Meeting Date: 3/04 /2008

ACTION	TYPE OF ITEM
☐ Approved Recommendation	☐ Info/Consent
☐ Ord. No(s). _____	☐ Report
☒ Res. No(s). _____	☒ Public Hearing
☐ Other _____	☐ Other _____

Prepared By: Stephanie Diaz, Contract Planner SD Agenda Item No. L

Reviewed By: City Manager City Attorney Rupp Finance SW Other *(Specify)*

DATE: February 25, 2008

TO: City Council

FROM: Susan L. Martin, AICP SMartin
Planning Manager

SUBJECT: **PZ No. 06-300-05 Tentative Subdivision Map (Tract Map No. 5687) to subdivide property commonly known as The Courts and bounded by Rose Avenue, First Street, Marquita Street and Del Sol Park. Filed by Steadfast Residential Development, LLC, 4343 Von Karman Avenue, Suite 300, Newport Beach, California, 92660, the Oxnard Housing Authority and the City of Oxnard, 300 W. Third Street, Oxnard CA 93030.**

RECOMMENDATION

That City Council adopt a resolution approving Tentative Subdivision Map for Tract Map No. 5687 for the Las Cortes Housing Development.

DISCUSSION

Project Description - A request to subdivide a 31-acre site into 143 parcels. (101 parcels for single-family residential development, four parcels for multi-family apartments, seven parcels for attached condominiums and two parcels for park use and 29 parcels are proposed for public and private streets.) The subject site is rectangular in shape with Rose Avenue on the east, Del Sol Park to the north, Marquita Street to the west and First Street to the south. Access to the site is proposed from a new extension of San Gorgonio Avenue on the east which runs through the site from Rose Avenue on the east to Marquita Street on the western edge of the site, and two new public streets which run north/south through the site. The existing 260 residential units on-site are owned by the Housing Authority and will be demolished and replaced. The project includes use of three acres of City-owned land for residential development. Monetary contributions to the City will be provided toward two new soccer fields off-site in Del Sol Park. A new 55 space parking lot will also be constructed in Del Sol Park adjacent to the new extension of San Gorgonio Road. The project site includes APNs: 201-080-020, 201-100-020, 201-090-06, -07 and -08 and is in the La Colonia Neighborhood.

Planning Commission Review and Action - On February 21, 2008, the Planning Commission held a public hearing and considered the request for a tentative subdivision map to create 143 parcels consistent with the Las Cortes Specific Plan. At the hearing, the Planning Commission recommended approval of the tentative subdivision map. The Commission also found the disposition of 3 acres of City land to be consistent with the General Plan.

FINANCIAL IMPACT

There is no financial impact associated with this recommendation.

Attachment 1 - Planning Commission Resolution.
2 - City Council Resolution
3 - Planning Commission Staff Report except draft resolution, dated February 21, 2008
4 - Power Point Presentation from Planning Commission February 21, 2008 hearing

Note: Attachments No.1 and 3 have been provided to the City Council under separate cover. Copies are available for review at the Circulation Desk in the Library after 6:00 p.m. on Wednesday prior to the Council meeting, and at the City Clerk's Office after 8:00 a.m. on the Friday before the meeting.

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD APPROVING TENTATIVE SUBDIVISION MAP OF TRACT NO. 5687 (PLANNING AND ZONING PERMIT NO. 06-300-05), FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF ROSE AVENUE AND FIRST STREET, IN THE LAS CORTES SPECIFIC PLAN AREA (APN 201-080-020, 201-100-020, 201-090-06, -07 AND -08 SUBJECT TO CERTAIN CONDITIONS. FILED BY STEADFAST RESIDENTIAL DEVELOPMENT, LLC, 4343 VON KARMEN AVENUE, SUITE 300, NEWPORT BEACH, CA, 92660, THE OXNARD HOUSING AUTHORITY AND THE CITY OF OXNARD, 300 W. THIRD STREET, OXNARD, CA 93030.

WHEREAS, City Council has carefully reviewed the Planning Commission Resolution recommending approval of Tentative Subdivision Map of Tract No. 5687 (PZ-06-300-05), for property located at the Northwest corner of Rose Avenue and First Street, filed by Steadfast Residential Development, LLC, the Oxnard Housing Authority and the City of Oxnard; and

WHEREAS, the City Council finds that the Tentative Map complies with all requirements of the Subdivision Map Act and the Oxnard City Code; and

WHEREAS, the City Council finds that the Tentative Map, the proposed site, and the design and improvement of the development requested are consistent with the General Plan and the Las Cortes Specific Plan; and

WHEREAS, the City Council finds that the proposed site is suitable for the type and density of development requested and is not likely to cause substantial environmental damage, serious public health problems or conflict with any publicly acquired easements or access; and

WHEREAS, in accordance with the California Environmental Quality Act, the Planning and Environmental Services Manager provided public notice of the intent of the City to adopt a mitigated negative declaration for this project, that the City Council adopted mitigated negative declaration No. 06-04 and the City Council finds on the basis of the whole record before it 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;

WHEREAS, the documents and other materials 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 of the City of Oxnard, and the custodian of the record is the Planning and Environmental Services Manager; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OXNARD DOES HEREBY RESOLVE AS FOLLOWS:

Tentative Subdivision Map for Tract No. 5687 is hereby approved, subject to the conditions set forth in Planning Commission Resolution No. 2008-03.

PASSED AND ADOPTED this 4th day of March 2008, by the following vote:

AYES:

NOES:

ABSENT:

Dr. Thomas E. Holden, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:

James F. Rupp, Jr. for

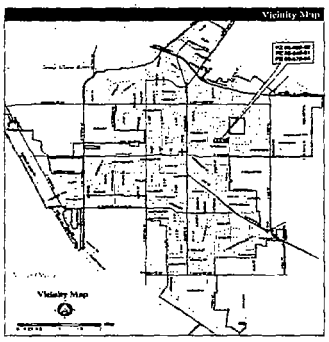
Gary L. Gillig, City Attorney

Las Cortes
Tentative Subdivision Map
Tract No. 5687
PZ 06-300-5

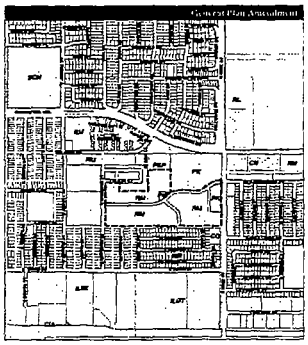
Planning Commission Hearing
February 21, 2008

View of the Existing Courts Housing and Del Sol Park from Rose Avenue

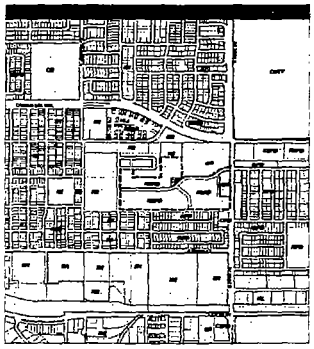
Vicinity Map
NW Corner of Rose Ave & First St.



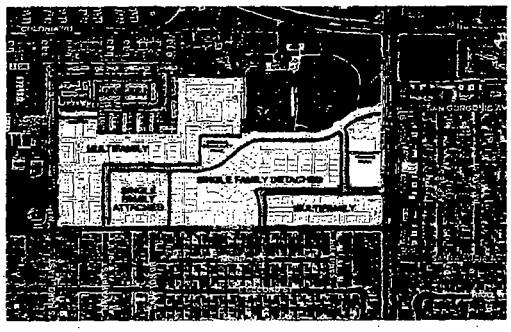
General Plan Designations



Zoning Designations



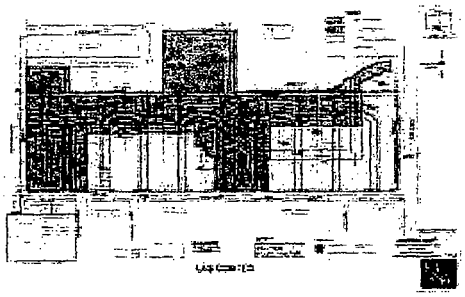
Las Cortes Specific Plan Land Use Plan



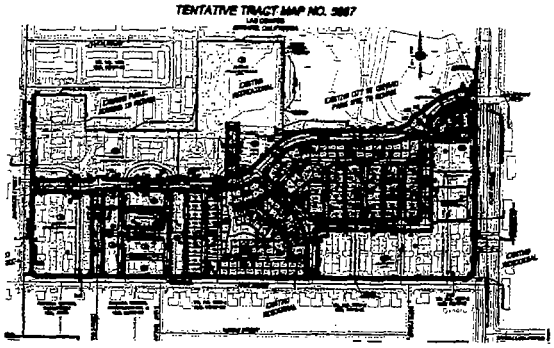
Project Description 143 Lot Subdivision

- 101 parcels (for single-family development)
- 4 parcels (for multi-family development)
- 7 parcels (for attached condominiums)
- 2 parcels (for public park)
- 29 parcels (for public and private streets)
- Disposition of 3 acres of City land for affordable housing.

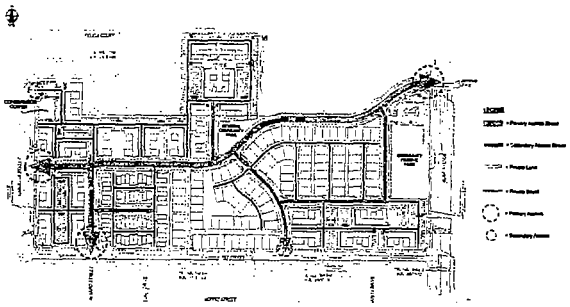
Phasing Plan



ATTACHMENT 4
PAGE 2 OF 4



Circulation Plan



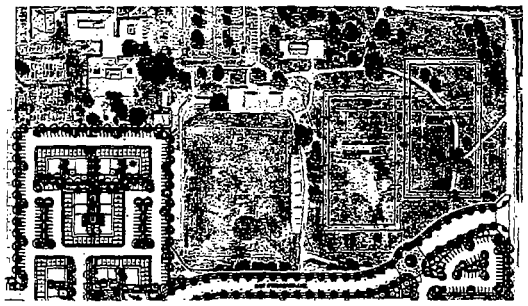
Proposed Future Development on the Parcels

- Will be processed through an administrative "Development Design Review Permit."
- Must be consistent with the Las Cortes Specific Plan Development Standards.
- Must be consistent with the R-3 and Community Reserve zone standards, that are not listed in the Specific Plan.

Consistency with Las Cortes Specific Plan:

- Residential Density
- Vehicle and pedestrian circulation system.
- Parcel size and location.
- Public improvements (sidewalks, parkways, etc).
- Provision of on-site parks.
- In-lieu fees for off-site soccer field improvements.

Conceptual Off-Site Soccer Fields and Public Parking Lot



Environmental Review

- Mitigated Negative Declaration 06-04 was adopted by the City Council on October 16, 2007 when the Specific Plan was adopted. This document included analysis of the subdivision map.
- Mitigation measures from the MND are included in the conditions of approval.

Recommendation

- That the Planning Commission adopt a resolution recommending that the City Council approve PZ 06-300-05, Tentative Tract Map No. 5687 and finding the disposition of City land consistent with the General Plan.
- Per Parks Department, amend Condition #18 re: Tree Mitigation Fees; change "shall" to "may."