



Planning Division

PLANNING COMMISSION STAFF REPORT

TO: Planning Commission

FROM: Kathleen Mallory, AICP, Project Planner

DATE: February 6, 2008

SUBJECT: Public Hearing on the Draft Land Use Plan 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 - PZ 05-620-02 (General Plan Amendment); PZ 05-560-1 (Pre-zoning); PZ 05-610-1 (Annexation); and PZ 05-640-2 (Specific Plan Review). Filed by SunCal Companies

- 1. Recommendation:** That the Planning Commission conduct a public hearing to receive comments on the draft land use plan presented by SunCal Companies.
- 2. Discussion:** On January 15, 2008, SunCal Companies (SunCal) requested City Council authorization to negotiate a Development Agreement for the Teal Club Specific Plan project area. At that meeting, the Council did not authorize staff to begin negotiating a Development Agreement with SunCal but instead requested that the Planning Commission and public be given an opportunity to comment on the draft land use plan for the specific plan project area.

Description of the Proposal

SunCal proposes a range of residential densities and product types on the 178-acre project site. A 1.5-acre fire station is proposed on the southwest corner of Patterson Road and Doris Avenue and a 7.1-acre elementary school site is proposed with an approximately 5.80-acre adjoining city park. A 4.0-acre park/retention basin is proposed on the northeast corner of Patterson and Teal Club Roads. Approximately 37,000 square feet of retail space is proposed on the southwest intersection 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.

The project includes a variety of uses as identified below and is identified on the attached draft land use plan:

Land Use Type	Number of Units/Acres
Residential	
Single Family Homes	252 units
Single Family Courtyard Homes	213 units
Single Family Cottage Homes	231 units
Single Family Patio Homes	240 units
Townhomes	214 units
Subtotal - Total Number of Dwelling Units	1,150 units
Commercial/Retail	37,000 sq. ft. / 2.7 acres
Parks	
Central park	5.8 acres
South park	3.5 acres
Grand paseo	6.4 acres
Southwest park	1.0 acres
Total park area	16.70 acres
Other Areas	
Detention Basin	2.9 acres
Fire Station	2.0 acres
School	7.1 acres
Internal Streets	18.5 acres
Right of way dedications	14.5 acres
Off site basin	3.5 acres
TOTAL	178 acres

Staff is in the process of reviewing the draft Specific Plan. This is presented to the Planning Commission for comment only at this time. No decisions are requested, nor can they be made at this time.

Attachment:
 Draft Land Use Plan

Prepared by: <u>KM</u> KM
Approved by: <u>SM</u> SM

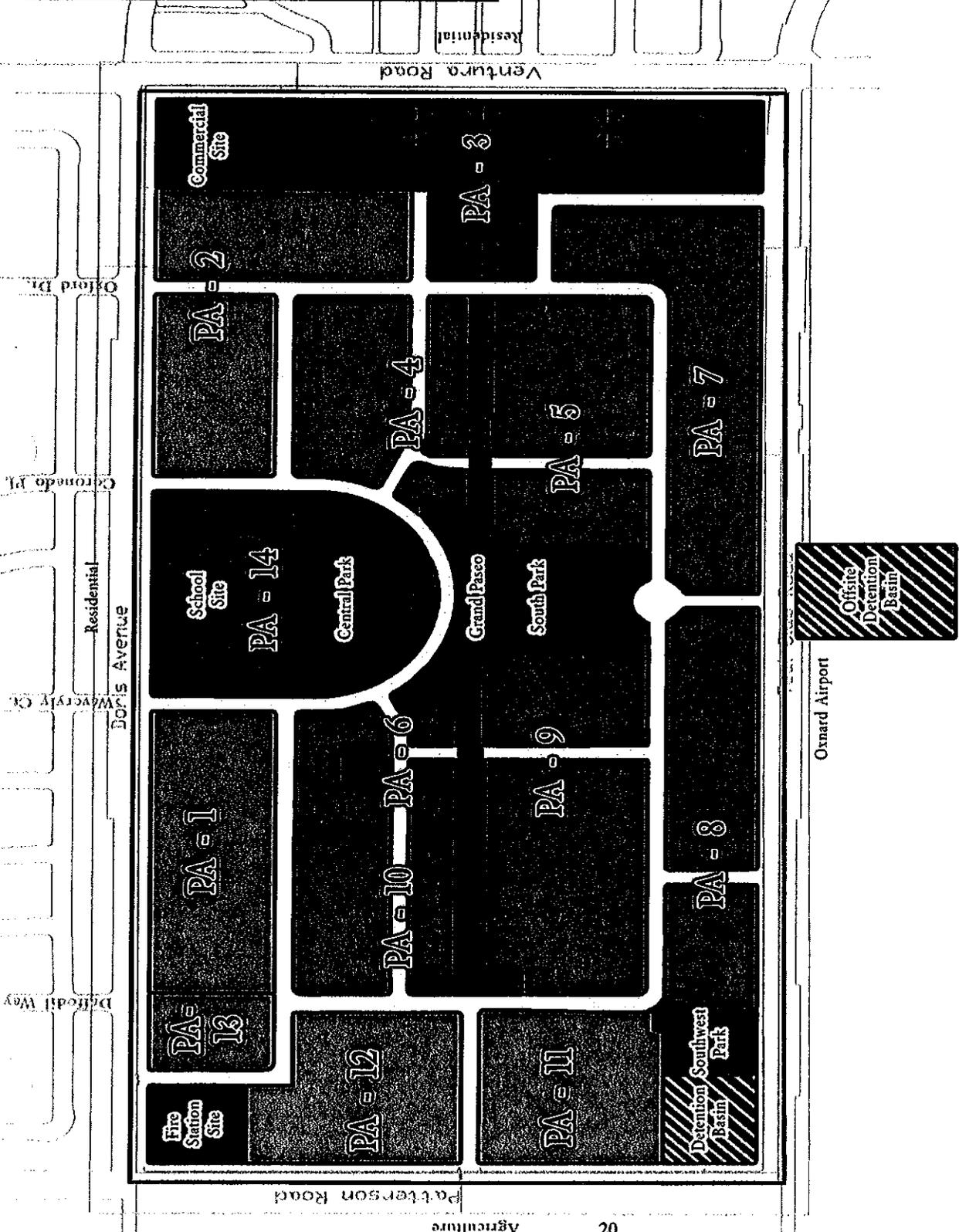
Legend

- Residential Low 3.7 DU/AC Gross
- Residential Low-Medium 8-12 DU/AC Gross
- Residential Medium 13-18 DU/AC Gross
- Parks & Open Space
- School Site / PA-14 (2)
- Commercial & Fire Station Site
- Private Recreation Area
- Specific Plan Boundary
- Planning Area Boundary
- Planning Area
(refer to Land Use Table for Densities & Intensity)

EXHIBIT 2-1
January 23, 2008

Villages at Teal Club

NORTH



LAND USE PLAN
TEAL CLUB SPECIFIC PLAN

LAND USE TABLE

Area	Density Description	Dwelling Units (1)	Gross Area (ac.) (2)	Gross Density (3)	Net Area (ac.)	Net Density (4)	Parks /OS (ac.)
Planning Area 1	Residential Low (3-7 du/ac)	50	10.6	4.7	8.5	5.9	0.0
Planning Area 2	Residential Low (3-7 du/ac)	81	13.7	5.9	11.4	7.1	0.0
Planning Area 3	Residential Medium (13-18 du/ac)	212	16.6	12.7	13.0	16.3	2.3
Planning Area 4	Residential Low-Medium (8-12 du/ac)	86	9.6	9.0	8.3	10.3	0.0
Planning Area 5	Residential Low-Medium (8-12 du/ac)	105	10.9	9.6	9.9	10.6	0.0
Planning Area 6	Residential Low-Medium (8-12 du/ac)	44	5.3	8.3	4.6	9.6	0.3
Planning Area 7	Residential Low-Medium (8-12 du/ac)	134	15.2	8.8	10.6	12.7	0.0
Planning Area 8	Residential Low-Medium (8-12 du/ac)	102	12.8	8.0	8.8	11.6	0.0
Planning Area 9	Residential Low-Medium (8-12 du/ac)	150	15.0	10.0	13.7	11.0	0.0
Planning Area 10	Residential Low-Medium (8-12 du/ac)	69	7.2	9.6	6.0	11.6	0.0
Planning Area 11	Residential Low (3-7 du/ac)	49	8.0	6.2	6.6	7.5	0.0
Planning Area 12	Residential Low (3-7 du/ac)	53	8.6	6.2	6.9	7.7	0.0
Planning Area 13	Residential Low (3-7 du/ac)	15	3.1	4.9	2.3	6.6	0.0
Central Park	Open Space	NA	6.8	NA	5.8	NA	5.8
South Park	Open Space	NA	4.0	NA	3.5	NA	3.5
Grand Paseo	Open Space	NA	7.3	NA	6.4	NA	6.4
Southwest Park	Open Space	NA	1.2	NA	1.0	NA	1.0
Subtotal		1150	155.8	7.4	127.0	9.1	19.3
Other Areas							
School site (2)	NA	NA	8.5	NA	7.1	NA	0.0
Commercial	NA	NA	3.4	NA	2.7	NA	0.0
Fire Station	NA	NA	2.9	NA	2.0	NA	0.0
Detention Basin	NA	NA	4.1	NA	2.9	NA	0.0
Internal Streets	NA	NA	NA	NA	18.5	NA	0.0
R-O-W Dedication	NA	NA	NA	NA	14.5	NA	0.0
Off-site Basin	NA	NA	3.5	NA	3.5	NA	0.0
Subtotal		0	22.3	NA	51.1	NA	0.0
GRAND TOTALS							
		1150	178.1	7.4	178.1	9.1	19.3

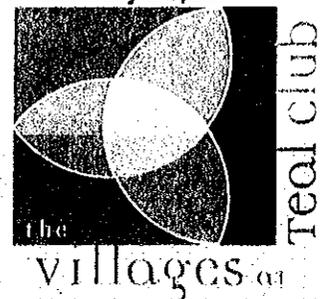
(1) Maximum number of units permitted is 1178 including the addition of units in lieu of the school see note 3 for more detail. Density Bonus for affordable housing is included in the maximum number of units

(2) Includes residential collector streets and Perimeter Arterial street Right of Way

(3) In the event the Oxnard School District does not acquire Planning Area 14 for school purposes, this planning area shall be used for residential use within the low density range of 3 to 7 dwelling units / acre or 28 dwelling units.

(4) Residential unit totals 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 density does not exceed the range set forth in this plan and the total number of residential dwelling units for phase 1 does not exceed 778 (806 if the school site is developed) and the total number of dwelling units for phase 2 does not exceed 372.

TABLE 2-1
January 23, 2008



LAND USE SUMMARY TEAL CLUB SPECIFIC PLAN