



Meeting Date: 10/09/07

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 checked="" type="checkbox"/> Public Hearing
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other

Prepared By: Nicole Doner, Associate Planner

Agenda Item No. L-1

Reviewed By: City Manager [Signature]

City Attorney [Signature]

Finance SW

Other (Specify) _____

DATE: August 30, 2007

TO: City Council

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

SUBJECT: Planning and Zoning Permit Nos. PZ 06-620-02 (General Plan Amendment), PZ 06-640-01 (Specific Plan Review) and PZ 06-570-04 (Zone Change) for Redevelopment of the Courts Development, Located West of Rose Avenue, North of First Street, South of Camino Del Sol and East of Marquita Street. Filed by Steadfast Residential Development LLC., 4343 Von Karman, Ste 300, Newport Beach, CA 92660; Oxnard Housing Authority 435 South "D" Street, Oxnard, CA 93030; and City of Oxnard, 300 West Third Street, Oxnard, CA 93030.

RECOMMENDATION

That City Council:

1. Adopt a resolution approving General Plan Amendment (PZ 06-620-02) changing the General Plan land use designation of the property located West of Rose Avenue, North of First Street, South of Camino Del Sol and East of Marquita Street from Low Medium Density Residential and Public/Semi Public to Medium Density Residential and Park.
2. Approve the first reading by title only and subsequent adoption of an uncodified ordinance adopting the Courts/Las Brisas Community Specific Plan (PZ 06-640-01) on the subject site.
3. Approve the first reading by title only and subsequent adoption of an ordinance amending the City zone maps (PZ 06-570-04) to change the zoning of the subject site from Multiple family (R-2) and Garden Apartment (R-3) to Garden Apartment, Planned Development (R-3-PD) with a Specific Plan overlay and Community Reserve (C-R).

SUMMARY

At its meeting of August 16, 2007, the Planning Commission adopted Resolution Nos. 2007-28, 29, and 30 recommending City Council approval of a General Plan Amendment (PZ 06-620-02), a Specific Plan (PZ 06-640-01), and a Zone Change (PZ 06-570-04), respectively, for a master planned community of up to 501 residences, a 21,000 square foot neighborhood center, and a 2,500 square foot leasing center.

000047

This new proposed community entails redevelopment of the existing 260 public housing units and private open space currently on-site. A Mitigated Negative Declaration (MND 06-04) was completed and adopted by the Planning Commission with the MND conditions of approval included in the Specific Plan Resolution.

At the Planning Commission hearing, local residents spoke both for and against the project. In general, there was support to replace the 260 public housing units, but concerns arose with the proposal to add 241 units in this area. Specific concerns included increased traffic, poor circulation, inadequate parking, and the compatibility of three-story structures along the First Street frontage facing existing one story single-family homes. Concerns raised by Commissioners include the project's lack of private open space, reduction in public open space, insufficient parking, increases in traffic and density, and excessive variations from City Code requirements that were inappropriate for the site. At the hearing, the applicant, Steadfast Residential Development, LLC (Steadfast) distributed an alternative Specific Plan incorporating modifications to selected development standards to the Planning Commission. Staff has previously reviewed these changes and, further recommends that the City Council approve the Planning Commission's recommended Specific Plan. The Planning Commission voted to recommend approval of the General Plan Amendment, Zone Change, the Las Brisas Specific Plan, as presented by staff, and adoption of MND 06-04.

DISCUSSION

The proposed community would consist of four neighborhoods of different housing types to address a diversity of income levels and expand the City's affordable housing inventory. The project will consist of 241 new units (101 detached single family homes, 60 attached condominiums/townhouses, and 80 affordable apartments); replacement of the existing 260 public housing units with 260 Section 8 multi-family rental units; and provide two (2) separate public parks areas (2.0 net acres total), a neighborhood center, a leasing center, and related street, park and landscaping improvements.

The General Plan Land Use designations are currently Low Medium Residential and Public/Semi Public. The General Plan Amendment would change the following: 3.3 acres of the site designated Public/Semi-Public (PSP) to Residential Medium (RM), 26 acres designated Residential Low Medium (RLM) to Residential Medium (RM), and 2.0 acres designated Residential Low Medium (RLM) to Park (PK). The density of this project will be approximately 15-18 units per acre. In addition, the applicant is requesting to amend Chapter V of the 2020 General Plan to allow Medium Density Residential within a master planned project subject to an adopted specific plan (Figure V-5). With the requested General Plan Amendment, Zone Change and adoption of the Specific Plan, the proposed project is determined to be in conformance with all applicable policies and requirements.

During the specific plan review process, City staff made four types of key changes relating to: 1) clarifications and consistency with Planning definitions, terms and permit processes; 2) discrete changes to site and development standards for site safety and quality of life purposes; 3) changes to resolve inconsistencies between the Mitigated Negative Declaration and Specific Plan (Conditions of Approval); and 4) clarifications to allowable/necessary permitting for development within the specific plan area. The Planning Commission supports the Specific Plan as proposed by staff.

000048

On the northern portion of the project site, the proposed project will incorporate the existing 3.3 net acre City park within the residential development in exchange for the dedication of two separate parks (2.0 net acres), off-site parking for approximately 55 vehicles, and two Del Sol Park Astro turf-improved soccer fields. At a later date, City Council will be asked to approve the conveyance and exchange of parkland. The plan for the two internal community parks and the off-site soccer field improvements was developed with the input of the Parks and Facilities staff. The Parks and Recreation Commission reviewed the project concept on July 25, 2007 and all members expressed their support.

The proposed development will provide a minimum of 10 units of the 101 single family detached units as affordable to moderate income households, and 12 units of the 60 single family attached (condominium) units as affordable to low and very low income households. All 80 apartment units are affordable to low and very low income households; and all 260 multi-family units are affordable to extremely low and very low income households. The City's current affordable housing requirement is 10% of the total number of units of all residential projects greater than 10 units. The total percentage of affordable housing provided based on the overall development of the proposed project is approximately 72%.

Environmental

An initial study was prepared to identify any potentially significant adverse effects of the proposed project on the environment. Potential impacts included Air Quality, Biological Resources, Cultural Resources, Geology, Noise, Population and Housing, Public Services, Recreation, Transportation and Traffic and Public Utilities. Mitigation measures to reduce potential impacts to a less than significant level were proposed by staff. The applicant agreed to incorporate these mitigations into the project and the MND was prepared for public review. On June 1, 2007, MND 06-04 was released for a 20-day public review and comment period, which ended June 21, 2007. No significant comments were received on the environmental document and the Planning Commission adopted the MND at its meeting in August.

FINANCIAL IMPACT

The City would have future maintenance, management, and operating costs for the park facilities and public streets. The applicant will be required to pay applicable development fees such as Traffic Impact fees, Art in Public Places, Quimby, and Air Quality mitigation fees.

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- Attachment #1 - City Council Resolution for the General Plan Amendment PZ 06-620-02
#2 - City Council Ordinance for The Courts/Las Brisas Specific Plan PZ 06-640-01
 Exhibit A – Specific Plan
 Exhibit B – Planning Commission Resolution 2007-29
#3 –City Council Ordinance for Zone Change PZ 06-570-04
#4 - Planning Commission Resolution Nos. 2007-28 and 2007-30
#5 - August 16, 2007 Planning Commission Staff Report, Maps and Mitigated Negative Declaration

Note: Exhibits A and B of Attachment No. 2 and Attachment Nos. 4 (Planning Commission Resolutions) and 5 (Planning Commission Staff Report, Maps, and MND) 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, October 8, 2007.

000050

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NOS. PZ 06-620-02 GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE MAP TO DESIGNATE PROPERTY LOCATED AT 100 CARMELITA COURT (APN 201-0-080-020, 201-0-100-020, 201-0-090-085 & 201-0-090-06) FROM LOW MEDIUM DENSITY RESIDENTIAL AND PUBLIC/SEMI PUBLIC TO MEDIUM DENSITY RESIDENTIAL AND PARK SUBJECT TO CERTAIN FINDINGS. FILED BY STEADFAST RESIDENTIAL DEVELOPMENT, LLC., 4343 VON KARMAN AVE, SUITE 300, NEWPORT BEACH, CA 92660; OXNARD HOUSING AUTHORITY 435 SOUTH "D" ST., OXNARD, CA, 93030; AND CITY OF OXNARD 300 WEST THIRD STREET, OXNARD, CA 93030.

WHEREAS, on August 16, 2007, the Planning Commission approved Resolution No. 2007-28 recommending that the City Council adopt a resolution approving Planning and Zoning Permit No. 06-620-02 (General Plan Amendment) filed by Steadfast Residential Development, LLC, the Oxnard Housing Authority, and the City of Oxnard; and

WHEREAS, the City Council held a public hearing and received and reviewed written and oral comments related to proposed General Plan Amendment No. 06-620-02; and

WHEREAS, the City Council finds after due study and deliberation that the public interest and general welfare require the adoption of General Plan Amendment No. 06-620-02; and

WHEREAS, in accordance with the California Environmental Quality Act, the Planning Manager provided public notice of the intent of the City to adopt a mitigated negative declaration for the project referred to as PZ 06-620-02, and the City Council considered the proposed mitigated negative declaration, together with any comments received during the public review process, finds on the basis of the whole record before it (including the initial study and any comments received) that with the imposition of mitigation measures as conditions of approval, there is no substantial evidence that the project will have a significant effect on the environment, further finds that the mitigated negative declaration reflects the independent judgment of the City, and adopts the mitigated negative declaration; and

WHEREAS, the documents and other material that constitute the record of proceedings upon which the decision to adopt the mitigated negative declaration for the project referred to as PZ 06-620-02 is based is located in the Planning Division, and the custodian of the record is the Planning Manager; and

000051

ATTACHMENT 1
PAGE 1 OF 4

WHEREAS, Applicants, Steadfast Residential Development, L.L.C., and Oxnard Housing Authority, agree as a condition of approval of this resolution and at their own expense, to indemnify and defend the City of Oxnard and its agents, officers and employees from and against any claims, actions or proceedings to attack, set aside, void or annul the approval of this resolution or any actions or proceedings, acts or determinations taken, done or made before the approval of this resolution that were part of the approval process.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Oxnard hereby approves General Plan Amendment PZ 06-620-02, for property located on the north side of East First Street, between South Rose Avenue & Marquita Street within the La Colonia Neighborhood, as shown on the map attached hereto as Exhibit A, incorporated herein by reference, and on file with the City Clerk.

PASSED AND ADOPTED this ____ day of October 2007, by the following vote:

AYES:

NOES:

ABSENT:

Dr. Thomas E. Holden, Mayor

ATTEST:

APPROVED AS TO FORM:

Daniel Martinez, City Clerk

Gary L. Gillig, City Attorney

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000052

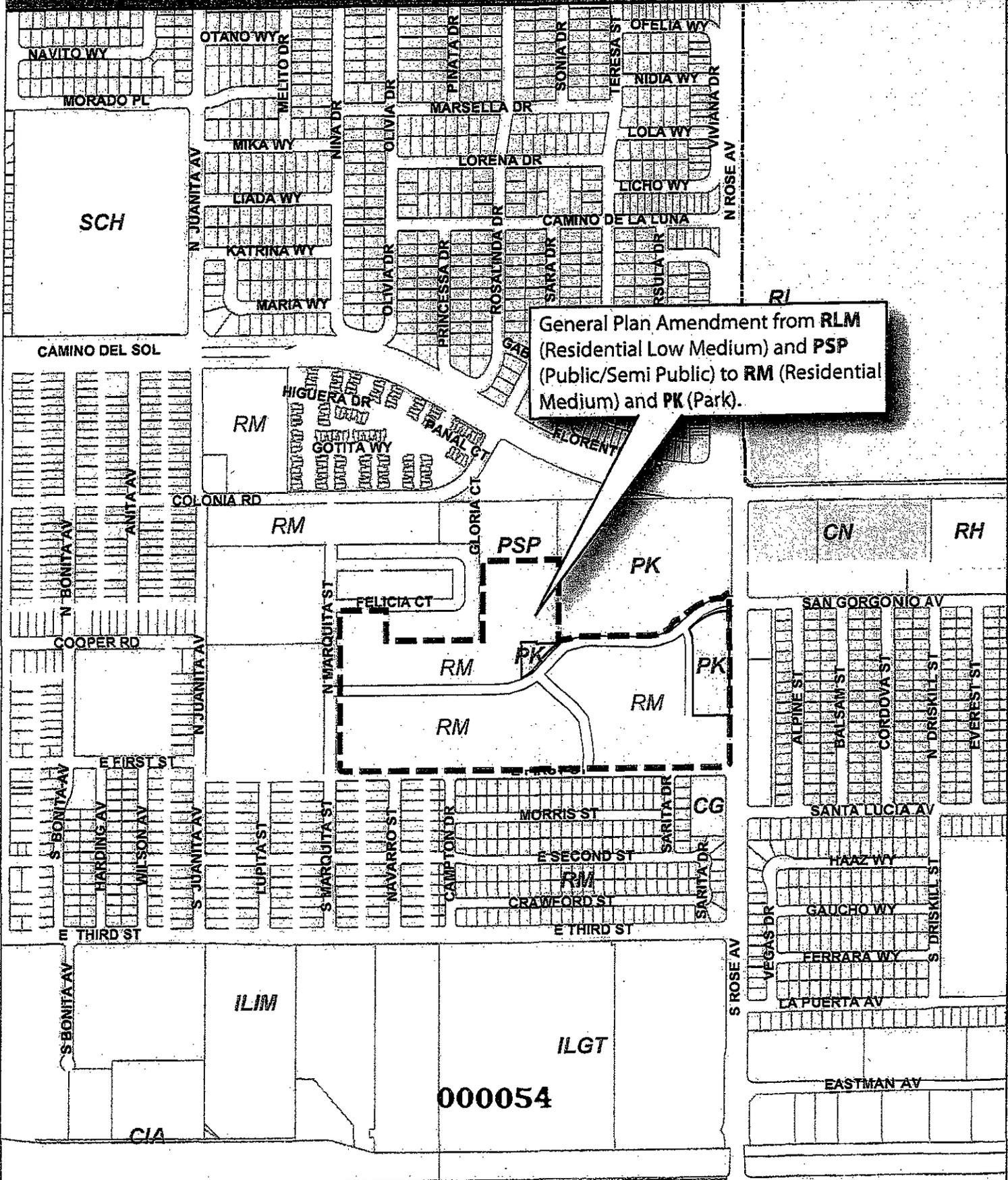
ATTACHMENT 1
PAGE 2 OF 4

EXHIBIT 'A'
General Plan Amendment

000053

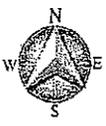
ATTACHMENT 1
PAGE 3 OF 4

General Plan Amendment



PZ 06-620-02 (General Plan Amendment); PZ 06-640-01 (Specific Plan); PZ 06-570-04 (Zone Change)
 Location: 100 Carmelita Ct
 APN: 201009008, 201008002, 201001002
 Steadfast Feet
 0 250 500 750 1000

General Plan Amendment
 ATTACHMENT
 PAGE 4 OF 4



CITY COUNCIL OF THE CITY OF OXNARD

ORDINANCE NO. __

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING ZONE CHANGE NO 06-570-04 FOR PROPERTY LOCATED WEST OF ROSE AVENUE, NORTH OF FIRST STREET, SOUTH OF CAMINO DEL SOL AND EAST OF MARQUITA STREET (APN 201-0-080-020, 201-0-100-020, 201-0-090-085, & 201-0-090-06 PORTION) AS GARDEN APARTMENT PLANNED DEVELOPMENT WITH A SPECIFIC PLAN OVERLAY, AND COMMUNITY RESERVE (C-R) SUBJECT TO CERTAIN FINDINGS. FILED BY STEADFAST RESIDENTIAL DEVELOPMENT, LLC., 4343 VON KARMAN AVE., SUITE 300, NEWPORT BEACH, CA 92660; OXNARD HOUSING AUTHORITY, 435 SOUTH "D" STREET, OXNARD, CA 93030; AND CITY OF OXNARD, 300 WEST THIRD STREET, OXNARD, CA 93030.

WHEREAS, on August 16, 2007 the Planning Commission of the City of Oxnard considered an application filed by Steadfast Residential Development, LLC., to amend the zoning of the above-described property for the property located at 100 Carmelita Court from R-2 and R-3 to R-3-PD with a Specific Plan Overlay and C-R and recommended that City Council approve the application; and

WHEREAS, on October __, 2007, the City Council will consider the application for Zone Change 06-570-04 and will hold a public hearing to receive and review written and oral comments; and

WHEREAS, in accordance with the California Environmental Quality Act, the Planning Manager provided public notice of the intent of the City to adopt a mitigated negative declaration for this project, and the City Council considered the proposed mitigated negative declaration, together with any comments received during the public review process, finds on the basis of the whole record before it (including the initial study and any comments received) that with the imposition of mitigation measures as conditions of approval, there is no substantial evidence that the project will have a significant effect on the environment, further finds that the mitigated negative declaration reflects the independent judgment of the City, and adopts the mitigated negative declaration; and

WHEREAS, the documents and other material that constitute the record of proceedings upon which the decision to adopt the mitigated negative declaration is based is located in the Planning and Environmental Services Division and the custodian of the record is the Planning and Environmental Services Division; and

000055

ATTACHMENT 3
PAGE 1 OF 4

WHEREAS, Applicants Steadfast Residential Development, LLC, and Oxnard Housing Authority, agree, as a condition of adoption of this ordinance at their own expense, to indemnify, defend, and hold harmless City and its agents, officers, and employees from and against any claim, action or proceeding to attack, review, set aside, void, or annul the approval of this ordinance or any proceedings, acts, or determination taken, done, or made prior thereto that were part of the approval process.

WHEREAS, the zone change is consistent with the 2020 General Plan as amended.

NOW, THEREFORE, the City Council of the City of Oxnard does ordain as follows:

Part 1. The zoning governing property located on the following parcels, as shown on the map attached hereto as Exhibit A, incorporated herein by reference and on file with the City Clerk, is hereby changed as follows:

APN	TO
201-080-02	R-3-PD (Garden Apartment-Planned Development with a Specific Plan overlay)
201-100-02	R-3-PD (Garden Apartment-Planned Development with a Specific Plan overlay); and C-R (Community Reserve)
201-090-08	R-3-PD (Garden Apartment-Planned Development with a Specific Plan overlay)
201-090-06 portion	R-3-PD (Garden Apartment-Planned Development with a Specific Plan overlay)

Part 2. In accordance with the California Environmental Quality Act, the Planning Manager provided public notice of the intent of the City to adopt a Mitigated Negative Declaration for this project, and the Planning Commission considered the proposed Mitigated Negative Declaration, before making its recommendation herein; and

Part 3. Pursuant to Government Code Section 65863.5, the City Clerk shall mail a copy of this ordinance to the Assessor of Ventura County within thirty (30) days from the adoption of this ordinance.

000056

ATTACHMENT 3
PAGE 2 OF 4

Part 4. Within 15 days after passage, the City Clerk shall cause this ordinance to be published one time in a newspaper of general circulation published and circulated in the City. Ordinance No. _____ was first read on _____, 2007, and finally adopted on _____, to become effective thirty (30) days thereafter.

PASSED AND ADOPTED this ____ day of _____, 2007, by the following vote

AYES:

NOES:

ABSENT:

Dr. Thomas E. Holden, Mayor

ATTEST:

APPROVED AS TO FORM:

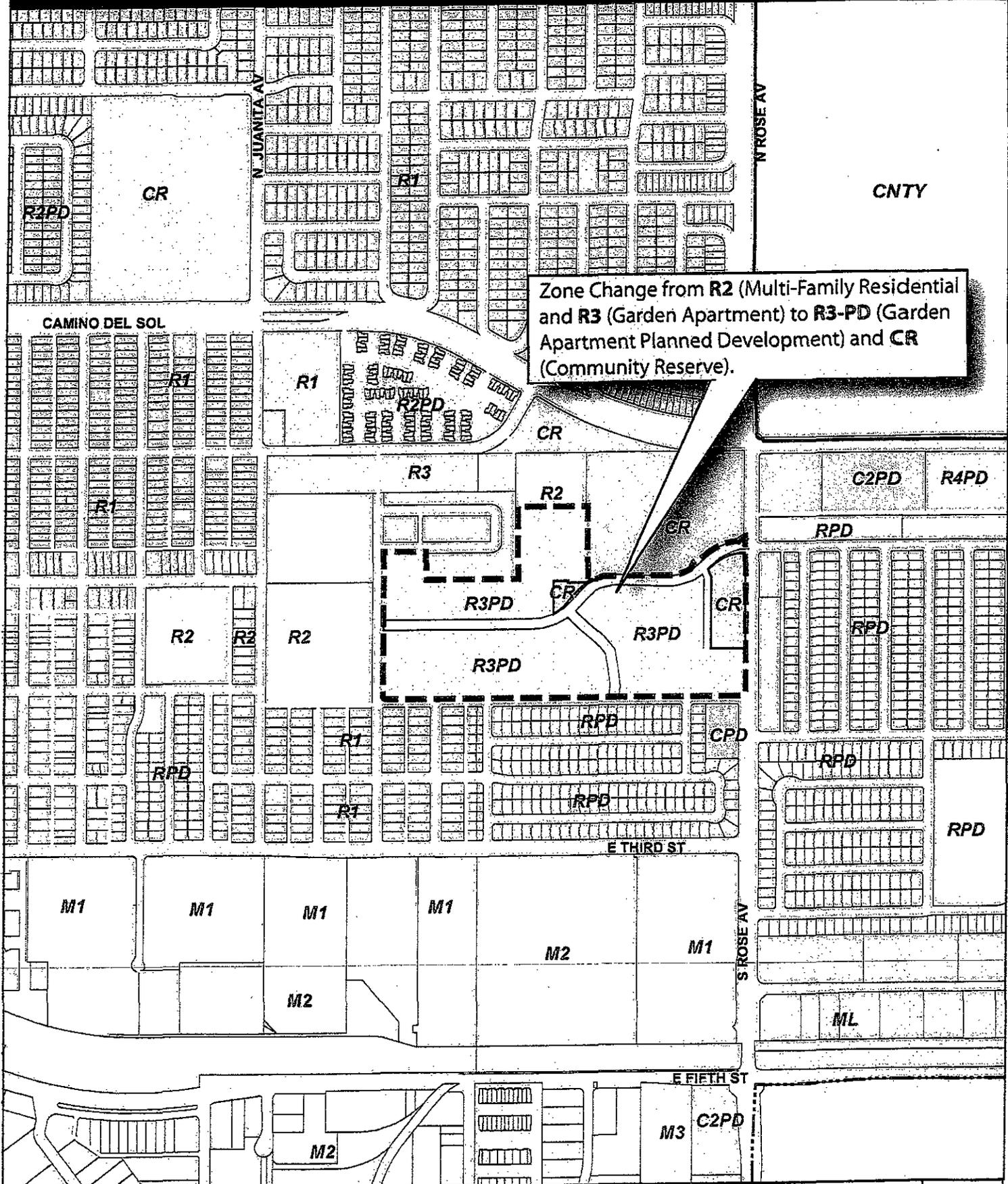
Daniel Martinez, City Clerk


Gary L. Gillig, City Attorney

000057

ATTACHMENT 3
PAGE 3 OF 4

Zone Change



Zone Change from R2 (Multi-Family Residential and R3 (Garden Apartment) to R3-PD (Garden Apartment Planned Development) and CR (Community Reserve).

PZ 06-620-02 (General Plan Amendment); PZ 06-640-01

(Specific Plan); PZ 06-570-04 (Zone Change)

Location: 100 Carmelita Ct

APN: 201009008, 201008002, 201001002

Zone Change

ATTACHMENT 3

000058 PAGE 4 OF 4



Oxnard Planning
August 3, 2007

