/4"=1'-0"

(UNITS 1, 2 & 3)

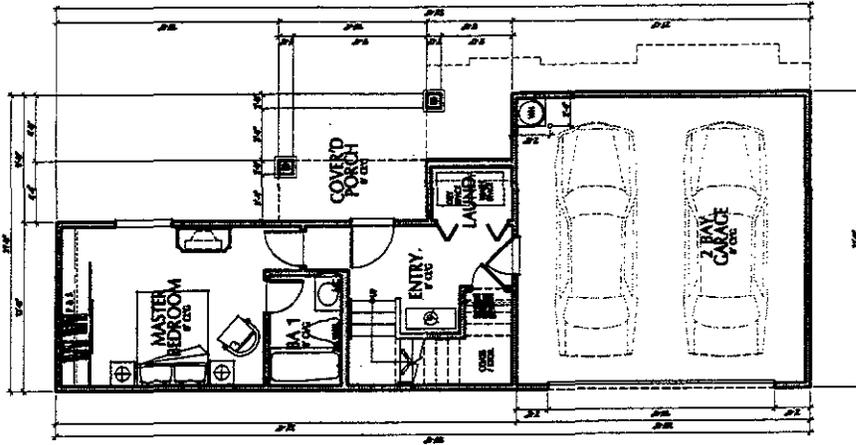


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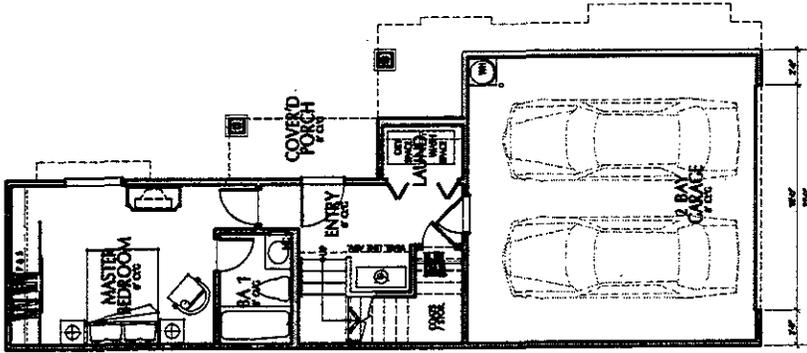
"CASA DE ROSAS"
 Gay Drive
 Oxnard, California

UNIT 1 & 3	1st FLOOR	597 SQ. FT.
	2nd FLOOR	810 SQ. FT.
	TOTAL	1,397 SQ. FT.
UNITS 1 & 3 TOTAL		2,794 SQ. FT.
UNIT 2	1st FLOOR	623 SQ. FT.
	2nd FLOOR	890 SQ. FT.
UNIT 2 TOTAL		1,483 SQ. FT.
UNITS 1 THRU 3 TOTAL		4,277 SQ. FT.



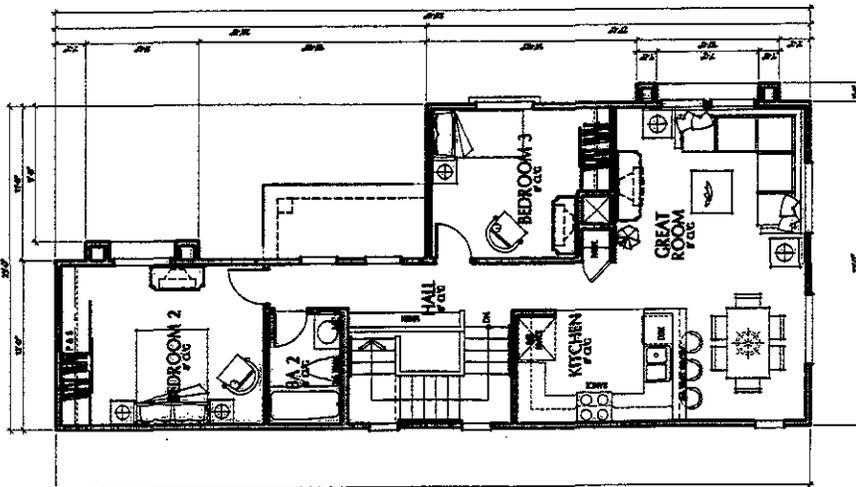
FIRST FLOOR (UNIT 4)

SCALE: 1/4"=1'-0"



FIRST FLOOR (UNIT 5)

SCALE: 1/4"=1'-0"



SECOND FLOOR

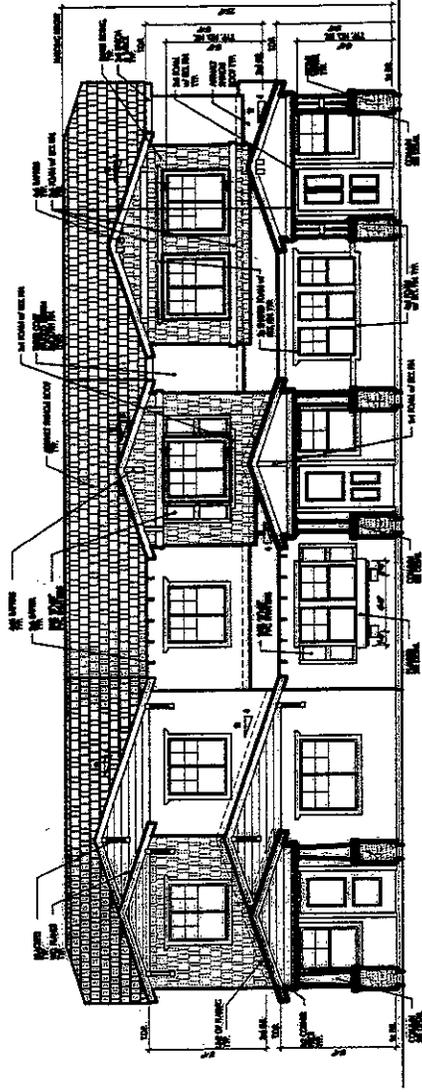
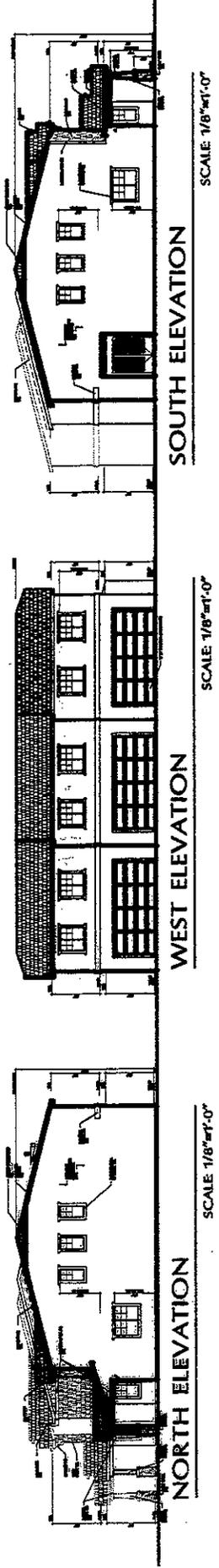
SCALE: 1/4"=1'-0"

UNIT 4 & 5	1 st FLOOR	415 SQ. FT.
	2 nd FLOOR	883 SQ. FT.
	TOTAL	1,298 SQ. FT.
	UNITS 4 & 5 TOTAL	2,596 SQ. FT.

"CASA DE ROSAS"

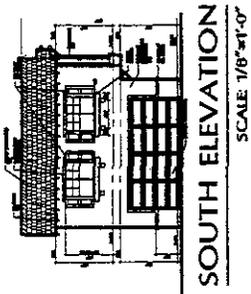
Gay Drive
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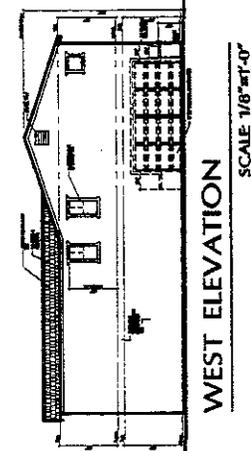


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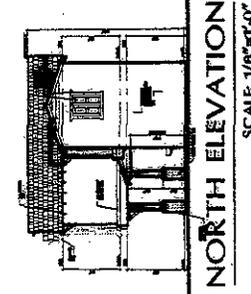
"CASA DE ROSAS"
 Gary Drive
 Oxnard, California



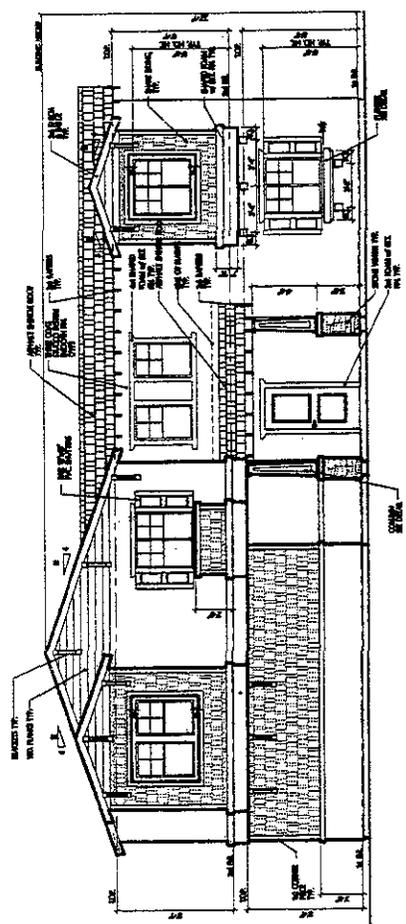
SOUTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"

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