



Meeting Date: 05 / 10 / 2011

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: Brian Foote, AICP, Associate Planner Agenda Item No. R-1

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

DATE: May 2, 2011

TO: City Council

FROM: Susan L. Martin, AICP, Planning Manager [Signature]
Development Services Department

SUBJECT: Pre-Application Review of a Request for the Teal Club Specific Plan Area bounded by Doris Avenue on the north, Patterson Road on the west, Teal Club Road on the south and Ventura Road on the east. Filed by Dennis Hardgrave, Development Planning Services Inc., designated agent for the Borchard family and Borchard Teal Club Ranch.

RECOMMENDATION

That City Council review and provide preliminary comments on a pre-application to develop a 175-acre area generally bounded by Doris Avenue on the north, Patterson Road on the west, Teal Club Road on the south, and Ventura Road on the east (see Attachment 1). The proposal includes a total of 990 residential dwelling units, mixed use and retail uses, a fire station, YMCA facility, an elementary school, public parks and landscape buffers.

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

According to the City’s 2020 General Plan (“General Plan”), a specific plan is required in order to master plan the entire Teal Club specific plan area and to provide for a range of residential dwelling units and other land uses. Within the General Plan, the site is designated for very low, low, and low-medium density residential uses on the northerly portion of the area. The General Plan further indicates that a specialized commercial retail center is designated on the west side of Ventura Road between Doris Avenue and Teal Club Road, and a community park and office/institutional uses are designated on the southerly portion of the area to be compatible with the operations of the Oxnard Airport (see Attachment 2).

The project area is currently unincorporated land within the CURB boundary, vacant, and is being used for row crops. To the north, across Doris Avenue, is an existing single-family residential neighborhood (Cabrillo neighborhood). To the west, across Patterson Road, is vacant land outside the CURB boundary and in agricultural production. To the east, across Ventura Road, is an existing single-family neighborhood (Fremont South neighborhood). To the south, across Teal Club Road, are residential and industrial properties, and the Oxnard Airport.

DESCRIPTION OF THE PROJECT

The proposed concept is designed as a pedestrian-oriented village on approximately 175 acres. A range of residential densities and product types are proposed on-site; neighborhoods are not proposed to be gated. An 8-acre elementary school is proposed with the approximately 21.0 acre adjoining public park adjacent to Patterson Road. Within the proposed community park, approximately one-half acre is reserved for a future fire station on the southeast corner of Patterson Road and Doris Avenue to serve the northwest area of the City. Approximately 60,000 square-feet of retail, office, and mixed use space are proposed on the southwest corner of Ventura Road and Doris Avenue in order to be within walking distance to serve as neighborhood gathering places and to provide for a portion of the resident's retail needs. Approximately 132,000 square-feet for a business research park is proposed along the north side of Teal Club Road (see Attachment 3). The mix of land uses within a ten-minute walk of all residences is intended promote the goals of AB32 (California Global Warming Solutions Act) by reducing automobile trips while balancing jobs, schools, services, and housing in close proximity.

According to the 2020 General Plan (Table V-6), acreages dedicated to various land uses versus the applicant's proposal are as follows:

Land Use	General Plan Acreage	Proposed Acreage
Very Low density, 1-2 d.u./acre	5	0
Low density, 3-7 d.u./acre	46	37.0
Low-Medium density, 8-12 d.u./acre	13	31.3
Medium density, 13-18 d.u./acre	0	11.8
High density, 19-30 d.u./acre	0	10.9
Specialized Commercial	30	0
Commercial Office	46	10.2 (business/research park)
Commercial - General (Retail)	0	6.2 (retail & mixed use)
Open Space, Park	32	22.0
Open Space, Buffer	3	2.9
School	0	8.0
Fire Station and Y.M.C.A.	0	2.0 (within park acreage)
Internal Streets & Perimeter Roads	0	34.3
Total Acreage	175	174.6

The current Draft 2030 General Plan Update could potentially allow more than 1,200 dwelling units within the Teal Club specific plan area. The applicant’s proposal retains the 2030 General Plan mix of land uses in a compact, pedestrian-oriented community consistent with the Villages concept promoted within the 2030 General Plan.

A variety of residential product types are proposed for up to 990 residential dwelling units (see Attachments 4 & 5). In addition to single-family homes, the proposal contemplates single-family courtyard homes, single-family townhomes, condominiums and apartments. The detached single-family homes and townhomes (low and low-medium density, respectively) would be placed closer to Doris Avenue and the interior of the project site. The higher-denser units (condominiums and apartments) would be placed on the easterly portion of the site closer to Teal Club Road and Ventura Blvd. Product highlights are further described below. The numbers of dwelling units per “Planning Area” are listed as follows:

Planning Area (Description)	Number of Acres	Number of Dwelling Units
Residential Low (3-7 d.u./acre)	1	108
Residential Low-Medium (8-12 d.u./acre)	2	112
Residential Low-Medium (8-12 d.u./acre)	3	120
Residential Medium (13-18 d.u./acre)	4	192
Residential High (19-30 d.u./acre)	5	230
Mixed Use Commercial (Retail + Res.)	6	8
General Commercial (Retail)	7	–
School	8	–
Park	9	–
Residential Low (3-7 d.u./acre)	10	130
Business & Research Park	11	–
Residential Low-Medium (8-12 d.u./acre)	12	90
Business & Research Park	13	–
		Total = 990

According to the applicant, three choices of conventional single family homes are proposed as follows:

- Single family homes with minimum lot sizes of 5,100-sq.ft. and maximum building area of 3,200-sq.ft.; and
- Single family homes with minimum lot sizes of 4,350-sq.ft. and maximum building area of 2,800-sq.ft.; and
- Single family homes with minimum lot sizes of 3,240-sq.ft. and maximum building area of 2,400-sq.ft.

The attached courtyard-style homes will have a maximum of 2,000-sq.ft. of building area and feature a cluster of four to six two-story single-family homes arranged around a shared motorcourt. Lot sizes will vary, but will range between 1,925 and 3,532-sq.ft each.

Multiple-family attached dwellings (medium and high densities) will comprise approximately 43% of the residential units. Two-story apartments and condominiums will be constructed above first-floor garages. These buildings will take access from alleys, and face onto a street or a shared thirty-foot wide common open space paseo. Unit sizes are anticipated to range from 800 – 2,000 sq. ft. each.

A retail center with a total of up to 60,000-sq.ft. is proposed on the southwest corner of Ventura Road and Doris Avenue. Typical types of retail uses that could occupy this space may include: coffee shop, deli or sandwich shop, dry cleaner, consumer electronics retail, mailbox/package business, flower shop, hair salon, or copy center.

At the northwesterly portion of the site, land for an 8.0 acre elementary school will be set aside. On the westerly portion of the site, a 21.0 acre public park will adjoin the school site. The park land contains a reservation for a half-acre corner fire station, and room for a potential YMCA building and pool with parking to be coordinated in the final school design. Amenities envisioned within the public park area are subject to discussions with the City.

Street improvements are proposed to include widening Teal Club Road between Ventura and Patterson Roads; the phasing plan does not specify if the entire width will be constructed during Phase 1. The General Plan (Table VI-2) calls for a secondary arterial to be constructed between Ventura Road and Patterson Road, and a local arterial between Patterson Road and Victoria Avenue. The final alignment of Teal Club Road has not yet been determined, and the future right-of-way may possibly affect up to 12 residential properties plus 10 commercial/industrial properties along the south side of Teal Club Road westerly of Ventura Road.

The business research park component consists of 132,000-sq.ft. on 10.2 acres at the southerly edge of the site along Teal Club Road. Unless otherwise restricted by the specific plan, typical types of land uses in the BRP zone could include professional, administrative and high technology research and manufacturing uses along with limited commercial activities intended to support such uses. Service uses could include: research & development, laboratories, out-patient clinics, printing or photocopying, administrative/financial/medical offices, restaurants and delicatessens, business furniture and equipment sales, florists, warehousing/distribution, trade schools and public/private schools and colleges, automobile rental agencies, adult motels, and adult day care facilities. Manufacture and assembly uses could include: electronics, ceramics/glass, light metal consumer goods, plastics and fabrics, and instruments. Related uses could include: drive-through services, convenience markets and drugstores, on-site alcohol sales, private emergency medical facilities, and others. Given the wide variety of potential commercial/industrial land uses and the intensity of use allowable in the BRP zone, a business research park may not be the best land use designation in such close proximity to a residential neighborhood.

Landscape buffers are proposed at approximately 30 feet wide along the northerly boundary adjacent to Doris Avenue, approximately 30 – 40 feet wide along the southerly boundary adjacent to Teal Club Road, approximately 300 feet wide parkland buffer adjacent to Patterson Road except at the fire station site, and approximately 50 feet wide between the Business Research Park and the residential uses to the north. The Ventura Road setback and landscape buffer is proposed to average 50 feet in width to establish a strong community identity and enhance the visual corridor in this area.

Project Phasing

Development of the specific plan project is divided into two phases. Phase 1 represents development of the Borchard family's land interest and is intended to include the following (see Attachment 6 – Phasing Plan):

- 13.0 acres – Community Park, phase 1
- 2.0 acres – Fire Station and YMCA facility (site reservation only, within Community Park)
- 1.0 acre – Pocket Park
- 4.0 acres – Mixed Use & Retail Commercial
- 108 units – Low Density Residential (avg. 3-7 dwelling units per acre)
- 112 units – Low-Medium Density Residential (avg. 8-12 dwelling units per acre)
- 120 units – Low-Medium Density Residential (avg. 8-12 dwelling units per acre)
- 192 units – Medium Density Residential (avg. 13-18 dwelling units per acre)
- 230 units – High Density Residential (avg. 19-30 dwelling units per acre)
- 8 units – Mixed Use Residential

Phase 1 also provides for interim agricultural buffers to allow Phase 2 owners to continue farming indefinitely. All required infrastructure improvements and internal roadway circulation would be designed so that Phase 1 could function independently of Phase 2. The conceptual site plan shows streets and landscape parkways separating Phase 1 from the Phase 2 properties (see Attachment 6). The applicant anticipates that the three individual properties within Phase 2 could each develop independently, and at the time of development could connect to the Phase 1 improvements that would be in place at that time.

Proposed land uses in Phase 2 are as follows:

- 8.0 acres – Community Park, phase 2
- 10.2 acres – Business Research Park
- 130 units – Low Density Residential (avg. 3-7 dwelling units per acre)
- 90 units – Low-Medium Density Residential (avg. 8-12 dwelling units per acre)

Possible Issues for Consideration

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

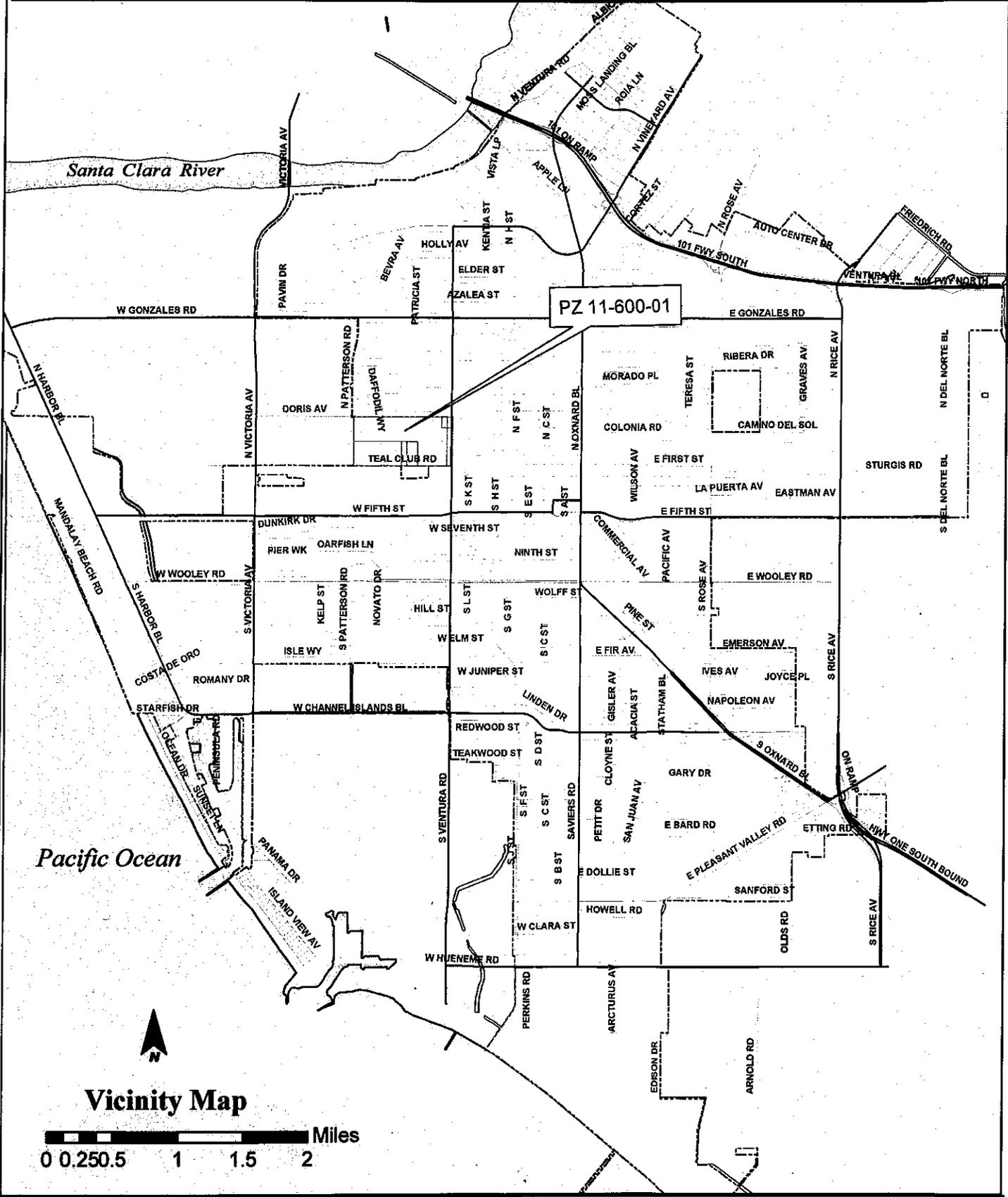
- a) Is the City Council supportive of annexing the project area? This area is within the City's Sphere of Influence and CURB boundary.
- b) Is the mix of land uses, configuration of the neighborhoods, and the location of the commercial square-footage appropriate? No commercial office use is proposed, which is in conflict with the 2020 General Plan.
- c) How does the project blend with the adjacent residential neighborhoods to the north and east?
- d) In accordance with the City's affordable housing requirements, a minimum of 10% (99 units) of units should be provided for low and very-low income households. Is this number of units adequate for this location?
- e) Should the area proposed as Business Research Park instead be designated for another type of land use (such as Commercial Office)?
- f) Is the location designated for a school use appropriate?
- g) Is the location and amount of acreage proposed for dedication as a park acceptable?
- h) Is the location and acreage proposed for dedication as a fire station acceptable, and should it be counted as park space?
- i) Should a YMCA facility be considered? If so, should the appropriate location be designated between the fire station and school, and counted as park space?
- j) Are the public benefits sufficient to support a Development Agreement? Any Development Agreement will be subject to a later Pre-Application Review in accordance with Resolution No. 10,448.

FINANCIAL IMPACT

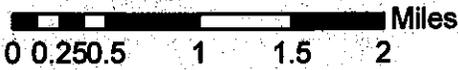
None associated with this Pre-Application Review.

Attachments:

- 1 – Location Map
- 2 – General Plan Map (existing 2020 General Plan)
- 3 – Specific Plan Land Use Map (proposed)
- 4 – Project Description and Land Use Table
- 5 – Conceptual Site Plan
- 6 – Phasing Plan

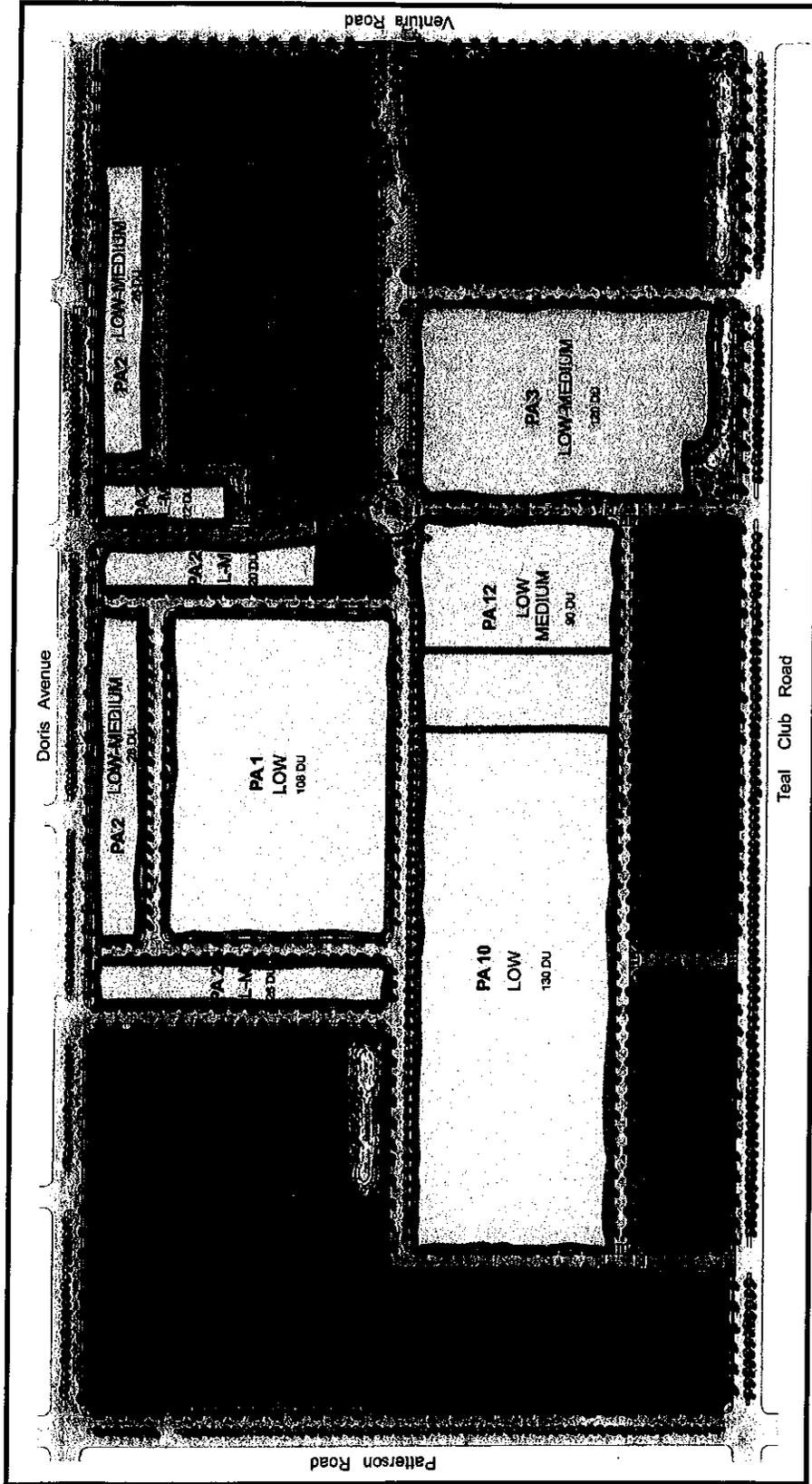


Vicinity Map



PZ 11-600-01
 Location: Teal Club
 APN: 183007006, 183007009, 183007011
 183007007, 183007012, 183007013, 183007014
 DPS, Inc.

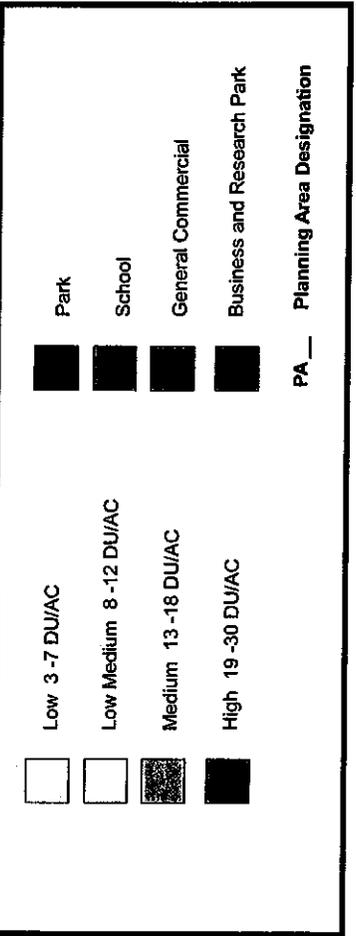
ATTACHMENT
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Teal Club Specific Plan

Planning Area / Land Use Map
City of Oxnard, California

Development Planning Services, Inc. June 2010



Project Description
TEAL CLUB SPECIFIC PLAN
City of Oxnard, California
June 2010

MAR 16 2011

PLANNING DIVISION
CITY OF OXNARD

The Teal Club Specific Plan is a comprehensive vision for a pedestrian-oriented village plan on an approximately 174 acre site located in the western portion of Oxnard north of the Oxnard Airport. The plan area is surrounded by existing development on the north, east, and south, with agricultural uses to the west. The site is bounded by existing roads on all sides: Ventura Road to the east, Teal Club Avenue to the south, Patterson Road to the west, and Doris Avenue to the north. The project area is within the City of Oxnard Sphere of Influence and anticipated for development in the City of Oxnard General Plan.

Parks & Community Amenities: The project features a twenty-one acre Community Park that provides needed recreational open space for the existing adjacent community and the proposed Teal Club Plan Area. Within the park is a set-aside location at the northwest corner for a Fire Station building to serve the Northwest Community neighborhoods. The park could also provide a location for a new Oxnard YMCA facility. Additionally, a one-acre HOA-maintained "pocket park" with tot lot facilities is located in an accessible location for all residents of the Teal Club Plan Area. These two parks, along with proposed private pools and other recreation amenities within the Low-Medium, Medium, and High Density neighborhoods of the plan area, provide recreational opportunities within a quarter mile walking distance of all residential units via a greenbelt, pathway, and sidewalk network.

Schools: An eight-acre site has been designated, in cooperation with the Oxnard School District, for a K-6 Elementary School in the northern portion of the project, immediately east of the Community Park. This school site is now under review by State of California agencies to determine the appropriateness of the location due to its proximity to the Oxnard Airport.

AB32/SB375: In keeping with the intent of approved California AB32 and SB 375, the Specific Plan includes up to 60,000 square feet of retail, mixed use, and office use within a 5 to 15 minute walk from all units within the community, providing a "walkable" location for both jobs and services. A main line bus stop is proposed to be located at Ventura Road, adjacent to the higher density portion of the project, providing access to major employment centers such as the Channel Islands Harbor and Naval Base Ventura County, located approximately three miles to the south of the site. Additionally, up to 132,000 square feet of Business and Research Park uses are proposed in the south portion of the project, providing another potential source of "walkable" jobs within the planning area.

Community Design: The Teal Club Specific Plan is proposed to consist of traditional neighborhood design components that promote "porch and street orientation" and encourage walking and interaction between residents in the public realm. Both Single-Family residences (Low Density) and Courtyard/Cluster homes (Low-Medium Density) would include porches and architectural elements reflecting the early twentieth century diversity and character of style evident in the nearby Oxnard Historic District. High, Medium, and Medium-High Density areas of the plan would also include this design character and orient to internal pathways and common areas with connection to the public walking network.

Residential Land Use: The Specific Plan proposes development of up to 990 residential dwelling units in a variety of densities and product types. The Land Use Table provides a breakdown of residential dwelling types and the number of units, and correlates with the Planning Area Designations as identified on the attached Teal Club Specific Plan "Planning Area/Land Use Map".

Phasing: The Specific Plan and application is being filed by the Borchard Family Interests, owners of approximately 117 acres of the 174 acre total. The remainder of the plan area is owned by three other parties, according to public records, that are not a part of the application. The design of the Specific Plan identifies the Borchard Family Interest property as “Phase 1” with the remaining acreage shown as “Phase 2”. Phase 1 development of the project includes the majority of project-proposed public benefit amenities: 13 acres of the Community Park, fire station site, one-acre pocket park, greenbelt connections, and the mixed use and local commercial/retail/office center. Proposed land uses in Phase 1 are summarized as follows:

- 13.0 acres – Community Park (Phase 1)
- 1.0 acres – Pocket Park
- 5.2 acres – Mixed Use & Village Commercial (60,000 sq. ft. building area)
- 8 units – Mixed Use Residential
- 108 units – Low Density Residential (3-7 DU/AC average)
- 112 units – Low-Medium Density Residential (8-12 DU/AC average)
- 120 units – Low-Medium Density Residential (8-12 DU/AC average)
- 192 units – Medium Density Residential (13-18 DU/AC average)
- 230 units – High Density Residential (19-30 DU/AC average)

The Phase 1 development also provides interim agricultural buffers to allow Phase 2 owners to continue farming indefinitely as well as all internal roadway circulation needed to serve Phase 1.

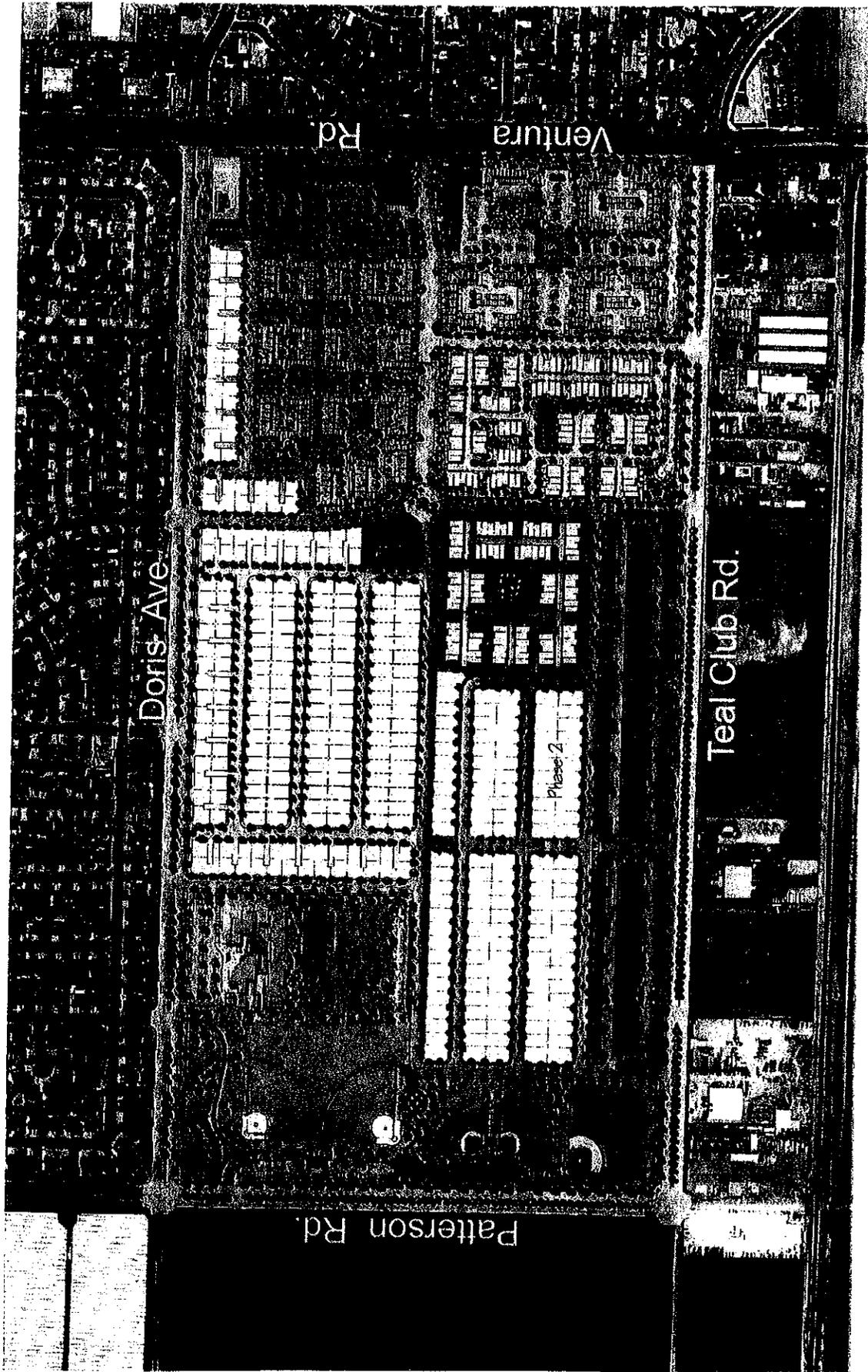
Of the three individual properties within Phase 2, totaling approximately 58 acres, only the Basso property could develop independently of the others and connect to the Phase 1 improvements, provided that interim agricultural buffers were considered in their final planning and development. In the case of the two easterly properties (Kawaguchi and Kohara) it is unlikely that agricultural buffers could be provided on-site that would allow feasible independent development of those sites. Proposed land uses in Phase 2 are summarized as follows:

- 8.0 acres – Community Park (Phase 2)
- 10.2 acres – Business Research Park (132,000 sq. ft. building area)
- 130 units – Low Density Residential (3-7 DU/AC average)
- 90 units – Low-Medium Density Residential (8-12 DU/AC average)

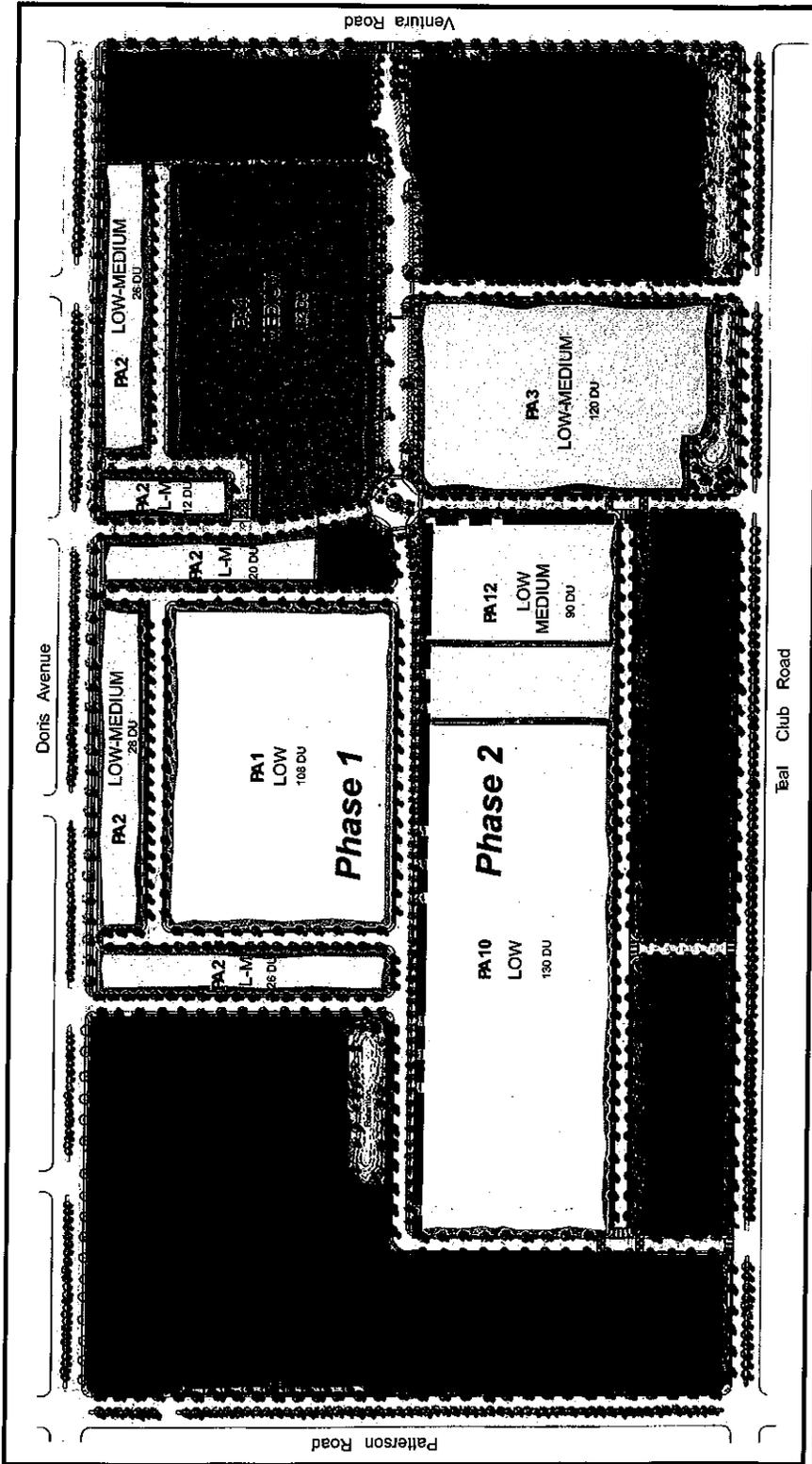
The Specific Plan document will include detailed diagrams and text to provide for phased implementation of the plan and will provide design and development standards to insure that the Teal Club Specific Plan achieves the vision intended for this neighborhood within the context of the existing community. The attached Land Use Map provides the proposed zoning for all parcels within the plan area and is consistent with the land use classifications and color codes from the City of Oxnard General Plan Land Use Map.

**TEAL CLUB SPECIFIC PLAN - OXNARD
LAND USE TABLE
June 15, 2010 version**

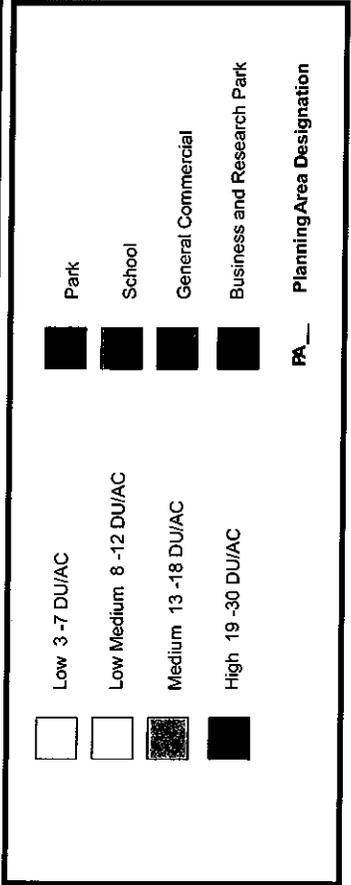
Planning Area #	OWNERSHIP/LAND USE:	Dwelling Units	Area (ac.)	Density (DU/ac.)	Bldg S.F.
	<i>Borchard:</i>		116.7		
PA 1	Low Density Residential	108	17.0	6	
PA 2	Low Medium Residential - Courtyard Homes	112	13.3	8	
PA 3	Low Medium Residential - Townhomes	120	10.0	12	
PA 4	Medium Residential - Condominiums	192	11.8	16	
PA 5	High Density Residential - Apartments	230	10.9	21	
PA 6	Mixed Use Residential (2nd Floor)	8	n/a		
PA 6	Mixed Use Commercial (1st Floor)	n/a	1.0		10,000
PA 7	Village Commercial & CPD uses		5.2		50,000
PA 8	School Site		8.0		
	Fire Station (site within park acreage total)		0.0		
PA 9	Community Park (Phase 1)		13.0		
	North Greenbelt & Pocket Park		2.0		
	Internal Streets/Perimeter Roads		24.5	21.0% of total	
	<i>Dwelling Unit Subtotal:</i>	770			
	<i>Basso:</i>		43.2		
PA 10	Low Density Residential	130	20.0	7	
PA 9	Neighborhood Park (Phase 2)		8.0		
PA 11	Business Research Park		7.0		88,000
	South Greenbelt/BRP buffer zone		1.3		
	Internal Streets/Perimeter Roads		6.9	16.0% of total	
	<i>Dwelling Unit Subtotal:</i>	130			
	<i>Kawaguchi/Kohara:</i>		14.7		
PA 12	Low Medium Residential - Townhomes	90	8.0	11	
PA 13	Business Research Park		3.2		44,000
	South Greenbelt/BRP buffer zone		0.6		
	Internal Streets/Perimeter Roads		2.9	19.7% of total	
	<i>Dwelling Unit Subtotal:</i>	90			
	RESIDENTIAL TOTALS:				
	Low Density Residential	238	37.0		
	Low Medium Residential	322	31.3		
	Medium Density Residential	192	11.8		
	High Density Residential	230	10.9		
	Mixed Use Residential	8	0.0		
	Residential Total:	990	91.0		
	PROJECT TOTALS:				
	Residential Development	990	91.0		
	Business Research Park		10.2		132,000
	Neighborhood Park		21.0		
	North Greenbelt & Pocket Park		2.0		
	South Greenbelt/BRP buffer zone		1.9		
	School		8.0		
	Mixed Use, Village Commercial & CPD uses		6.2		60,000
	Fire Station (site within park acreage total)		0.0		
	Internal Streets/Perimeter Roads		34.3		
	PROJECT GRAND TOTAL:		174.6		



Teal Club Specific Plan, City of Oxnard



Teal Club Specific Plan
 Planning Area / Phasing Map
 City of Oxnard, California



Development Planning Services, Inc.
 April 2011