



ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input checked="" 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 type="checkbox"/> I Other: Study Session

Prepared By: Kathleen Mallory, AICP, Contract Planner *K. Mallory* Agenda Item No. I-3

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

DATE: September 18, 2007

TO: City Council

FROM: Matthew G. Winegar, AICP, Development Services Director
Susan L. Martin, AICP, Planning and Environmental Services Manager *[Signature]*

SUBJECT: Approval of Development Agreement Negotiating Team for the 25 Acre and 9.6 Acre Project Sites Located at 1801 W. Vineyard Avenue and 2501 North Ventura Road, respectively. Filed by Casden Properties, LLC (PZ 07-670-01 and PZ 07-670-02)

RECOMMENDATION

That City Council direct the City Manager to appoint a negotiating team to negotiate a development agreement with Casden Properties, LLC, for the proposed projects located at 1801 W. Vineyard Avenue and 2501 North Ventura Road.

DISCUSSION

Pursuant to City Council Resolution No. 10,448, if a developer desires to negotiate a development agreement with the City, the developer shall file a pre-application prior to formal submittal of a development agreement application.

Description of the Proposal

Two residential development projects are proposed within the Northwest Community Specific Plan area. The first project site is located on four parcels totaling 25 acres that will be merged in the future (1801 W. Vineyard Avenue - northwest corner of Vineyard Avenue and Ventura Road, Assessor's Parcel Numbers 179-0-040-170, 179-0-040-180, 179-0-040-585 and 179-0-040-625). On this 25 acre parcel, 126 two story, single family, cluster homes, and 75 two story single family detached homes are proposed for a total of 201 residential units. The density associated with this project is approximately 8.77 du/net acre.

The second residential development project site, located on the west side of North Ventura Road (2501 N. Ventura Road approximately 1,500 feet north of Vineyard Avenue) consists of 143 two and three story town homes on a 9.6 acre site (APN 179-0-070-265), yielding a residential density of approximately 16.25 du/net acre. Both projects would require, and the applicant has submitted

applications requesting a General Plan Amendment, Specific Plan Amendment (to the Northwest Community Specific Plan), Zone Change, Planned Development Permits, and Tentative Tract Maps. In January 2007, the City sold to Casden Properties, LLC the 9.6 acre site and the 4.0 acre site (known as the River Ridge practice fields).

According to the specific plan, the 25 acre site is located in Sub Area 2 and was originally anticipated for commercial development. The 9.6-acre site is located in Sub Area 3 and anticipated mixed use development. Section 5.1 of the specific plan states that, "the corner of the 25 acre project site will serve as a focal point for the community and that a key policy of this plan [the specific plan] is the requirement that the commercial development within Sub Area 2 be of the highest quality design, and unique in appearance and siting, taking full advantage of its situation as a resort serving and community serving commercial element". The specific plan also specifies that a 5,000 square foot community center shall be dedicated and constructed for public use at no cost to the City. Sub Area 3 was planned within the specific plan for use as a mixed use area with uses to include commercial recreation and residential Planned Unit Developments (PUD's).

Status of Project

One Environmental Impact Report (EIR) for both components of the project is being prepared. The applicant submitted an engineered site plan on August 27, 2007 for the 25 acre site which will enable the preparation of the EIR to proceed. However, in order to proceed with an evaluation of the 9.6 acre site's impact on the environment, an engineered site plan, landscape plan, and elevations and floor plans must be submitted. To date, staff has not received these materials from the applicant.

Staff anticipates that the EIR will be available for public review in November or December 2007, but this is dependent upon receipt from the applicant of the aforementioned plans for the 9.6 acre site. Following the review of the environmental document, entitlement permits for both areas will be considered by the Planning Commission and City Council.

For both projects, the proposed development agreements may focus on the following issues:

- Phasing of the construction of public infrastructure improvements (e.g., streets, sewer, water, etc.) and other public facilities
- Addition of Regional Traffic Mitigation Fee (Railroad and Oxnard Boulevard/Vineyard Improvements)
- Payment of development impact fees in effect at the time of project approvals
- Timeframes for entitlements (e.g., life of tentative maps, etc.)
- Project phasing for development on the projects
- Golf course impact fee
- Payment of fees for public safety (police and fire)
- Provisions for the development of affordable housing
- Quimby fee payment/City purchase agreements
- Participation in comprehensive recreation planning along Ventura Road and connection into the flood control right of way area to the north

Prior to City Council approval of any development agreement, the developer shall demonstrate that the agreement provides significant additional benefits to the City which cannot be provided by conditions of approval of other land use entitlements. Examples of significant benefits include:

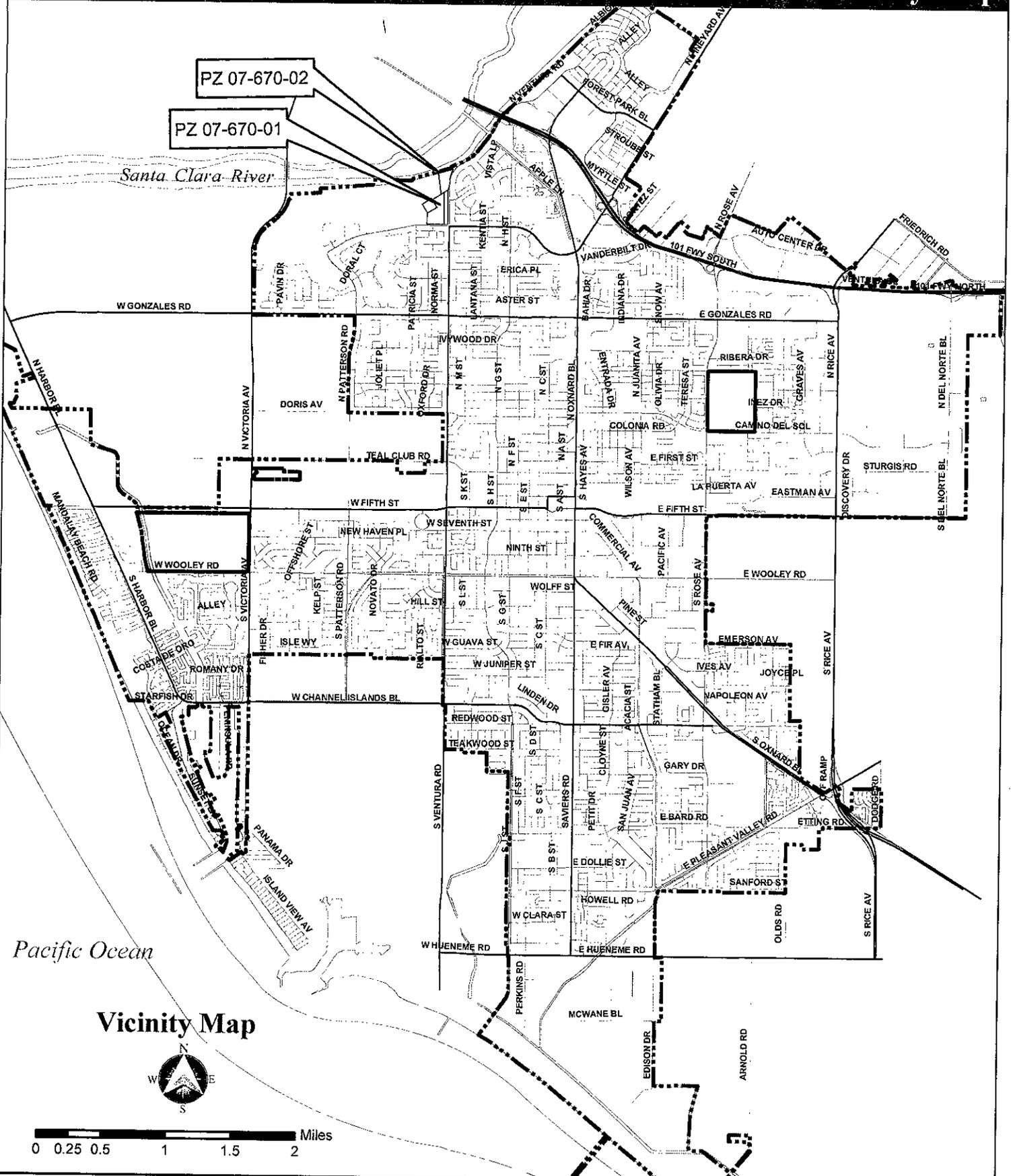
- Funding and/or facility improvements beyond those required by state law
- Improvements above and beyond those required by the City's Subdivision Ordinance, General Plan or Quimby Ordinance
- Contributions to the City's affordable housing fund
- Dedication of property for public benefit
- Public facility improvements, such as payment into a public service fund or other service facility

FINANCIAL IMPACT

The development agreement may address financial issues such as fee credits towards public facilities.

Attachments:

1. Property Vicinity and Aerial Maps
2. Proposed site plans (8 ½ x 11 reductions)



Vicinity Map



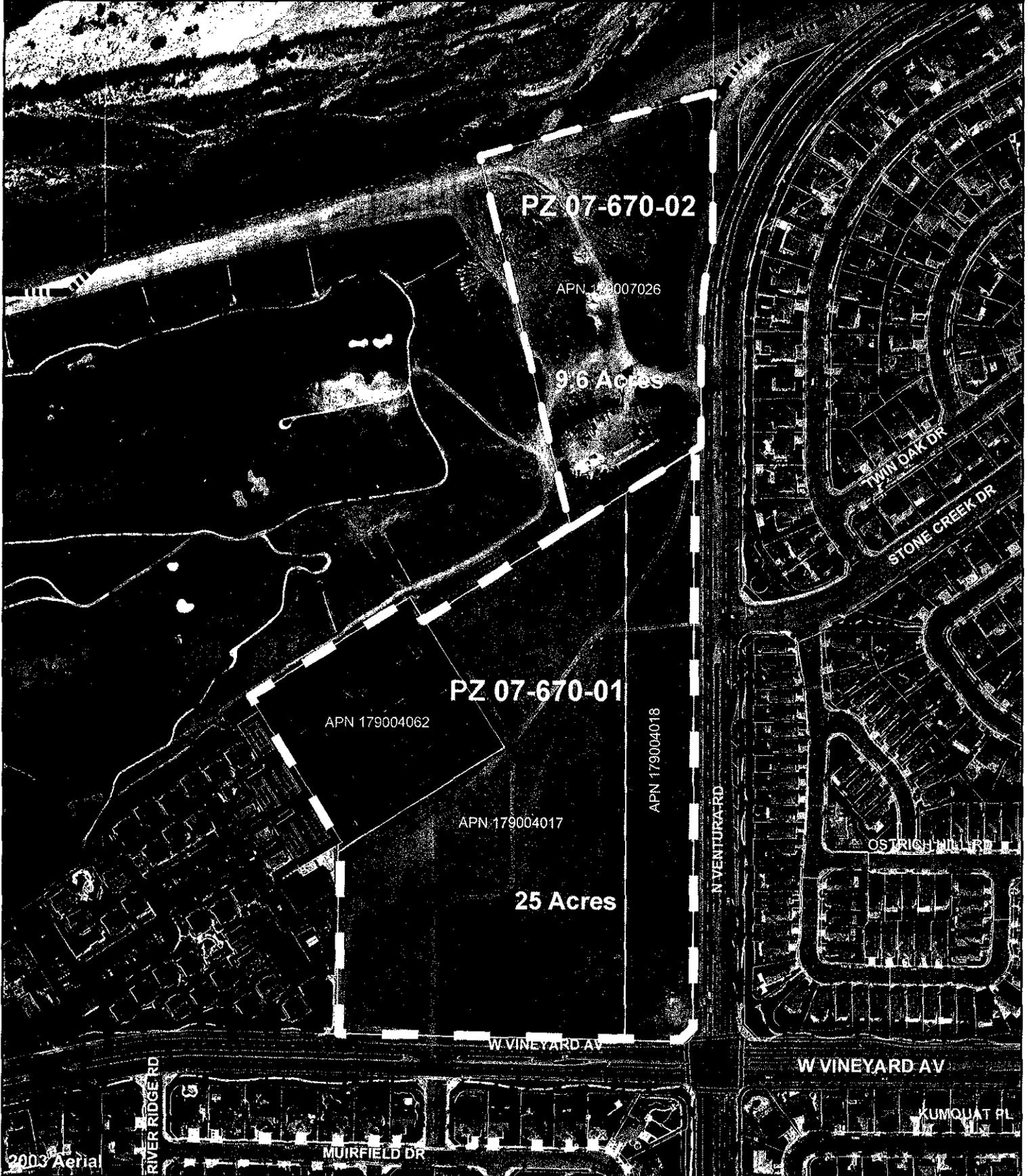
0 0.25 0.5 1 1.5 2 Miles



Oxnard Planning
September 6, 2007

PZ 07-670-01, PZ 07-670-02
Location: 1801 Vineyard Ave.
APN: 179004062, 179004017, 179004018, & 179007026
Casden Properties, Inc. **000024**

ATTACHMENT 1
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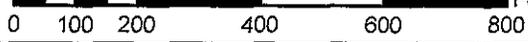


2003 Aerial



Oxnard Planning
September 6, 2007

PZ 07-670-01, PZ 07-670-02
 Location: 1801 Vineyard Ave. & 2501 N Ventura Rd
 APN: 179004062, 179004017, 179004018, & 179007025
 Casden Properties, Inc.



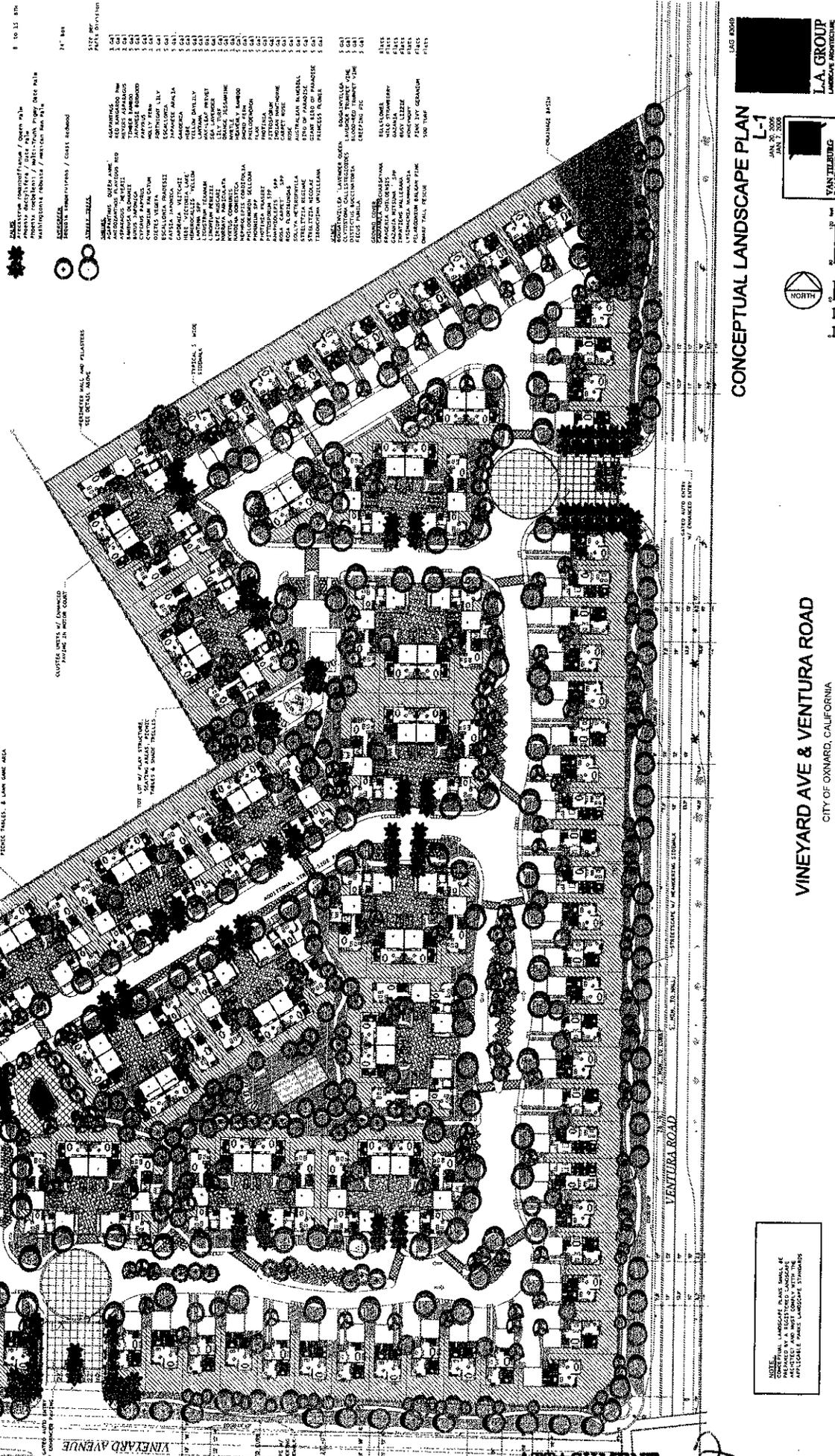
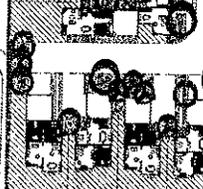
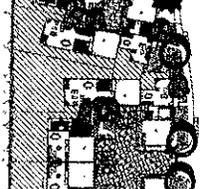
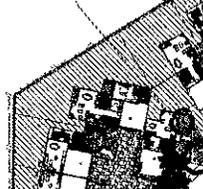
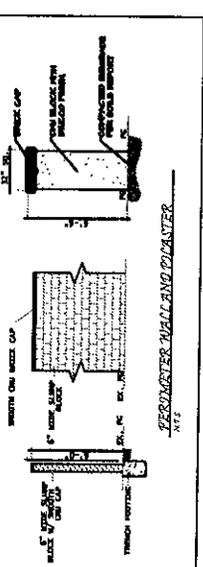
Aerial Map

ATTACHMENT 1
 PAGE 2 OF 2



CONCEPT PLANT SCHEDULE

- 15' 8" 20' 20'
- 24' 24' 24'
- 24' 24'
- 24' 24'
- 8' TO 15' 8"
- 24' 24'



L.A. GROUP
 LANDSCAPE ARCHITECTURE
 2100 CHURCH & S. ST. #2
 BEVERLY HILLS, CALIF. 90212
 www.la-group.com

CONCEPTUAL LANDSCAPE PLAN
 L-1
 JAN. 20, 2006
 JAN. 7, 2006

VAN TILBING
 SCOTT BAKER, AIA
 LANDSCAPE ARCHITECTURE
 22177 VAN TILBING
 VAN TILBING, CA 94134
 (415) 353-1111
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VINEYARD AVE & VENTURA ROAD
 CITY OF OXNARD, CALIFORNIA
 CASDEN PROPERTIES, LLC

ATTACHMENT
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000026

NOTE: ALL DIMENSIONS AND NOTES ARE PRELIMINARY AND SUBJECT TO CHANGE. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND NOTES WITH THE ARCHITECT AND LANDSCAPE ARCHITECT.

