



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: Ashley Golden, Senior Planner

Agenda Item No. 0-2

Reviewed By: City Manager [Signature] City Attorney Rupp [Signature] Finance SW Other (Specify) CDC

DATE: April 12, 2007

TO: City Council
Community Development Commission

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

Curtis P. Cannon, Director
Community Development Department

SUBJECT: Pre-Application Review of a Proposal for the Development of 60 Townhomes and a Request to Pay an Affordable Housing Payment In-Lieu of Providing Affordable Housing On-Site at the 5701-5721 and 5637-5693 Cypress Road, Filed by Patrick McCarthy.

RECOMMENDATION

That City Council review and provide preliminary comments on a proposal to develop the 4.93-acre site with 60 market rate condominium units, located at 5701-5721 and 5637-5693 Cypress Road.

That Community Development Commission consider a request to make an in-lieu affordable housing payment to the Affordable Housing In-Lieu Fee Fund instead of providing on-site affordable housing units within the Historic Enhancement and Revitalization of Oxnard (HERO) redevelopment project area.

DISCUSSION

The pre-application review is required for major in-fill projects in existing residential neighborhoods and small lot single-family developments. The purpose of a pre-application review is to provide Council members an opportunity to make individual comments on proposals, which may then be considered by the applicant in order to refine the proposal or in determining whether to proceed. Such comments do not constitute a decision or endorsement of a proposal. In accordance with State Law, *no formal direction or decision-making will take place until such time as a formal application has been filed and has undergone appropriate environmental review and evaluation for consistency with adopted City plans and policies.*

The sites are zoned Single Family residential (R-1) and Multi-Family Residential Planned Development (R-2-PD) with a General Plan Land Use Designation of *Residential Low Medium* (RLM) (8-12 dwelling units per acre). The applicant is proposing 60 units on 4.93 acres, resulting in a density of 12 units per acre. The surrounding land uses include a mobile home park to the north, a vacant lot to the

south, single-family residential to the west, and the recently approved West Wind II single-family residential project to the east. The subject parcels are within the HERO redevelopment project area.

The proposal includes 6 residential cluster buildings with 10 homes per cluster. The development includes two, three and four bedroom units ranging in size from 1,275 square feet to 1,750 square feet. Each unit has a two-car garage and the required 45 parking stalls for visitors are provided throughout the project. Residential amenities include a clubhouse, swimming pool, basketball court, and barbeque area. All residential structures are two stories and the clubhouse is single story.

The request proposes build-out at a density of 12 units per acre, which exceeds the allowed density of R-1 zone (northern parcel), but is consistent with the R-2 zone (southern parcel). A zone change from R-1 to R-2-PD for the northern parcel is required to come in conformance with the general plan land use designation of RLM and to allow for the proposed density.

Environmental and traffic analysis, and details of the onsite amenities would be considered as part of a formal application. A special use permit for a planned residential group, a tentative map, and a zone change will be required for the development of this project.

Request to Pay an Affordable Housing Payment

On July 11, 2006, the Community Development Commission (the Commission) of the City of Oxnard adopted Resolution No. 111. This resolution addresses affordable housing and in-lieu affordable housing payments in redevelopment areas. In accordance with Resolution No. 111, a developer may request that an in-lieu Affordable Housing Payment ("Payment") be made instead of providing affordable housing units on or off site.

All projects for which the developer makes a request to make an in-lieu payment are subject to the City's pre-application process. During the pre-application process, the Commission shall determine whether an in-lieu payment may be made.

Resolution No. 111 states that the Commission shall consider the following factors in determining whether to grant a request:

- a. the size, type, and nature of the lots and homes and/or apartment buildings and units proposed for the development;
- b. the prices for which the developer plans to sell the market rate homes or rent market rate apartment units;
- c. the extent to which the proposed development may be designed or redesigned to allow the production of quality units at lower costs; and
- d. the extent to which City is meeting affordable housing goals of its 2020 General Plan.

The affordable housing goals of the Housing Element and the current RHNA goals have not been entirely met. Only 56% of the very low-income goals have been met; 111% of the low-income goals

have been met; and 13% of the moderate-income goals have been met. The remaining goal for very low-income units is 251 units. The remaining goal for moderate-income units is 439.

For projects in a redevelopment project area that provide affordable housing on-site, not less than 15% of the total number of units to be offered shall be sold to persons and families of lower or moderate income. Not less than 40% of the required affordable units shall be sold to persons and families of very low income. Therefore, if the Commission does *not* grant the developer's request to pay affordable housing in-lieu fees, the project would be required to provide 4 very low-income units and 5 low or moderate-income units. Affordable units would be proportionately distributed throughout the project by bedroom size.

Issues for Consideration

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

1. General Plan Land Use & Zoning Consistency: The City's General Plan and zoning designates the subject site for *residential low medium* land uses, which anticipates lower density apartments or condominiums and higher density detached single-family residences. The zoning on the northern parcels is R-1, which requires 6,000 square feet per residence; however the projects provides 3,500 square feet per residence. In order to achieve land use consistency and to accurately reflect the proposed land use, staff recommends a zone change from R-1 to R-2-PD.
2. Redevelopment Project Area: The project location is within the adopted redevelopment project area known as HERO and is subject to the affordable housing requirements specified in the Community Development Commission (CDC) Resolution No's. 85 and 111. Projects within redevelopment areas are required to provide 15% of the units, in this case 9 units, at affordable levels, or request that the Commission consider an in-lieu Affordable Housing Payment instead of providing the units on or off site.

FINANCIAL IMPACT

The project will be required to pay applicable development fees such as Traffic Impact fees, Art in Public Places, Quimby, and Air Quality mitigation fees.

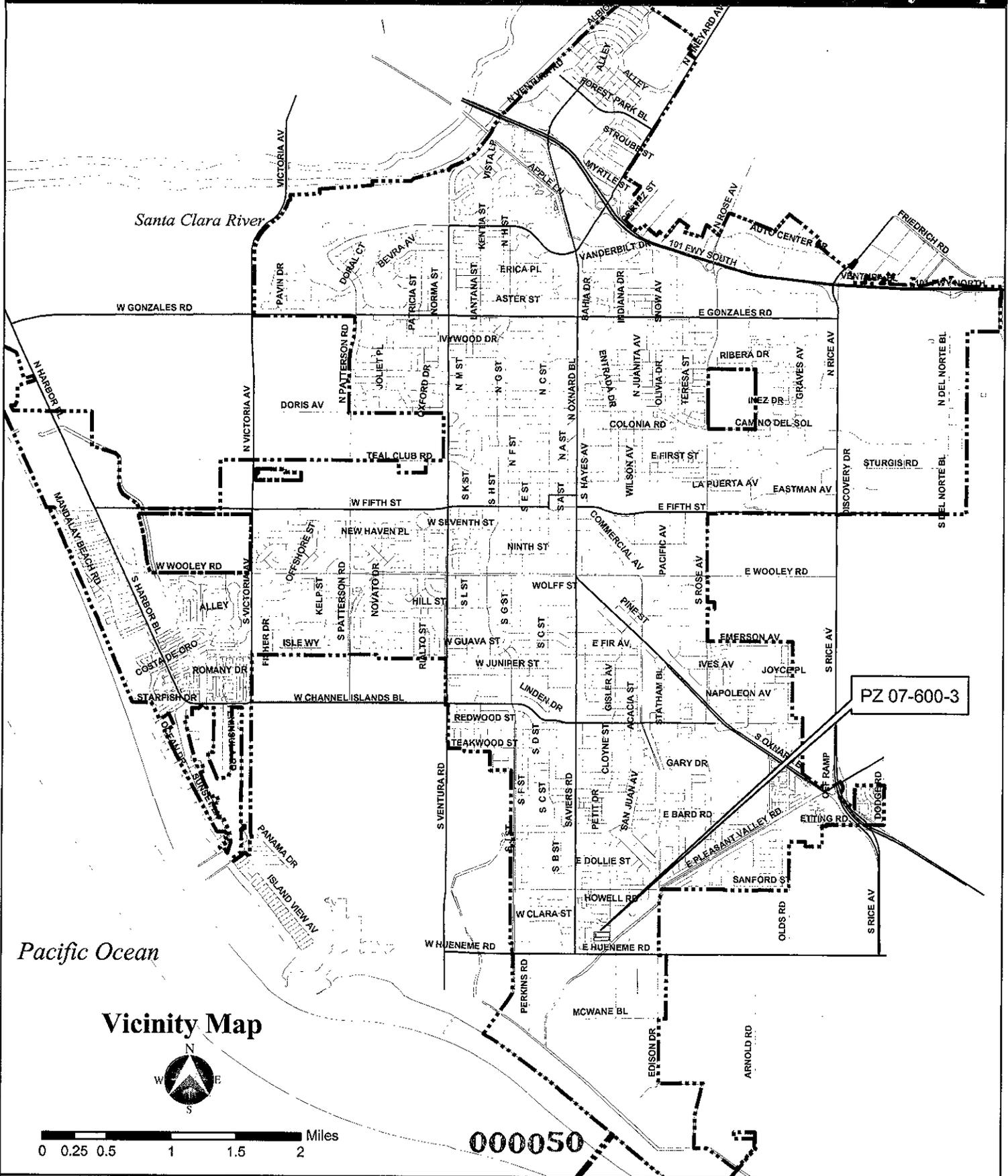
Resolution No. 111 stipulates that the developer pay an in-lieu fee equal 1% of the sales price for each for sale unit in the project, with a minimum payment of \$5,000 per unit. The developer is currently estimating a sales price from \$400,000 to \$500,000 per unit. If the building permits were issued today and a sales price for the units was \$500,000 the 60 units would generate \$300,000.00 in affordable housing in-lieu fees.

- Attachment 1 - Vicinity, General Plan & Zoning Maps
2 - Project Plans

Note: The proposed project plans 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.

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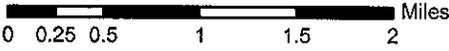
Vicinity Map



PZ 07-600-3

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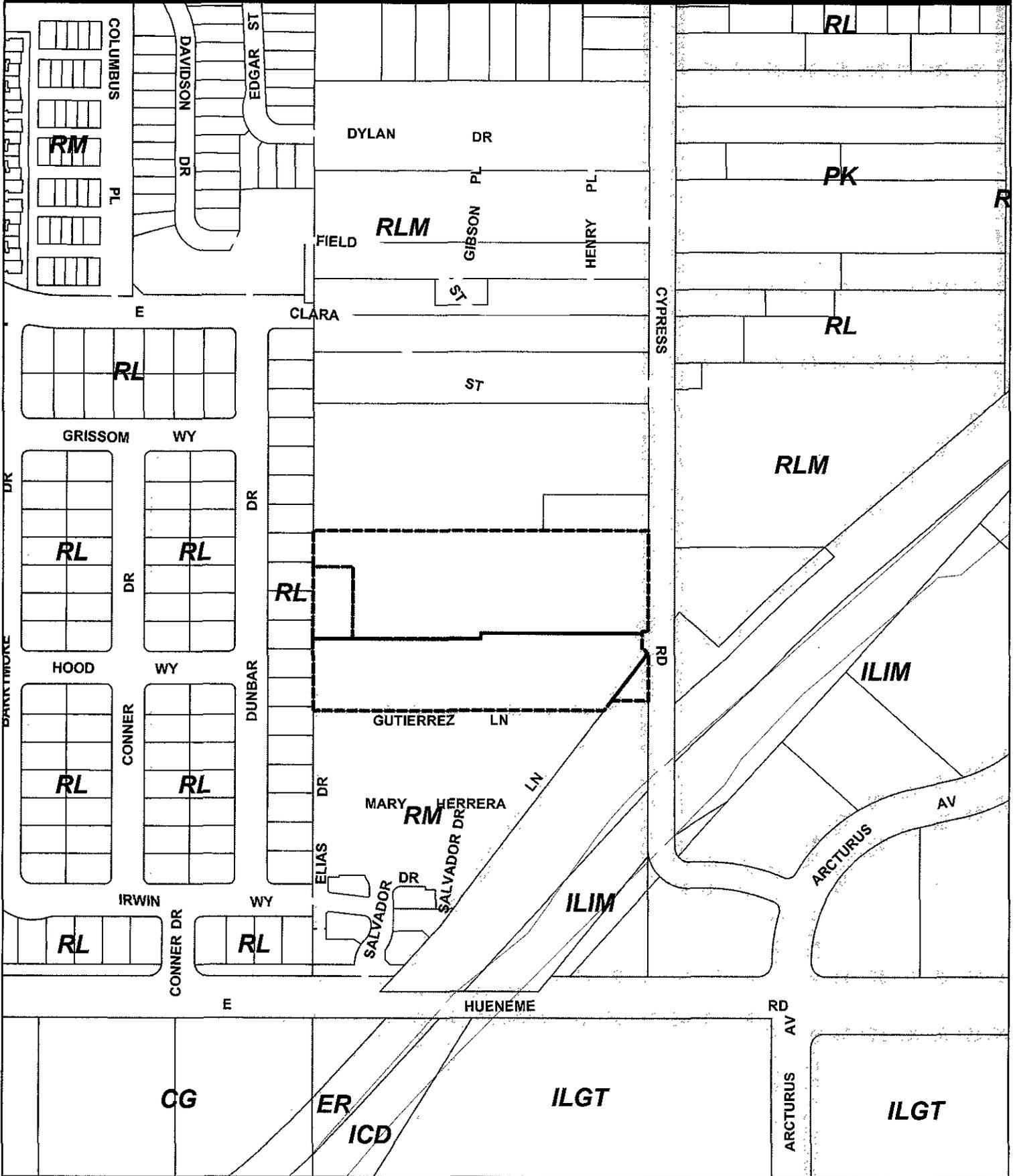
Vicinity Map



PZ 07-600-3
 Location: 5637-5693 Cypress Rd
 APN: 222007011, 222007015, 222007015, 222007019

ATTACHMENT 1
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General Plan Map



PZ 07-600-3
 Location: 5637-5693 Cypress Rd
 APN: 222007011, 222007015,
 222007015, 222007019

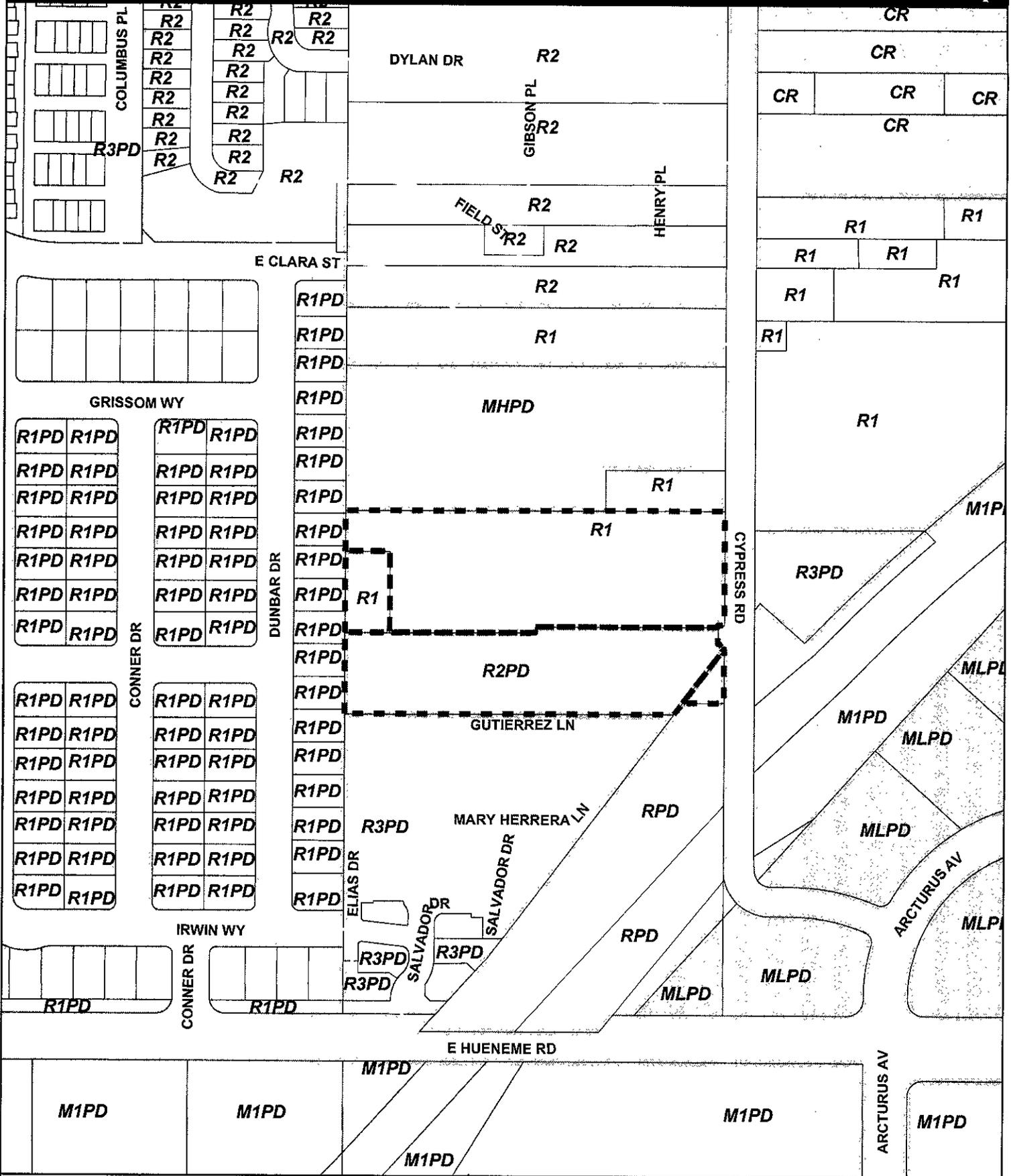
000051 ATTACHMENT 1
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General Plan Map

0 50 100 200 300 400 Feet



Zone Map



PZ 07-600-3
 Location: 5637-5693 Cypress Rd
 APN: 222007011, 222007015, 222007015, 222007019
 0 50 100 200 300 400 Feet

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Zone Map
 ATTACHMENT 1
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Paseo Nuevo

Cypress Road Oxnard, CA

PROJECT DATA:

PROJECT NAME: 8631-8635 CYPRESS ROAD
PROPOSED ADDRESS: 8101-8105 CYPRESS ROAD
 OXNARD, CA
APN: 222-97-11 & B & 19 & 18
NET LAND AREA: 418 ACRES
 (179,348 SQ. FT.)
OWNER: 2001 ONE CRYSTAL CEMANYS
 CITY OF VENTURA AGREEMENTS

ZONING CODE DATA:

ZONE: R-2 MULTIFAMILY RESIDENTIAL
SETBACKS - 20'-0"
FRONT (CYPRUS) - 5'-0"
SIDE YARD - 5'-0"
REAR YARD - 20'-0"
HEIGHT - 2-STORY

SITE DATA:

SITE AREA: 16,633 SQ. FT. (32,644)
BUILDING FOOTPRINT: 1,681 SQ. FT. (32%)
PLANTING EXCLUDED: 1,681 SQ. FT. (32%)
REAR YARD: 2,092 SQ. FT. (12.6%)
LANDSCAPE / OPEN SPACE: 6,949 SQ. FT. (32.2%)
TOTAL SITE AREA: 24,794 SQ. FT. (1,000')

PARKING:

REQUIRED: 128 SPACES (700 PROVIDED)
3 GARAGE PER UNIT
40 UNIT X 3.2
GUEST PARKING 4.1 SQ. PER
EXISTING SPACES 4.1 SQ. PER
EXACT UNIT REQUIREMENT
TOTAL SPACES REQUIRED: 168 SPACES (168 PROVIDED)

NOTE: 1 OF THE 46 GUEST SPACES PROVIDED ARE HANDICAP SPACES.

SEALED DRAWINGS:
 James Dwyer & Young, Inc.
 1612 Decker St.
 Oxnard, CA 93055
 (805) 321-1111
 CONTACT: Jimmy Puccio

LANDSCAPE ARCHITECT:
 James Dwyer & Young, Inc.
 1612 Decker St.
 Oxnard, CA 93055
 (805) 321-1111
 CONTACT: Jimmy Puccio

ARCHITECT:
 CSA Architects
 300 East Canon Parkway, Ste. A
 Oxnard, CA 93055
 (805) 321-1111
 CONTACT: Carl Schneider, AIA

ENGINEER:
 Pottinger Construction & Development
 433 E. Ventura Boulevard
 Oxnard, CA 93055
 (805) 480-4444

BUILDING AREAS:

BUILDING TOTALS
BUILDING AREA GROSS - 16,633 SQ. FT.
FIRST FLOOR - 3,367 SQ. FT.
SECOND FLOOR - 3,367 SQ. FT.
TOTAL LIVING GROSS - 6,734 SQ. FT.
GARAGE AREAS - 4,821 SQ. FT.
CENTRALS / DECKS - 2,669 SQ. FT.
UTILITY SPACES - 21.8 SQ. FT.
TOTAL BUILDING - 22,256 SQ. FT.

BUILDING AREAS HABITABLE - 16,633 SQ. FT.
FIRST FLOOR - 3,367 SQ. FT.
SECOND FLOOR - 3,367 SQ. FT.
TOTAL LIVING GROSS - 6,734 SQ. FT.
GARAGE AREAS - 4,821 SQ. FT.
CENTRALS / DECKS - 2,669 SQ. FT.
UTILITY SPACES - 21.8 SQ. FT.
TOTAL BUILDING - 22,256 SQ. FT.

RESIDENTIAL UNIT TOTALS

UNIT A, 1 BED / 1 1/2 BATH - 6,076 SQ. FT.
FIRST FLOOR - 3,038 SQ. FT.
SECOND FLOOR - 3,038 SQ. FT.
TOTAL AREA - 6,076 SQ. FT.
GARAGE AREA - 4,821 SQ. FT.

UNIT B, 2 BED / 2 BATH - 3,184 SQ. FT.
FIRST FLOOR - 1,592 SQ. FT.
SECOND FLOOR - 1,592 SQ. FT.
TOTAL AREA - 3,184 SQ. FT.
GARAGE AREA - 4,821 SQ. FT.

UNIT C, 2 BED / 2 BATH - 3,184 SQ. FT.
FIRST FLOOR - 1,592 SQ. FT.
SECOND FLOOR - 1,592 SQ. FT.
TOTAL AREA - 3,184 SQ. FT.
GARAGE AREA - 4,821 SQ. FT.

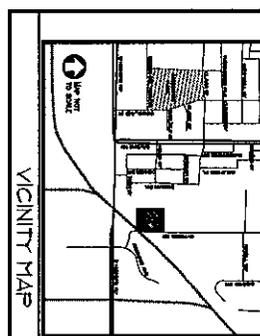
UNIT D, 3 BED / 2 1/2 BATH - 4,821 SQ. FT.
FIRST FLOOR - 2,410 SQ. FT.
SECOND FLOOR - 2,410 SQ. FT.
TOTAL AREA - 4,821 SQ. FT.
GARAGE AREA - 4,821 SQ. FT.

UNIT E, 3 BED / 2 1/2 BATH - 4,821 SQ. FT.
FIRST FLOOR - 2,410 SQ. FT.
SECOND FLOOR - 2,410 SQ. FT.
TOTAL AREA - 4,821 SQ. FT.
GARAGE AREA - 4,821 SQ. FT.

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4	ELECTRICAL
5	PLUMBING
6	LANDSCAPE
7	CONCRETE
8	PAINT
9	FINISHES
10	APPENDICES

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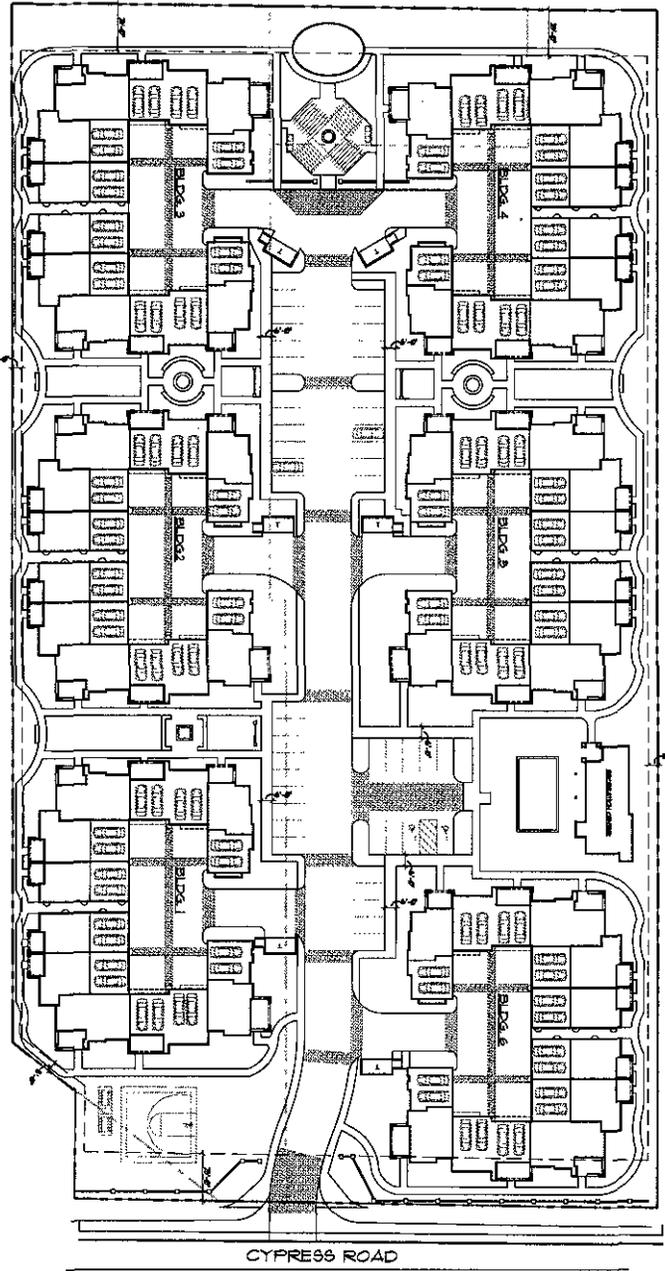


ATTACHMENT 2
PAGE 8

Paseo Nuevo
CYPRESS ROAD, OXNARD, CA

CSA ARCHITECTS
Carl Schneider, AIA NCARB
1330-A East Canon Parkway St. Santa Barbara, CA 93101 805.962.4575

SITE PLAN



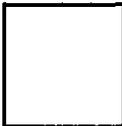
CYPRESS ROAD

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ATTACHMENT 2
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Paseo Nuevo
 CYPRESS ROAD, OXNARD, CA

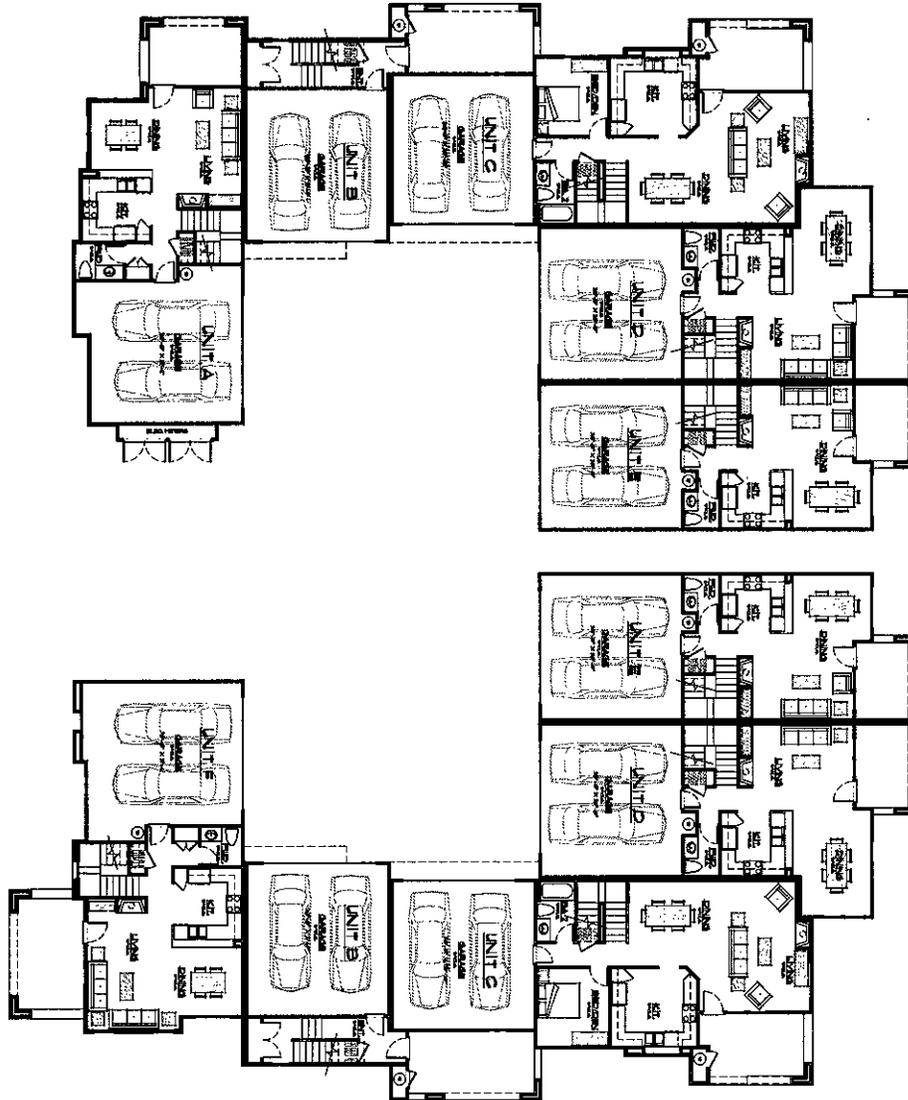


CSA ARCHITECTS
 Carl Schneider, AIA NCARB
1330-A East Canon Perdido St. Santa Barbara, CA 93101 805.962.4576

PRELIMINARY NOT FOR CONSTRUCTION

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drawing SITE_C090

FIRST FLOOR PLAN

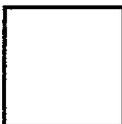


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ATTACHMENT 2
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B.1		ATTACHED FIRST FLOOR
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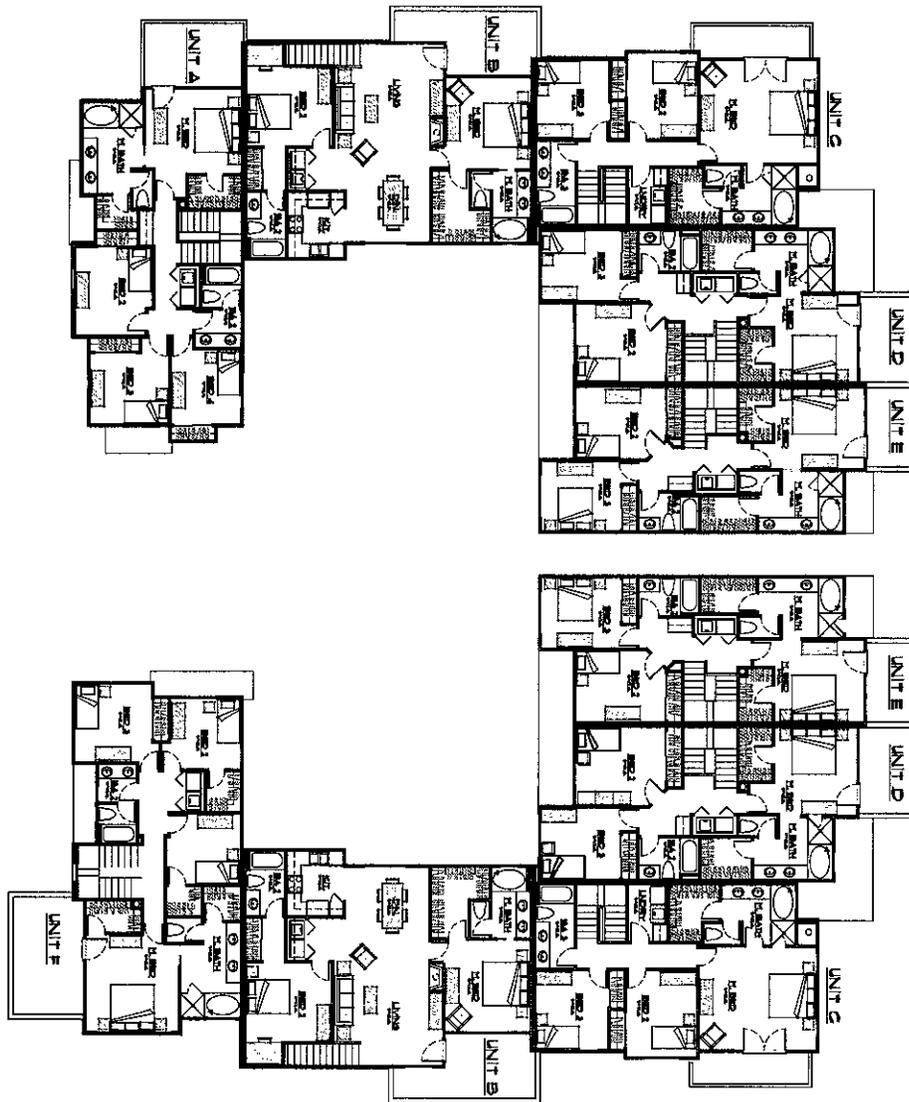
Paseo Nuevo
CYPRESS ROAD, OXNARD, CA



CSA ARCHITECTS
Carl Schneider, AIA NCARB
330-A East Canon Perdido St. Santa Barbara, CA 93101 805.962.4575

SECOND FLOOR PLAN

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



000056

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B.2	<small>DATE: 02-20-07 DRAWN BY: [unintelligible]</small>				
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Paseo Nuevo
CYPRESS ROAD, OXNARD, CA



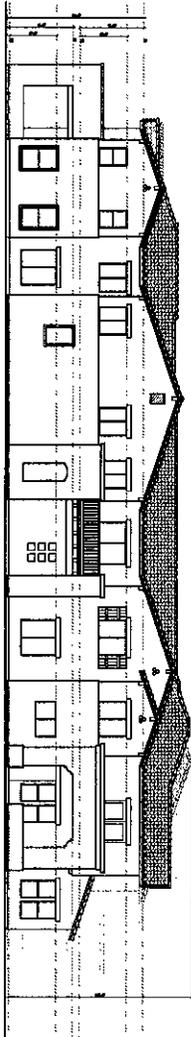
CSA ARCHITECTS
Carl Schneider, AIA NCARB
J. 330-A East Canon Perdido St. Santa Barbara, CA 93101 805.982.4575, JL

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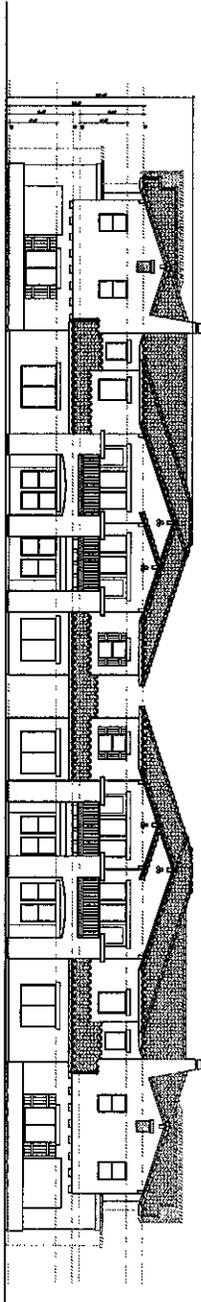
RIGHT ELEVATION

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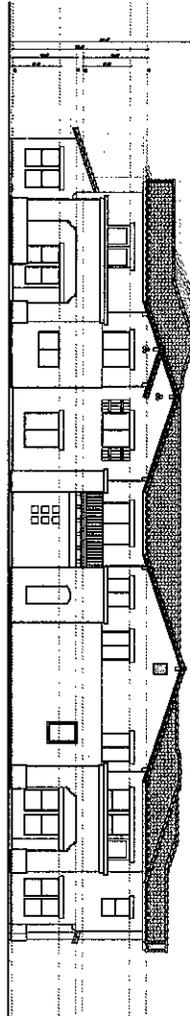
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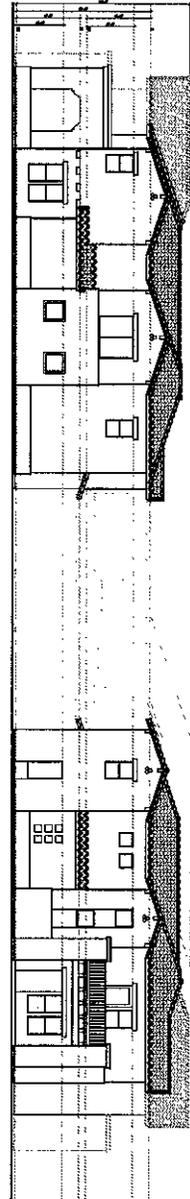
LEFT ELEVATION

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FRONT ELEVATION

SCALE 1/8" = 1'-0"



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B.3	1/8" = 1'-0"		REVISIONS

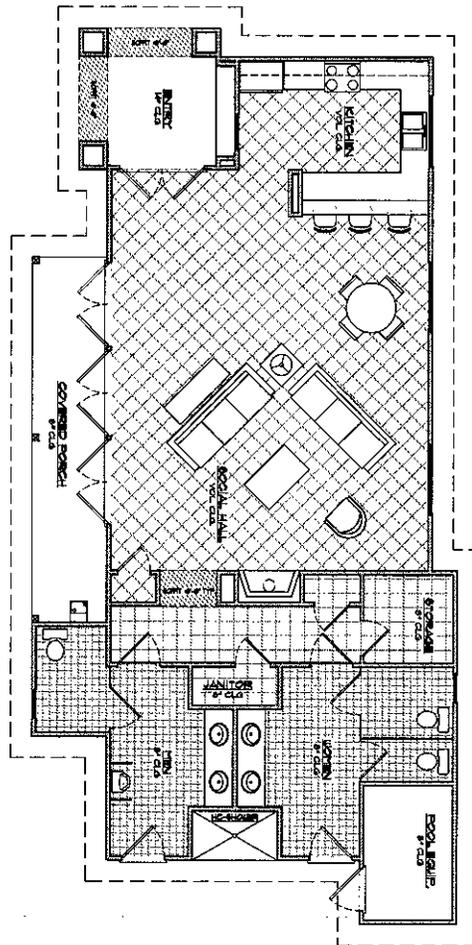
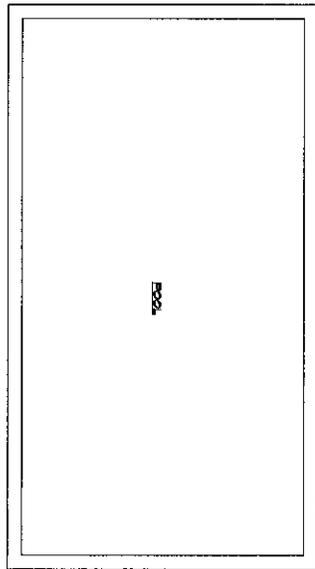
Paseo Nuevo
CYPRESS ROAD, OXNARD, CA



CSA ARCHITECTS
Carl Schneider, AIA NCARB
333-A East Canon Pl. Santa Barbara, CA 93101 805.962.4516

REC BUILDING FIRST FLOOR PLAN

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



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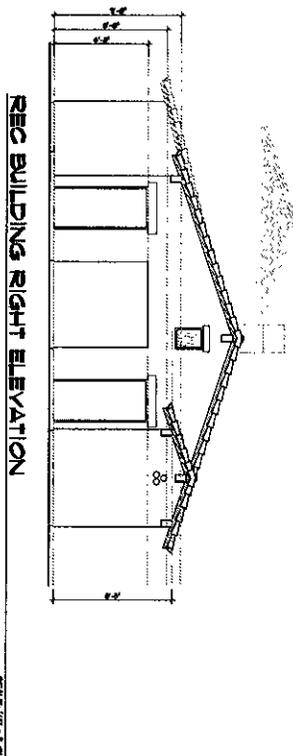
ATTACHMENT 2
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C.1		REC BUILDING FIRST FLOOR PLAN
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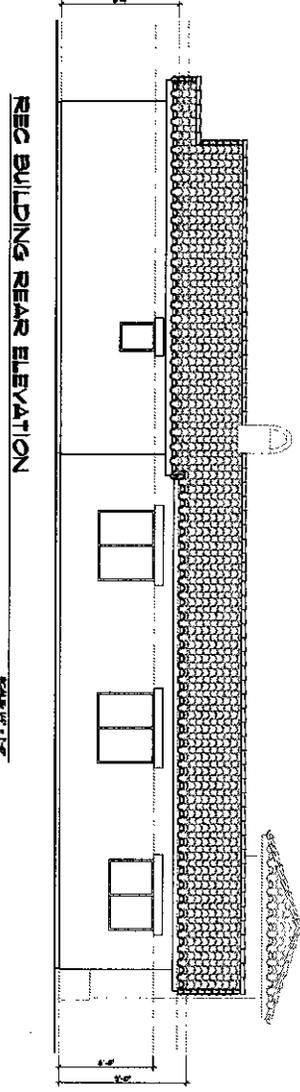
Cypress 2
CYPRESS ROAD, OXNARD, CA



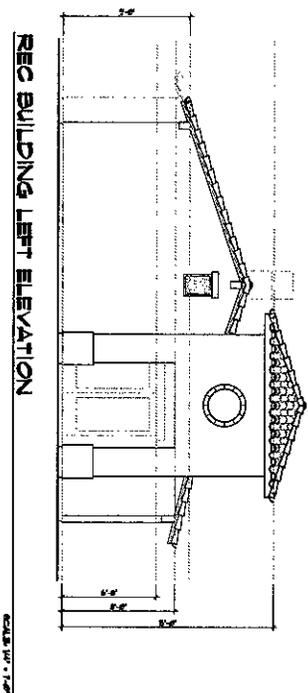
CSA ARCHITECTS
Carl Schneider, AIA NCARB
1330-A East Canon Perdido St. Santa Barbara, CA 93101 805.962.4575



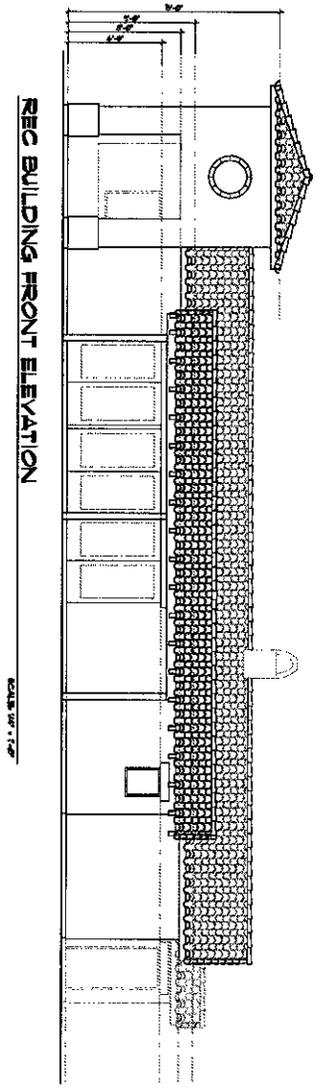
REC BUILDING RIGHT ELEVATION



REC BUILDING REAR ELEVATION



REC BUILDING LEFT ELEVATION



REC BUILDING FRONT ELEVATION

000059

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C.2	145-2888	REC BLDG ELEVATIONS
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Paseo Nuevo
CYPRESS ROAD, OXNARD, CA

CSA ARCHITECTS
Carl Schneider, AIA NCARB
3330-A East Canon Perdido St. Santa Barbara, CA 93101 805.962.4576

PRELIMINARY NOT FOR CONSTRUCTION

March 23, 2007 10:04:38 am
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