



Meeting Date: 7-22-2008

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 _____

Prepared By: James Rupp, Assistant City Attorney Agenda Item No. I-12

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

DATE: July 15, 2008

TO: City Council

FROM: Matthew G. Winegar, AICP, Development Services Director
Development Services Department [Signature]

SUBJECT: Approval of a Development Agreement Negotiating Team for (1) the Las Cortes Project Located North of First Street, West of Rose Avenue, South of Del Sol Park and East of Marquita Street, filed by the Oxnard Housing Authority and Steadfast Properties LLC, and (2) a Mixed Use Development Project Located at 711 N. Oxnard Boulevard filed by Aldersgate Investment, LLC.

RECOMMENDATION

That City Council:

1. Direct the City Manager to appoint a negotiating team to negotiate a development agreement with the Housing Authority and Steadfast Properties, LLC for the Las Cortes Project.
2. Direct the City Manager to appoint a negotiating team to negotiate a development agreement with Aldersgate Investment, LLC for a mixed used development project.

DISCUSSION

Description of the Las Cortes Specific Plan

On March 18, 2008, the Oxnard City Council adopted the Las Cortes Specific Plan that provides for the development of a 31 acre site. The plan calls for the development of 260 replacement units for an existing public housing project, 101 parcels of for sale single family detached, 60 units of for sale attached, and 80 units of new affordable rental units. The project is being developed jointly by the Oxnard Housing Authority and Steadfast Properties LLC. The site is owned by the Oxnard Housing Authority. The project was undertaken to replace a deteriorating existing 260 unit Public Housing project.

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Description of the Aldersgate Proposal

The site is the former location of the Colonial House Restaurant at 711 N. Oxnard Boulevard and slightly more than two acres. The applicant proposes a mixed use development that includes 16,000 square feet of retail use and 40 condominium units.

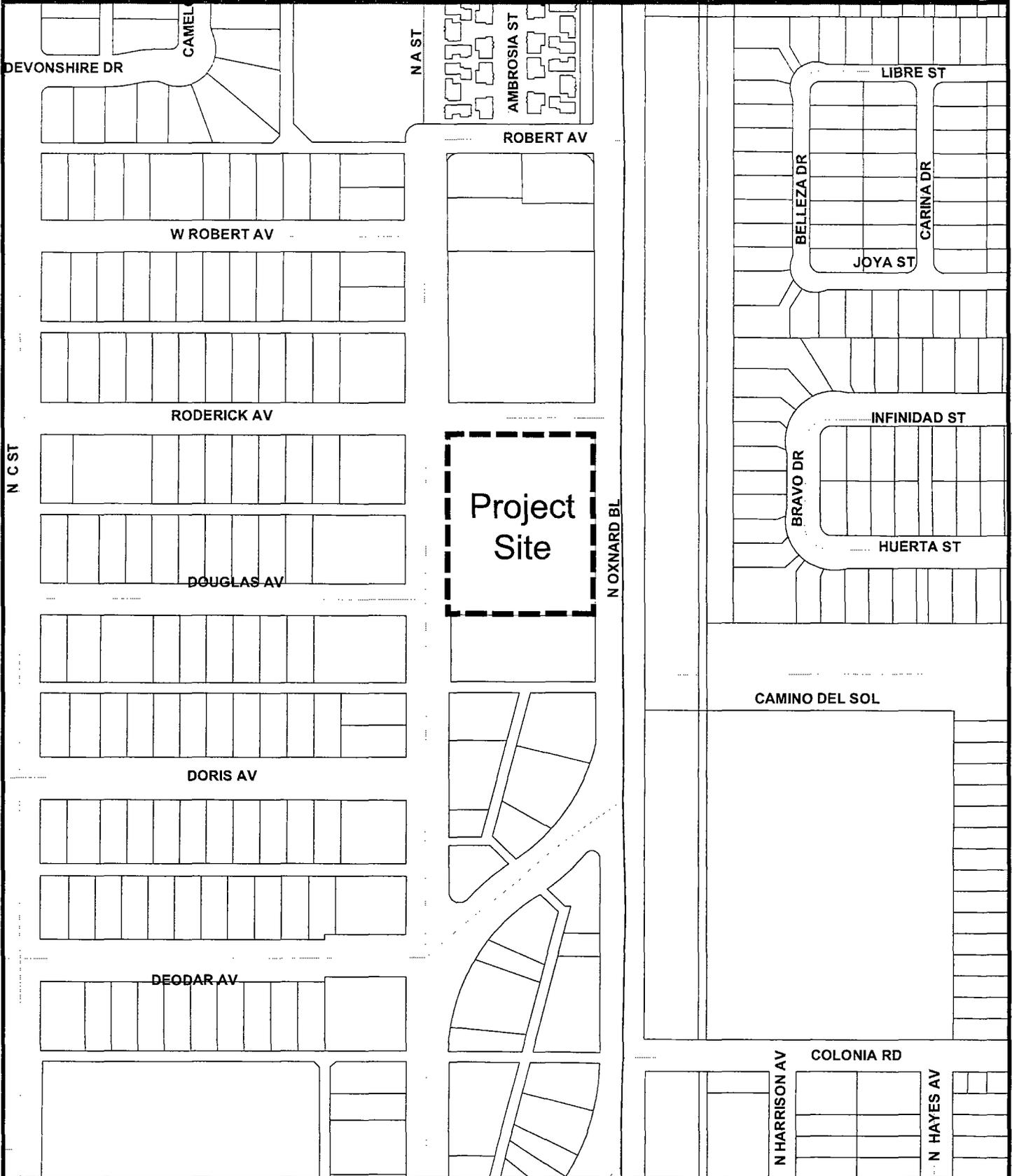
FINANCIAL IMPACT

While there is no financial impact at this time, the development agreements may address financial issues such as fee credits towards public facilities.

Attachments:

1. Las Cortes Property Vicinity and Location Map
2. Aldersgate Property Vicinity and Location Map

Vicinity Map



Oxnard Planning
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Vicinity Map



ATTACHMENT NO. 2

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