



Meeting Date: 06/26/07

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

Prepared By: Ashley Golden, Senior Planner *ay* Agenda Item No. R-1

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

DATE: March 7, 2007

TO: City Council

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

SUBJECT: Pre-Application Review of a Proposal for the Development of 528 Seniors Mixed Income Rental Units at the Former Home Depot site and 4.6 Acres of Proposed Annexed Land. Filed by D2 Development, Inc.

RECOMMENDATION

That City Council review and provide preliminary comments on a proposal to develop the former 11.37 acre Home Depot site and to annex a total of 4.6 acres for construction of 528 senior mixed use income rental units with a cultural arts/learning center, located at 2600 N. Vineyard Avenue, and 2557 and 2571 Cortez Street.

DISCUSSION

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.*

Project History

The former Home Depot site is zoned general commercial (C2) with a General Plan Land Use Designation of *commercial general*. In 2005, the City Council approved a special use permit (PZ 04-500-4), density bonus (PZ 05-535-1) and tentative subdivision map (04-300-4) for development of a 259 multi-family condominium project in four and two story buildings, a child day-care and the reconfiguration of the existing Jack-in-the-Box parcel. The density of the approved project is 22.75 units per acre

Description of the Proposal

The applicant is proposing a seniors, 55 years and older, residential development 15.97 acres: the former Home Depot parcel (11.37 acres), Wiggins Lift parcel (3.3 acres) and the Laidlaw Transit parcel (1.3 acres). The surrounding land uses include the El Rio Elementary School to the north, a residential

apartment building and storage facility to the south, a Jack-in-the-Box and multi-tenant commercial building to the west, and light industrial and office buildings to the east.

The project consists of 528 seniors mixed income rental units with three three-story cultural arts/learning center buildings totaling 12,000 square feet. The housing units are a combination of three and four story courtyard style buildings with both garage and surface parking. The units range in size from 650 to 1,200 square feet in one bedroom, two bedroom, and two bedroom and-a-den configurations. All units include kitchens.

The request proposes build-out at a density of 33 units per acre, which exceeds the allowed density of 13-18 dwelling units per acre permitted in the C-2 zone. Currently, the General Plan allows a maximum of 30 dwelling units per acre under the *high density residential* land use designation. Accordingly, the high rise residential (R-4) zone district requires 1,500 square feet of lot area for each unit (29 dwelling units per acre). To obtain the proposed density the applicant can either apply for a special use permit (SUP) for a planned residential group (PRG) which allows the Planning Commission to approve additional density based on certain findings or a density bonus application can be applied for which allows up to a 35% density increase.

Project amenities include the cultural arts/learning center, two pools and jacuzzis, and landscaped outdoor activity areas. The various buildings are connected by walkways making the site campus-like and easily accessible for residents and visitors.

The applicant has expressed interest in leasing the upper floors of the three cultural arts/learning center buildings for medical office buildings to provide convenient services to the seniors living onsite and for residents to operate their particular business such as accounting or taxes. The high rise residential (R-4) zone district does not permit office or commercial uses.

Policy 2.6 of the Housing Element calls for "...innovative strategies to encourage the rezoning or redesignation of appropriate commercial and industrial lots for residential uses that are no longer economically viable uses." Implementation of this policy would help address one of the City's goals to "provide increased opportunities for the construction of quality new housing."

Environmental and traffic analysis, onsite parking needs, and details of the onsite amenities would be considered as part of a formal application.

Anticipated Entitlements

Pre-zoning and annexation applications would be necessary for the Wiggins and Laidlaw properties, which are in the County of Ventura, but are within the sphere of influence of the City of Oxnard. Additionally, a general plan amendment, zone change, SUP for a PRG (or a SUP and a density bonus), and tentative subdivision map applications are required.

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 *commercial general* land uses, which anticipates commercial retail, office, and other service uses. The applicant could request the entire site remain a *commercial general* Land Use Designation and general commercial (C-2) zone district; however this would permit a maximum of 18 units per acre. While the General Plan and zoning allows consideration of residential uses, they do not allow for residential at the proposed density. In order to achieve land use consistency and to accurately reflect the proposed land use, staff recommends a general plan amendment to *high density residential* Land Use Designation and a zone change to high rise residential (R-4) zone district to be included as part of the entitlement package submittal.

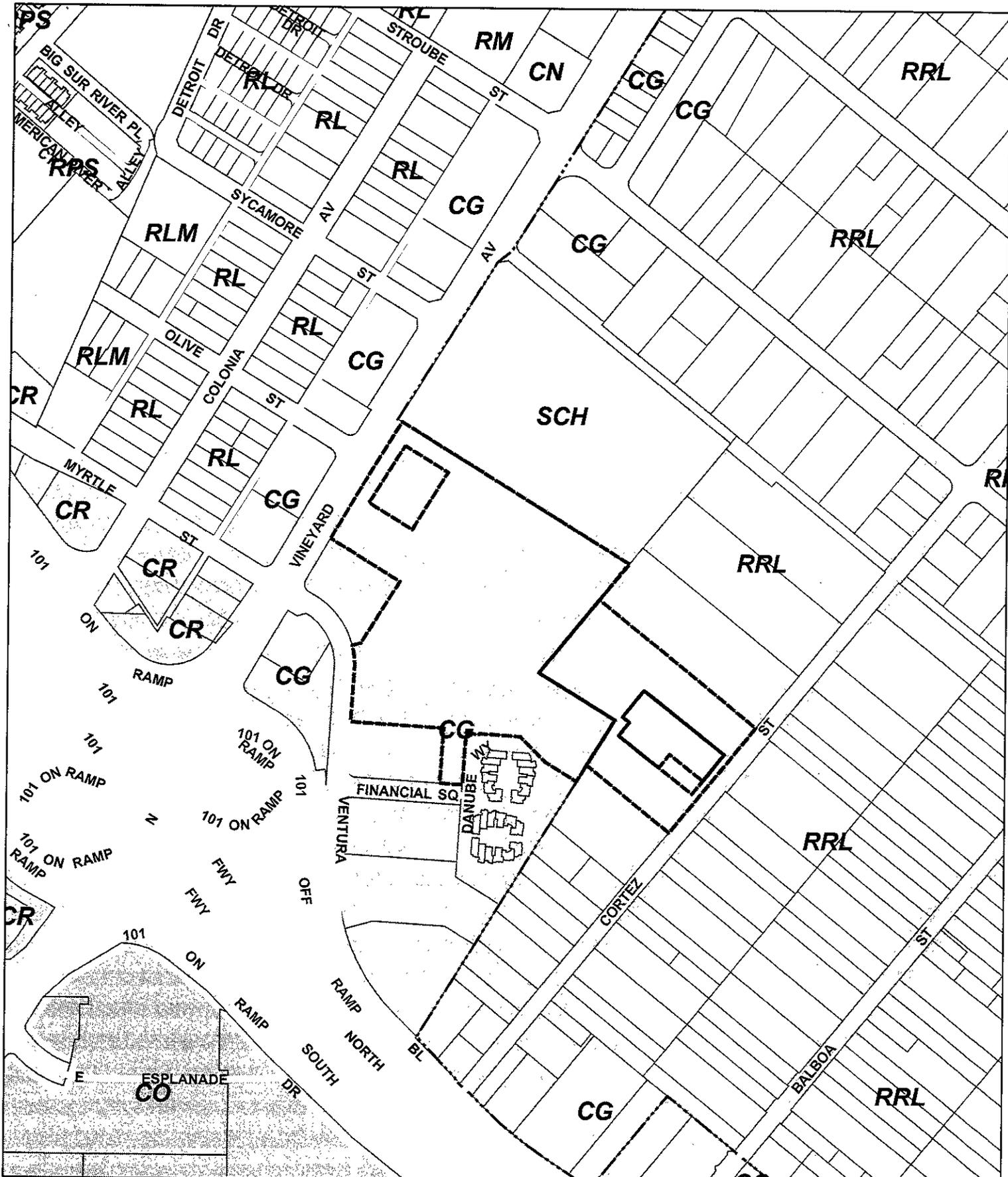
If the applicant desires to use the upper floors of the cultural arts/learning center buildings for commercial office space, staff recommends parceling these buildings and designating them *commercial general* with a general commercial (C-2) zone designation. A request for a *high density residential* Land Use Designation and a zone change to high rise residential (R-4) zone district for the 528 residential units shall be made for the remaining acreage. This would increase the density for the residential portion of the site to approximately 36 units per acre.

2. **Density:** While the applicant presently proposes 528 units onsite at a density of 33 dwelling units per acre, a general plan amendment to the land use designation and corresponding Zone Change to R-4 would allow a maximum residential density of 30 dwelling units per acre. A SUP for a PRG or a density bonus application will be required to achieve the proposed project density. With a density bonus application, a maximum increase of 35% may be requested (depending on the affordability factor), for up to 661 units onsite. A PRG requires the Planning Commission to make a variety of findings that are site specific and would be analyzed as part of the formal application and reflected in staff recommendation to the Planning Commission.
3. **Redevelopment Project Area:** The project location is within the adopted redevelopment project area known as the Historic Enhancement and Revitalization of Oxnard (HERO) and is subject to the affordable housing requirements specified in the Community Development Commission (CDC) Resolution No. 111. The applicant would be required to comply with all the requirements of the redevelopment area plan.

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.

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

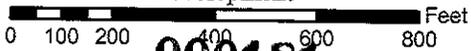


General Plan Map

PZ 07-600-1

Location: 2600 Vineyard Av; 2557 Cortez St; 2571 Cortez St,
 APN: 145023217; 145018008; 145018007

D2 Development

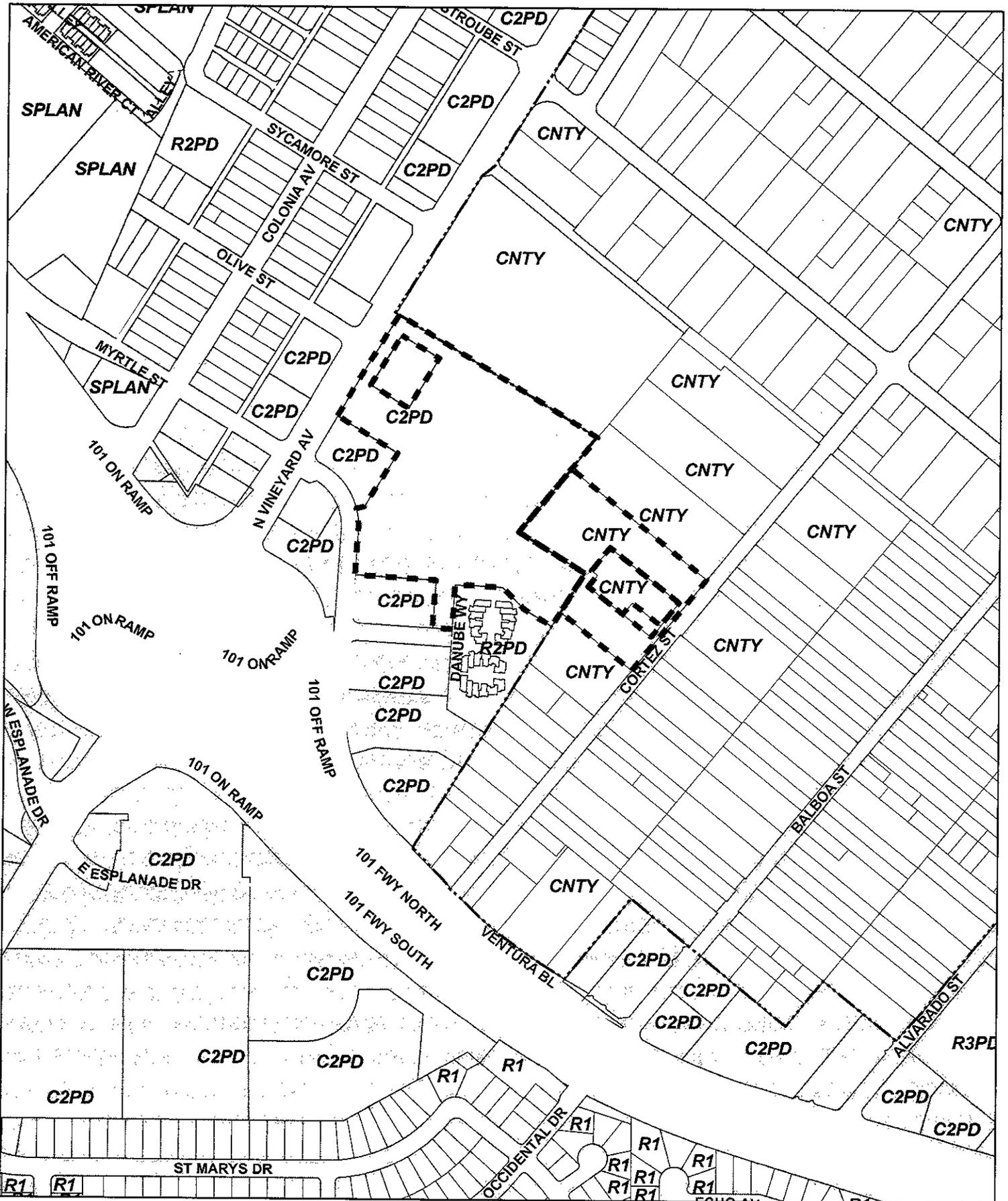


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Oxnard Planning
 March 22, 2007





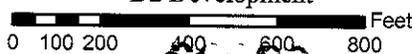
Zone Map

PZ 07-600-1

Location: 2600 Vineyard Av; 2557 Cortez St; 2571 Cortez St,

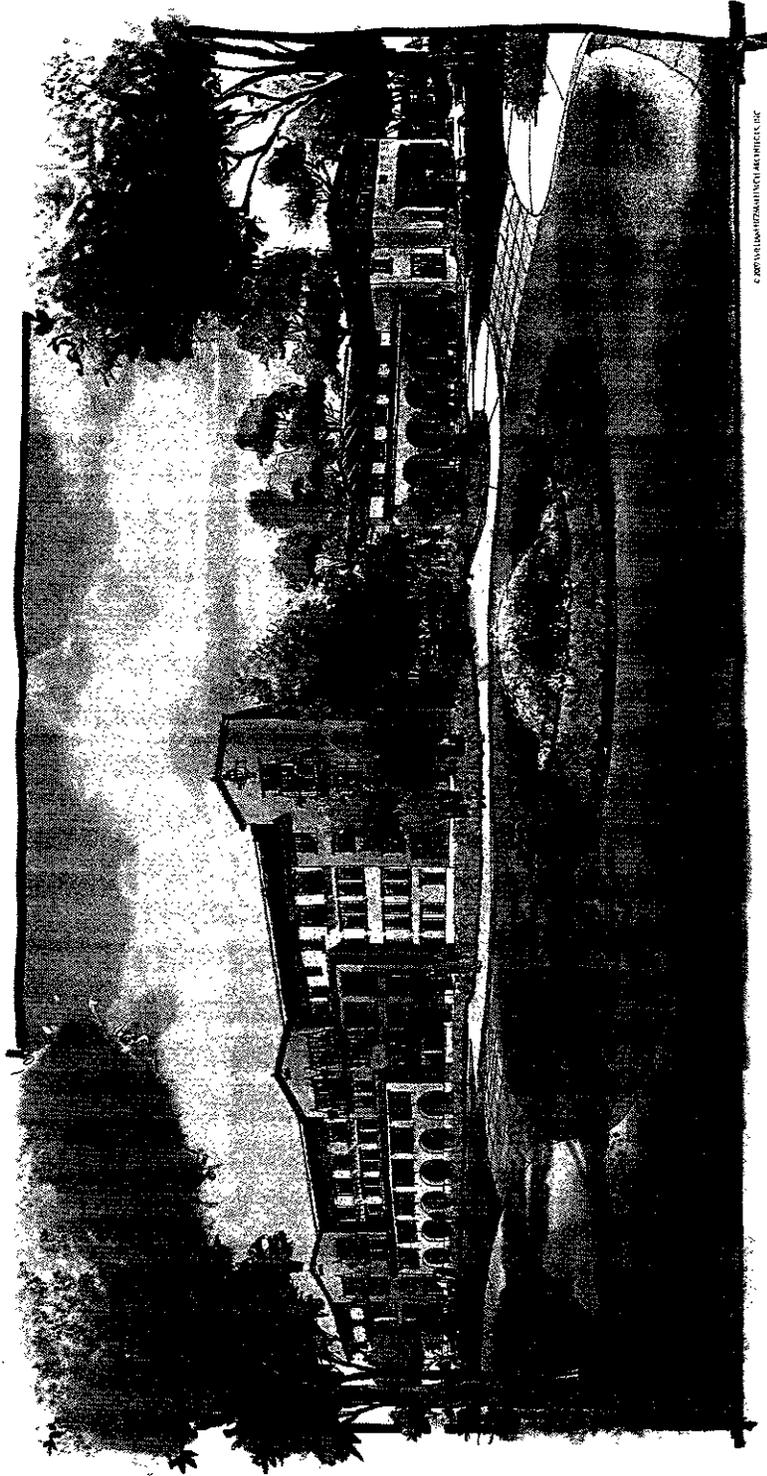
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D2 Development



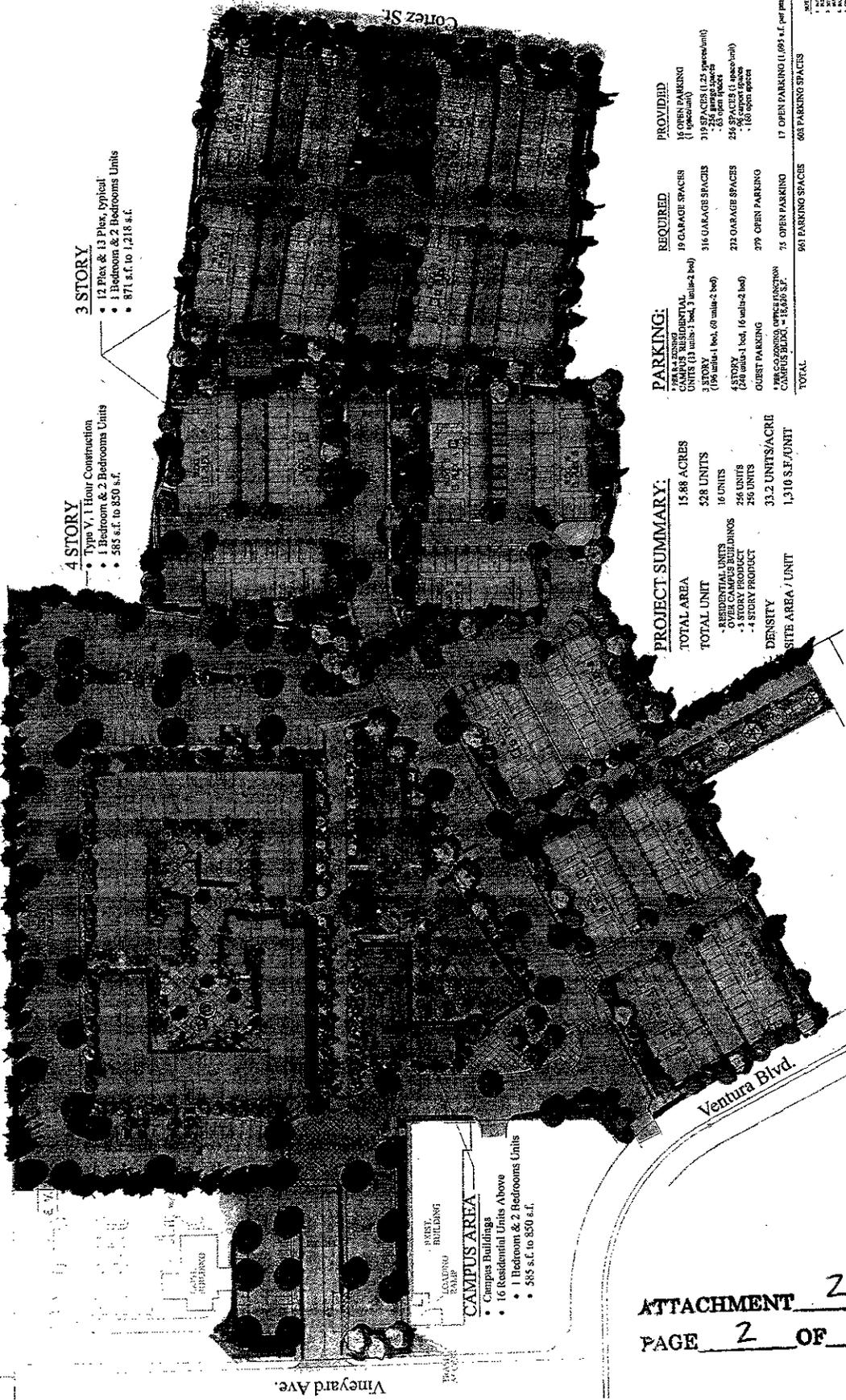
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Entry Roundabout



4 STORY

- Type V, 1 Hour Construction
- 1 Bedroom & 2 Bedrooms Units
- 363 s.f. to 850 s.f.

3 STORY

- 13 Pkcs & 13 Pkcs, typical
- 1 Bedroom & 2 Bedrooms Units
- 871 s.f. to 1218 s.f.

CAMPUS AREA

- Campus Buildings
- 16 Residential Units Above
- 1 Bedroom & 2 Bedrooms Units
- 363 s.f. to 850 s.f.

PARKING:

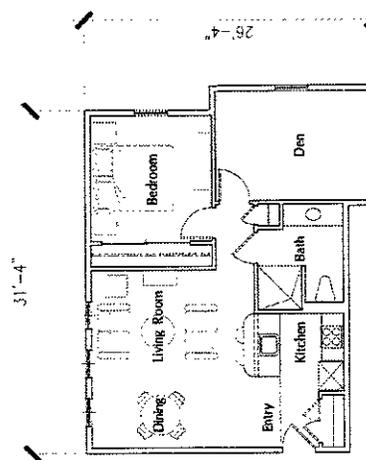
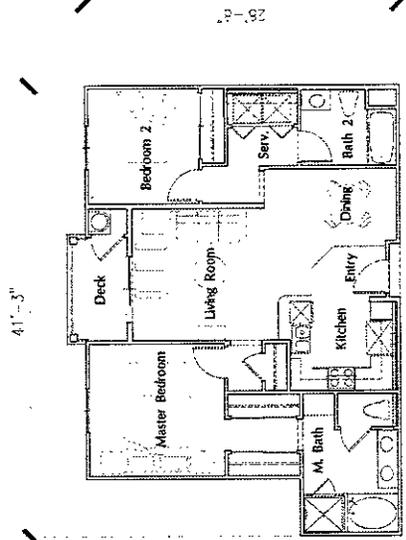
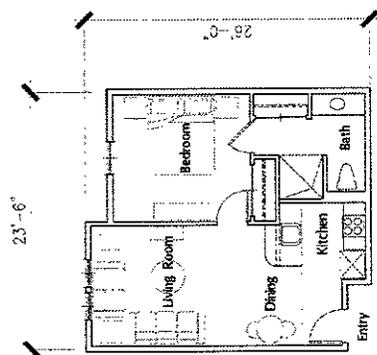
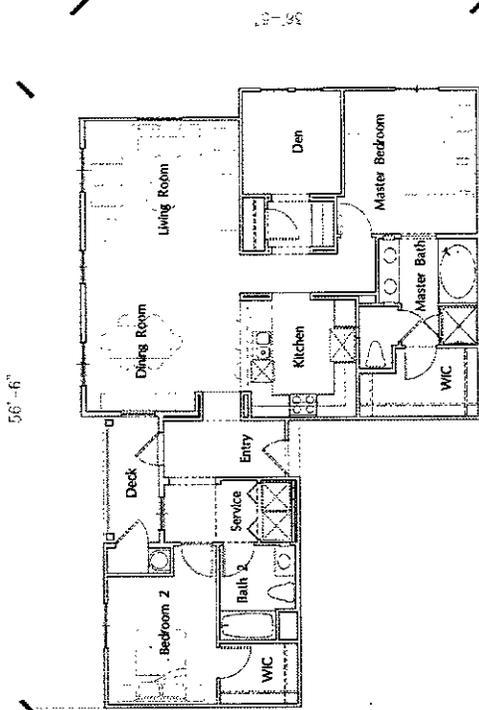
REQUIRED	PROVIDED
19 GARAGE SPACES	16 OPEN PARKING (1 open/lot)
316 GARAGE SPACES	319 SPACES (1.25 spaces/unit)
222 GARAGE SPACES	256 garage spaces
379 OPEN PARKING	256 open spaces
75 OPEN PARKING	256 concrete spaces
961 PARKING SPACES	168 open spaces
	17 OPEN PARKING (1.094 s.f. per parking)
	668 PARKING SPACES

PROJECT SUMMARY:

TOTAL AREA	15.88 ACRES
TOTAL UNIT	528 UNITS
RESIDENTIAL UNITS	16 UNITS
OFFICE UNITS	256 UNITS
STORY PRODUCT	33.2 UNITS/ACRE
DENSITY	1,316 S.F./UNIT

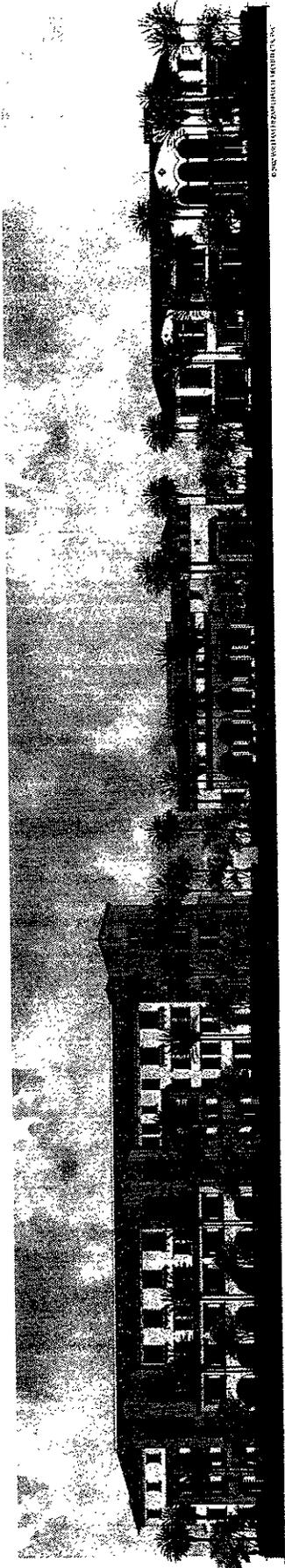
NOTES:
 1. ALL UNITS TO BE CONSTRUCTED BY 12/31/2010.
 2. ALL UNITS TO BE CONSTRUCTED BY 12/31/2010.
 3. ALL UNITS TO BE CONSTRUCTED BY 12/31/2010.
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Conceptual Sample Plans



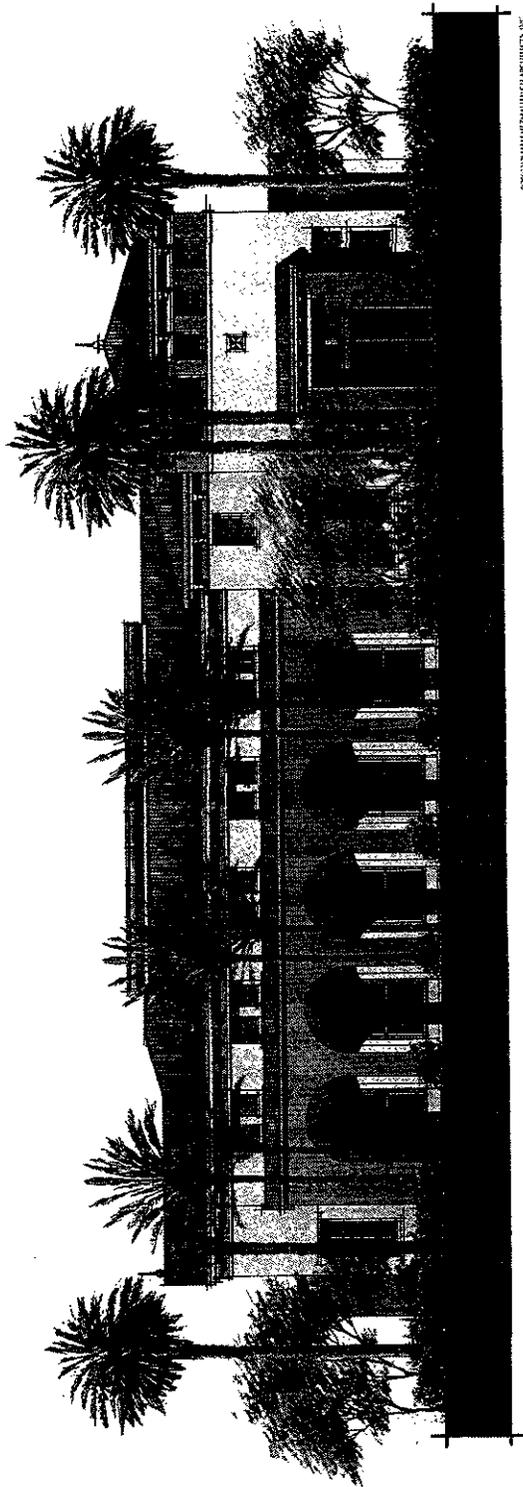


Residential Building - 4 Story

Cultural Arts Building 1

Cultural Arts Building 2

Conceptual Streetscene

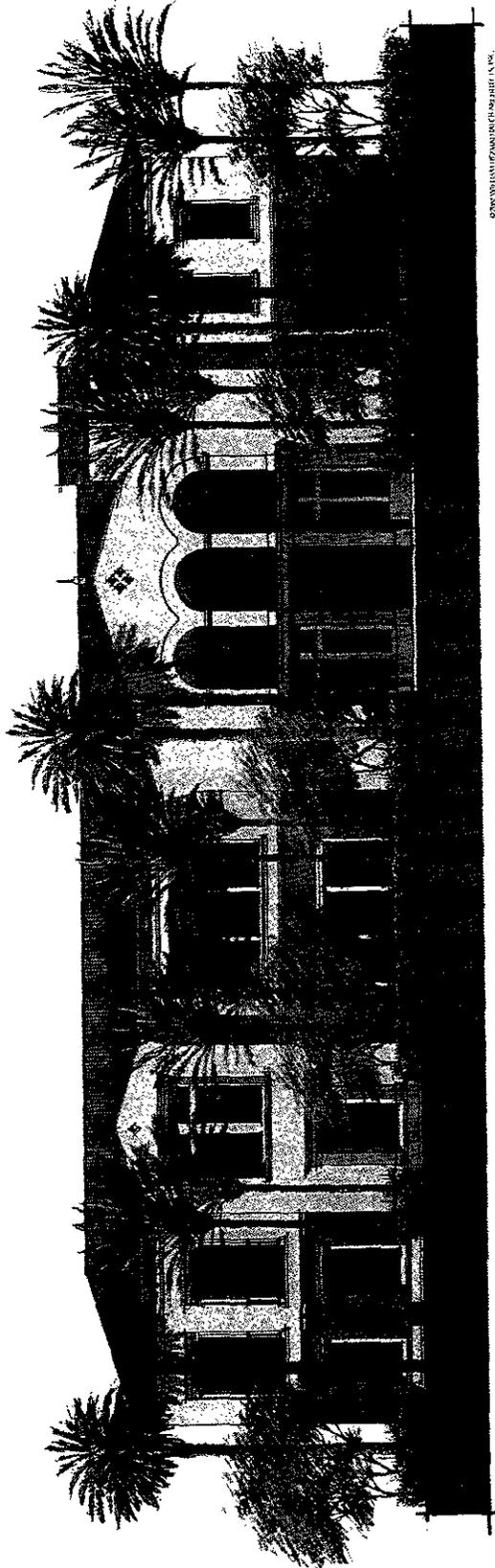


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Cultural Arts Building 1



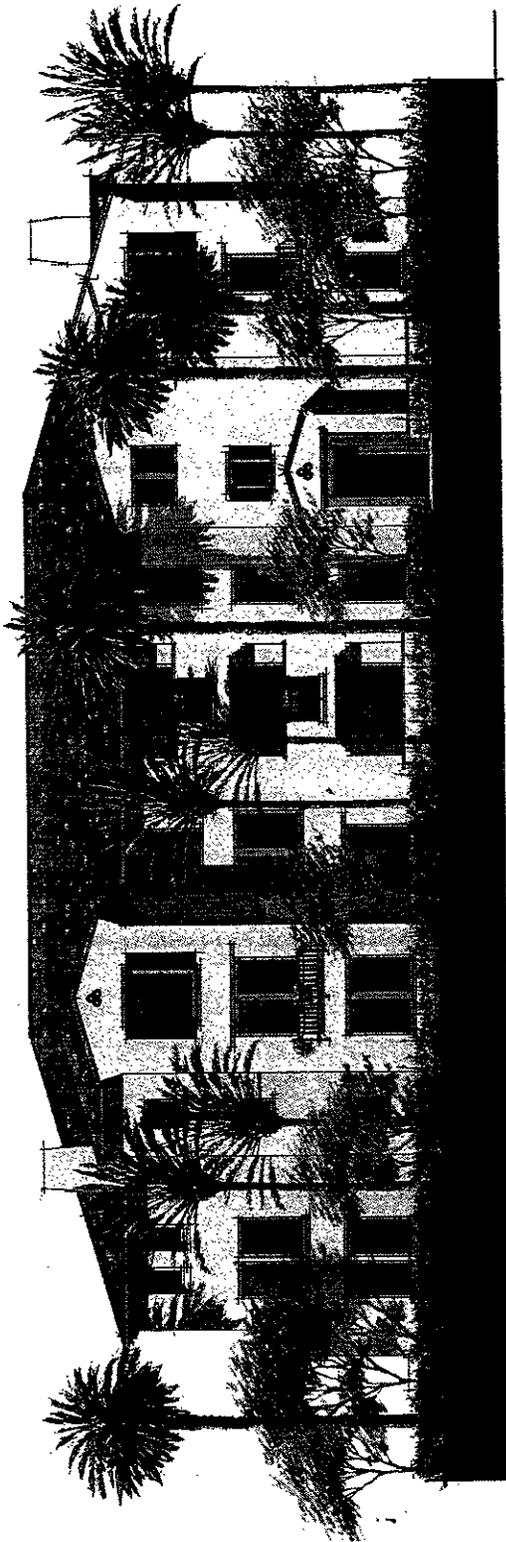
Conceptual Elevation



Cultural Arts Building 2

Conceptual Elevation





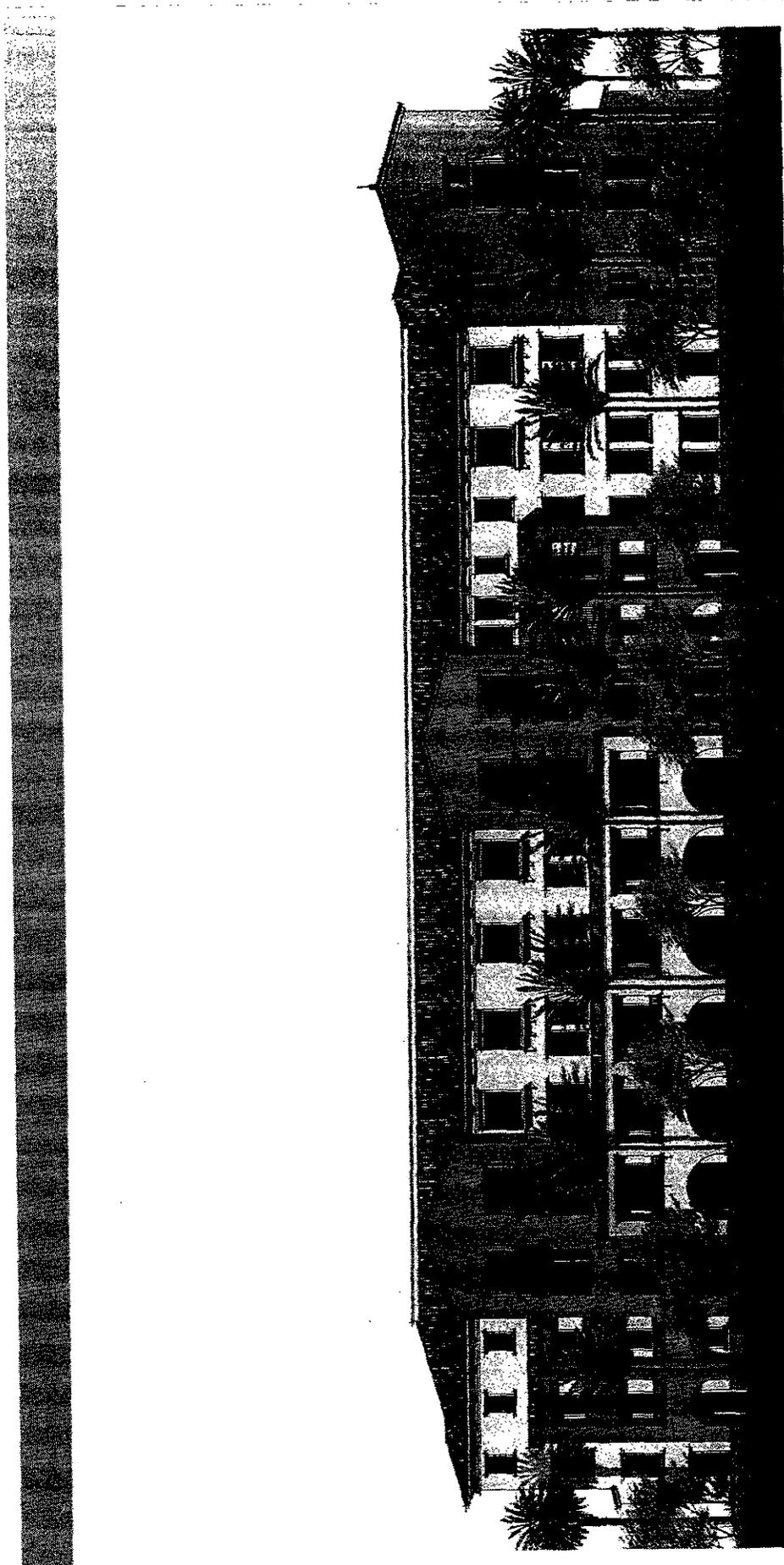
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Residential Building - 3 Story

Conceptual Elevation



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600 W. WILSON ST. HOUSTON, TX 77005

Residential Building - 4 Story

Conceptual Elevation