



Meeting Date: 12/11/2007

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 *AG* Agenda Item No. R-1
 Reviewed By: City Manager *AG* City Attorney *Blupp* Finance *SW* Other (Specify) _____

DATE: November 15, 2007

TO: City Council

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

SUBJECT: Pre-Application Review (PZ 07-600-08) of a Request to Develop 23 townhomes on 1.5 acres. Filed by Mercy Housing California, 1500 S. Grand Ave. #100, Los Angeles, CA 90015

RECOMMENDATION

That City Council review and provide preliminary comments on a pre-application to develop 23 townhomes, located at the southeast corner of North H Street and Palm Drive.

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 has been filed and has undergone appropriate environmental review and evaluation for consistency with adopted City plans and policies.*

Description of the Proposal

The 1.5 acre project site is located within the Historic Enhancement and Revitalization of Oxnard (HERO) Redevelopment Area and the Wilson Neighborhood. The subject site is comprised of nine vacant parcels zoned Single Family Residential (R1-PD) on the east side of H Street, south of Palm Drive. With the exceptions of the Sisters, Servants of Mary convent to the east on G Street and a pocket of low-medium and medium density on Palm Drive and North G Street, the project parcels are surrounded by single family homes.

The applicant is requesting a zone change and general plan amendment from single family planned development (R1-PD) and residential low (RL) to medium density residential planned development (R3-PD) and residential medium (RM). The density of the project is 15.3 units/acre. The development includes attached two story units, including three and two bedroom models, ranging in size from 1,200 square feet to 1,600 square feet.

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The majority of the homes front H Street with access to garages from an internal private drive. The remaining homes have walkways separating the homes and access to garages from an alley or a private drive. Each home is provided with a two car garage, per City Code, however, the project is deficient five visitor parking stalls. An open space area with a tot lot is provided in the middle of the project. At this time, the project has not been reviewed for compliance with the applicable zoning standards.

Site History:

In 1995 Mercy Charities Housing requested, and City Council approved, a zone change and general plan amendment for the subject properties and the convent site, from Commercial Office Planned Development (CO-PD) to Single Family Residential Planned Development (R1-PD). In 1995 City Council approved a Final Map which created eight of the nine lots that are proposed as part of the subject proposal, as well as two lots on G Street for the Sisters, Servants of Mary convent and related parking lot.

Anticipated Entitlements: A zone change, general plan amendment, planned development permit, and tentative subdivision map permit applications would be necessary for the proposed project.

Issues for Consideration

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

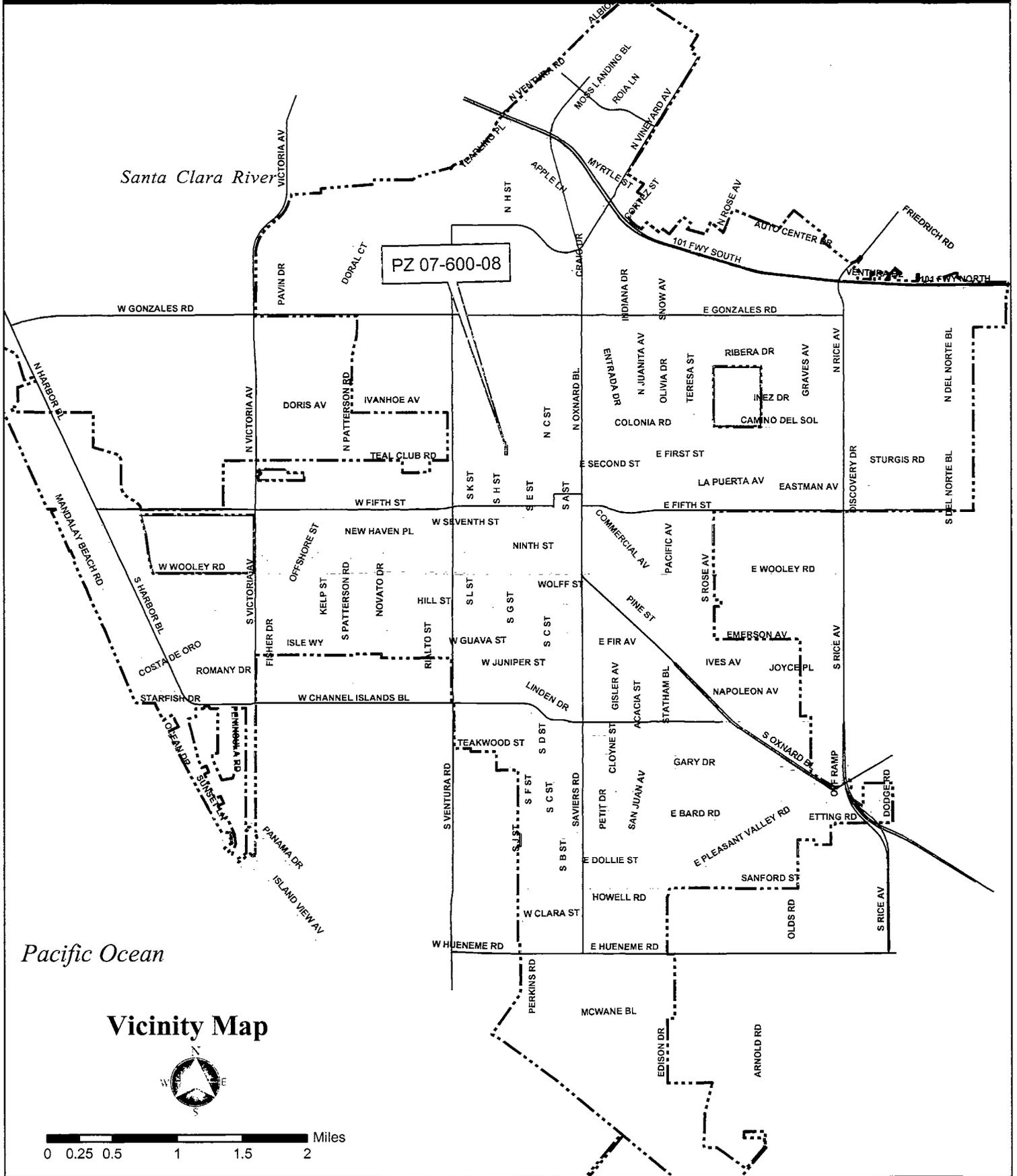
- 1) Compatibility of the density and design of this project to its immediate single family neighbors, many of which are single story homes.
 - a) With a few exceptions, the areas to the north, south, east, and west are single story homes and duplexes. On the east side of North G Street, north east of this project site, there are two story apartment buildings. Additionally, there are a few homes with two story additions on H Street.
 - b) Although a dimensioned site plan was not provided, the proposed development appears to be much closer to H Street than the existing homes. Although this might meet the requested R-3 zoning standards (20 feet), this could dramatically change the streetscape of H Street.
 - c) The majority of H Street is developed at 3-7 units/acre, whereas this project is proposed at 15.3 units per acre. On the east side of North G Street, there are apartment buildings with allowed densities of 13-18 units/acre. On Palm Drive there are duplexes on the north side of the street which are approximately 12 units/acre.
- 2) Change in zoning from single family (R1) to multiple family (R3) and a general plan amendment from residential low (3-7 units per acre) to residential medium (13-18 units per acre) to accommodate the density of the project.

FINANCIAL IMPACT

The project will be required to pay applicable development fees.

- Attachment 1 - Vicinity Map
2 - Project Plans

Vicinity Map



Vicinity Map



0 0.25 0.5 1 1.5 2 Miles



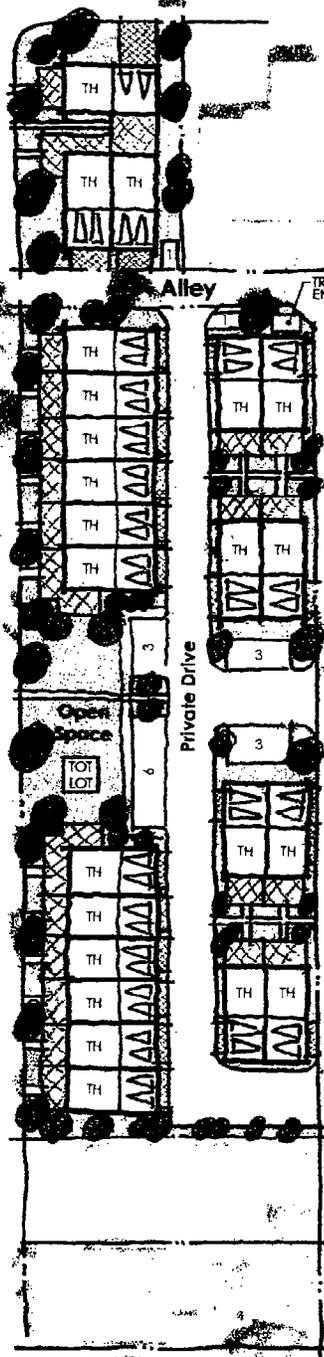
PZ 07-600-8
 Location: SWC Palm & H St
 APN: 202003061, 202003062, 202003063,
 202003064, 202003065, 202003066, 202003067,
 202003068, 202003071
 Mercy Housing

ATTACHMENT 1
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Magnolia Dr.

Palm Dr.

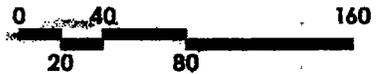
H St.



Summary:

- 23 Units
- 2 Story Townhomes
- 2 to 3 Bedrooms
- 1,200 s.f. to 1,600 s.f.
- 65 Parking Spaces
 - 46 covered spaces
 - 19 open spaces (1 H.C.)

G St.



Mercy Housing

OXNARD AFFORDABLE CONDOMINIUMS
 CONCEPTUAL SITE PLAN



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ATTACHMENT 2
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