



Meeting Date: 01/15/08

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"/> Other: Study Session

Prepared By: Kathleen Mallory, AICP, Contract Planner *K. Mallory* Agenda Item No. I-5

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

DATE: November 6, 2007

TO: City Council

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

SUBJECT: Approval of Development Agreement Negotiating Team for the Teal Club Specific Plan Project Located North of Teal Club Road, West of Ventura Road, South of Doris Avenue, and East of Patterson Road. Filed by SunCal Companies (PZ 05-670-01).

RECOMMENDATION

That City Council direct the City Manager to appoint a negotiating team to negotiate a development agreement with SunCal Companies for the Teal Club project, located north of Teal Club Road, west of Ventura Road, south of Doris Avenue, and east of Patterson 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

A range of residential densities and product types are proposed on the 175 acre project site. A 1.5 acre fire station is proposed on the westerly corner of Patterson Road and Doris Avenue and a 7.1 acre elementary school is proposed with an approximately 5.80 acre adjoining city park. A 4.0 acre park/retention basin is proposed on the corner of Patterson and Teal Club Roads. Approximately 37,000 square feet of retail space is proposed on the corner of Ventura Road and Doris Avenue. A variety of residential product types are proposed for a maximum of 1,150 residential dwelling units. The product types include: single family homes, single family courtyard homes, single family detached cottage homes, single family patio homes, and townhomes.

Description of the Proposal

The project includes a variety of uses as identified below:

Land Use Type	Density Per Acre	Number of Units/Acres	Percentage
Residential Low	3-7 du/acre	247	21%
Residential Low-Medium	8-12 du/acre	697	61%
Residential Medium	13-18 du/acre	206	18%
Subtotal - Total Number of Dwelling Units		1,150 units	100%
Commercial/Retail		37,000 sq. ft. / 2.7 acres	2%
Park/Retention		3.3 acres	2%
Central Park		5.8 acres	3%
Fire Station		1.7 acres	1%
School		7.1 acres	4%
Perimeter Right of Way Dedication		14.8 acres	8%
TOTAL		175 acres	100.00

Status of Project

Planning staff are working with the City hired environmental impact report consultant to prepare an environmental impact report (EIR) for the project. The draft EIR should be available for public review in the next two months.

Development Agreement Deal Points

The proposed development agreement may focus on the following issues:

- Phasing of the construction of public infrastructure (e.g., streets, sewer, water, etc.), construction of school facilities and other public facilities including parks, other open space areas and public safety buildings.
- Payment of development fees in effect at the time of project approval.
- Timeframes for entitlements (e.g., life of tentative maps, etc.).
- Provisions for the development of affordable housing.
- Project phasing for development on the project.
- Participation as potential lead agency in public finance (CFD).
- Identification of percentages for cost sharing components of the Specific Plan.

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:

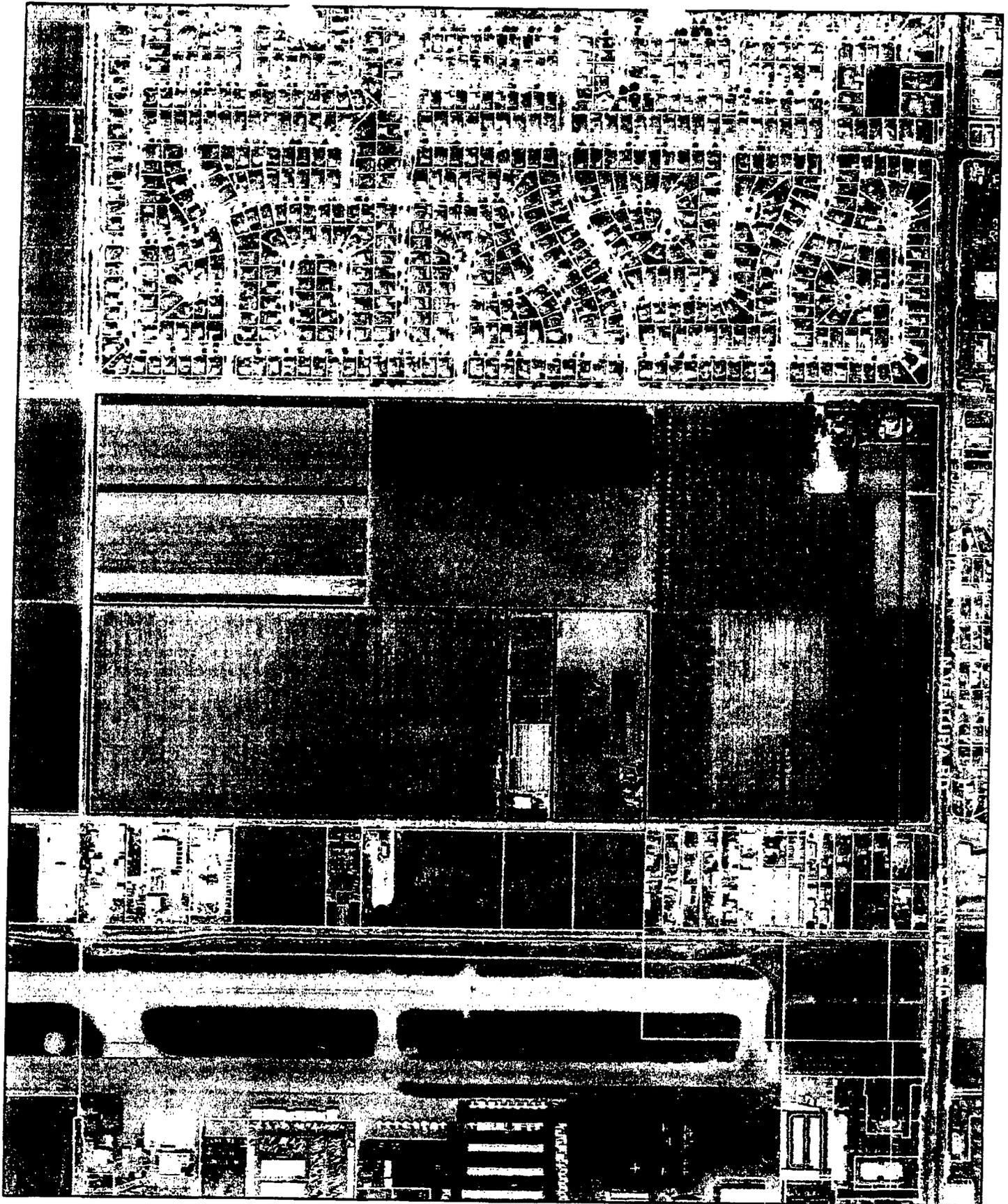
- Funding and/or facilities for schools above and beyond those required by state law.
- Community parks dedication and improvements above and beyond those required by the City's Subdivision Ordinance and General Plan.
- Contributions to the City's affordable housing fund.
- Dedication of property for public benefit.
- Funds for maintenance of parks.
- Public facility improvements, such as a new fire station or other service facility.

FINANCIAL IMPACT

There is no financial impact from the recommendation.

Attachments:

1. Property Vicinity and Location Map
2. Site Plan



PZ 05-640-2, PZ 05-610-1, PZ 05-670-1,
 PZ 05-560-1, PZ 05-600-1
 Location: Teal Club
 APN: 183-0-070-09
 183-0-070-14



Planning & Environmental Services

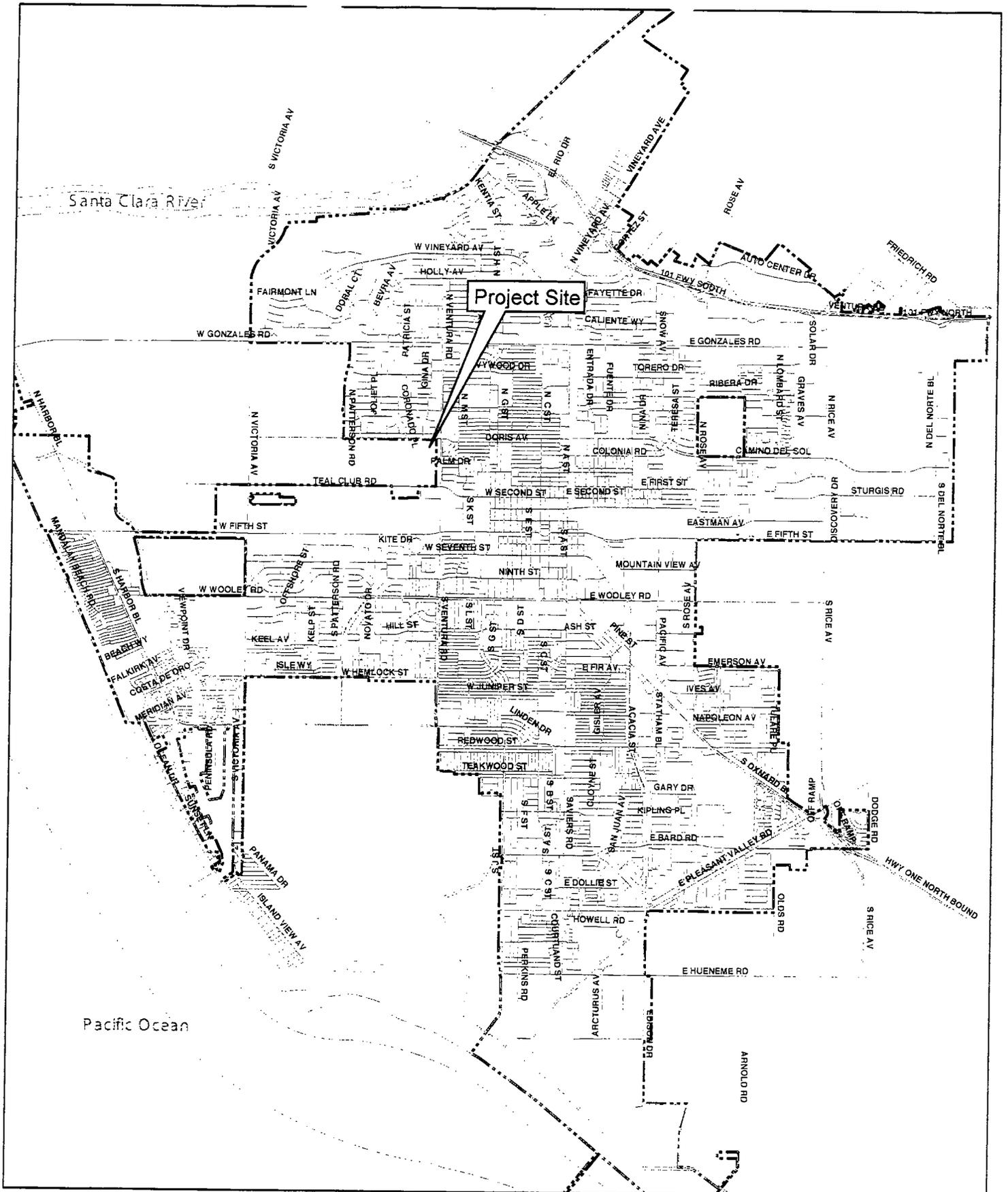


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ATTACHMENT 1

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PZ 05-640-2, PZ 05-610-1, PZ 05-670-1,
 PZ 05-560-1, PZ 05-600-1
 Location: Teal Club
 APN: 183-0-070-09
 183-0-070-14

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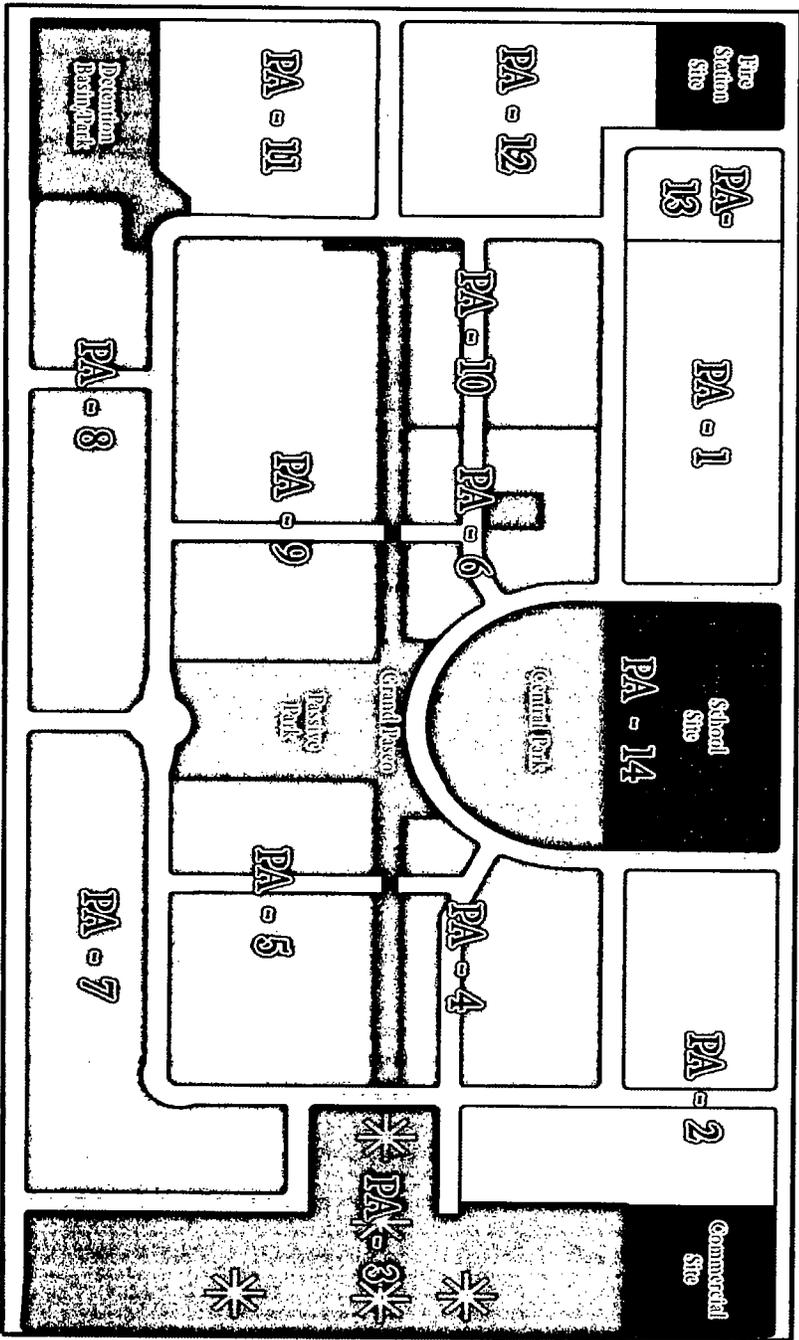
Vicinity Map



Planning & Environmental Services



ATTACHMENT
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Oxnard Airport

Residential

LAND USE PLAN
TEAL CLUB SPECIFIC PLAN

- Note: Maximum Number of Units Permitted is 1150
- (1) Includes residential in-tract streets and residential collector R.O.W.
 - (2) In the event the Oxnard School District does not acquire Planning Area for school purposes, this planning area may be used for passive park, and residential use at a gross density of 4.90 DU/AC.
 - (3) Residential density may be transferred from one Planning Area to another in accordance with the provisions of the Specific Plan contained in Section 7.9, "Transfer of Density," provided the total number of residential dwelling units does not exceed that approved for the Teal Club Specific Plan

Legend	
[Symbol]	Residential Low 3.7 DU
[Symbol]	Residential Low Medium 8.12 DU
[Symbol]	Residential Medium 13.18 DU
[Symbol]	Parks & Open Space
[Symbol]	School Site / PA-14 as
[Symbol]	Commercial & Fire Station Site
[Symbol]	Private Recreation Area
[Symbol]	Specific Plan Boundary
[Symbol]	Planning Area Boundary
[Symbol]	PA Planning Area (refer to land use table for Permits & Access)

Planning Area	Density Description	Density (ft ² /DU)	Gross Area (Ac)	Gross Density (ft ² /DU)	Net Area (Ac)	Net Density (ft ² /DU)	Product (Units)	LAND USE TABLE	
								Units	Product
1	Residential Low	3.7	10.5	387	10.5	387	105	387	105
2	Residential Low Medium	8.12	10.5	853	10.5	853	105	853	105
3	Residential Medium	13.18	10.5	1384	10.5	1384	105	1384	105
4	Residential Low Medium	8.12	10.5	853	10.5	853	105	853	105
5	Residential Low	3.7	10.5	387	10.5	387	105	387	105
6	Residential Low	3.7	10.5	387	10.5	387	105	387	105
7	Residential Low	3.7	10.5	387	10.5	387	105	387	105
8	Residential Low	3.7	10.5	387	10.5	387	105	387	105
9	Residential Low	3.7	10.5	387	10.5	387	105	387	105
10	Residential Low	3.7	10.5	387	10.5	387	105	387	105
11	Residential Low	3.7	10.5	387	10.5	387	105	387	105
12	Residential Low	3.7	10.5	387	10.5	387	105	387	105
13	Residential Low	3.7	10.5	387	10.5	387	105	387	105
14	Residential Low	3.7	10.5	387	10.5	387	105	387	105
Grand Plaza			10.5	387	10.5	387	105	387	105
Grand Passageway			10.5	387	10.5	387	105	387	105
Grand Park			10.5	387	10.5	387	105	387	105
Total			105	387	10.5	387	105	387	105

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EXHIBIT 2-1
October 22, 2007

