



Meeting Date: 11 / 15 / 2011

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s). _____	<input checked="" 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: Brian Foote, AICP, Associate Planner *BF* Agenda Item No. **0-2**

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

DATE: October 12, 2011

TO: City Council

FROM: Susan L. Martin, AICP, Planning Manager *SM*
Development Services Department

SUBJECT: Planning and Zoning Permit No. 11-600-2 (Pre-Application): Request to Pay an Affordable Housing Payment In-Lieu of Providing Affordable Housing Units on the Site of a Proposed 64-unit Single-Family Subdivision. Located north and east of Catamaran Street, east of the intersection of Dunes Street and Beachcomber Street, and north of the Canal Street terminus. Filed by Oxnard Shores Co. LLC, 1015 South Harbor Boulevard, Oxnard, CA 93035.

RECOMMENDATION

That City Council consider a request to make an in-lieu affordable housing payment to the Affordable Housing In-Lieu Fee Fund instead of providing on-site affordable housing units.

DISCUSSION

On July 18, 2006, the City Council of the City of Oxnard adopted Ordinance No. 2721. This ordinance addresses affordable housing requirements for new developments and in-lieu fee payments. In accordance with Ordinance No. 2721, a developer may request that an in-lieu Affordable Housing Payment ("Payment") be made instead of providing affordable housing units on- or off-site.

All projects for which a developer makes a request to make an in-lieu payment are subject to the City's pre-application review process. During the pre-application process, the Council shall determine whether an in-lieu payment may be made.

Ordinance No. 2721 states that the City Council shall consider the following factors in determining whether to grant a request:

- a. the size, type, and nature of the lots and homes and/or apartment buildings and units proposed for the development;
- b. the prices for which the developer plans to sell the market rate homes or rent market rate apartment units;

- c. the extent to which the proposed development may be designed or redesigned to allow the production of quality units at lower costs; and
- d. the extent to which City is meeting affordable housing goals of its 2020 General Plan.

As of January 1, 2009, the affordable housing goals of the Housing Element (2006 to 2014) and the current Regional Housing Needs Assessment (RHNA) goals have not been met. Only 4% of the very low-income goals have been met, 13.2% of the low-income goals have been met, and 2% of the moderate-income goals have been met. The remaining goals are 1,432 units for very low-income households, 1,060 units for low-income households, and 1,415 units for moderate-income households.

Ordinance No. 2721 states that for projects that provide affordable housing on-site, not less than 10% of the total number of units shall be offered at an affordable sales price to persons and families of lower income. If the City Council does not grant the developer's request to pay affordable housing in-lieu fees, the project would be required to provide seven affordable units. Affordable units would be proportionately distributed throughout the project based upon the number of bedrooms in each unit.

DESCRIPTION OF THE PROJECT

The proposed project consists of 64 for-sale detached single-family homes on 8.5 acres that is currently undeveloped and consisting of sandy open space. The proposed density is 7.9 dwelling units per acre, which is consistent with the Coastal Multiple-Family (R-2-C) zone district that allows up to 12 units per acre. Attached to this staff report are the proposed tentative map and a letter from Oxnard Shores Company describing their project concept and justification for the in-lieu fee request.

The site plan consists of clusters of four units that will share a common parcel. Lot sizes will vary, but generally range between 14,821 and 18,387 square-feet each. The proposed homes range in size from approximately 1,550 square-feet for three bedrooms, up to 2,150 square-feet for five bedrooms. Vehicular access is proposed with the extension of Canal Street for approximately 1,700 feet. Beginning from the terminus of Canal Street (at Dunes Street), the private street will extend north approximately 700 feet, and then turn west approximately 1000 feet to connect to Dunes Street (at the intersection of Dunes Street and Beachcomber Street). Note that the proposed development is still undergoing review as part of the Planning permits; the final version of the development will be presented to decision-makers at a later date. The item for current consideration is the in-lieu fee, not the project itself. The project will be agendized for Planning Commission and City Council consideration after review (including under CEQA) is complete.

FINANCIAL IMPACT

Ordinance No. 2721 provides that, if the City Council approves an in-lieu fee request, the Developer will pay an in-lieu fee equal to 1% of the sales price for each for-sale unit in the project. The minimum payment is \$5,000 per unit, and increases by \$500 for each sales price increment of \$50,000 over \$500,000. The sales price may exceed \$500,000 per unit, and the Developer has provided no other information regarding projected prices for the units. If the building permits were issued today and the sales price for every unit was \$500,000 then the 64 units would generate at least \$320,000 in affordable housing in-lieu fees.

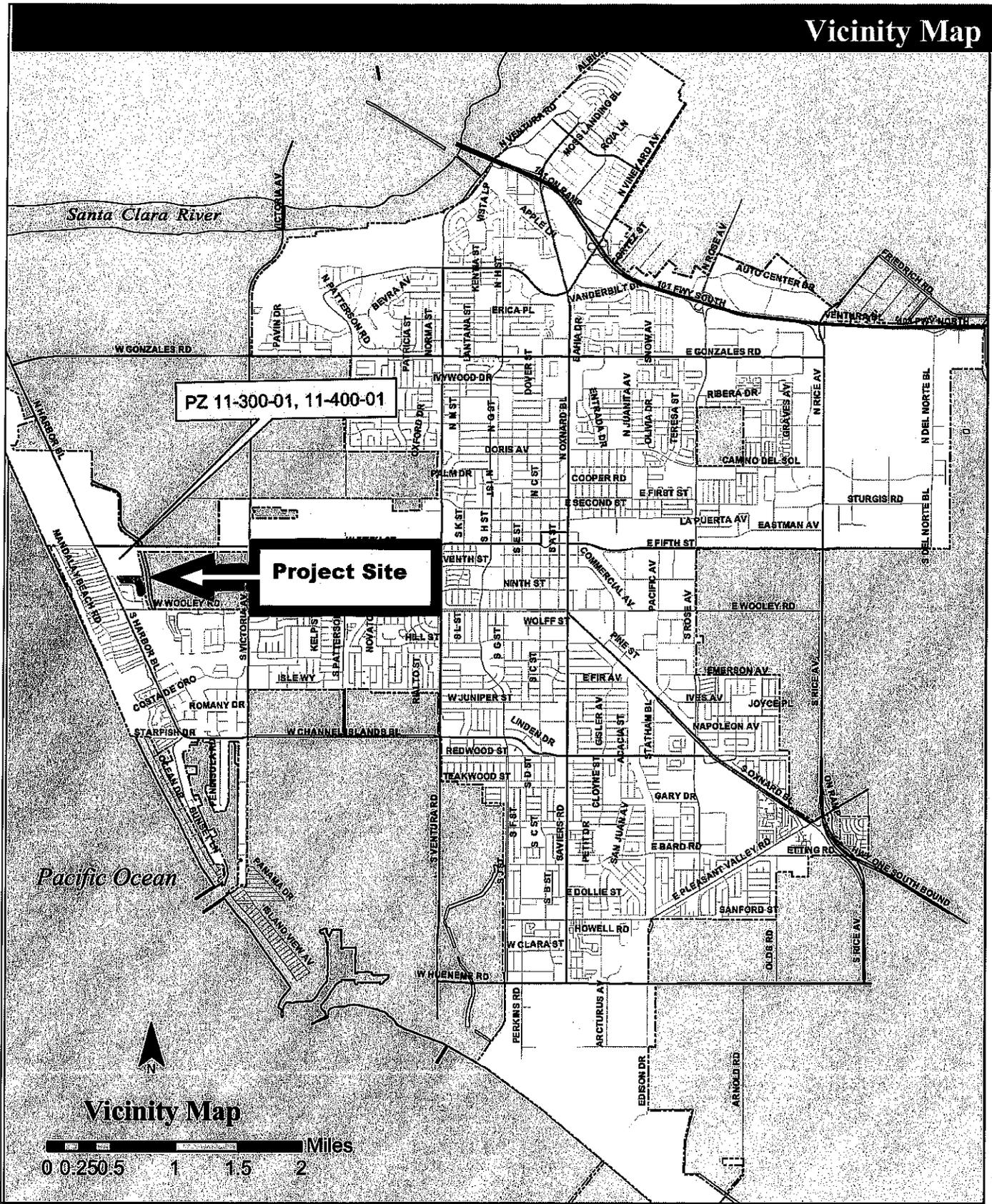
Oxnard Shores Co.: PZ No. 11-600-2

City Council Date: 11/15/2011

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- Attachment 1 – Location Map
2 – Letter from Oxnard Shores Co., LLC
3 – Proposed Tentative Tract Map

Vicinity Map



PZ 11-300-01, 11-400-01

Project Site

Vicinity Map



Oxnard Planning
September 21, 2011

PZ 11-300-01, 11-400-01
Location: SE Harbor Bl & Fifth St
APN: 196001027
Oxnard Shores Co.

ATTACHMENT /
PAGE / OF /

Oxnard Shores Company
1015 S. Harbor
Oxnard, Ca 93035
(805)985-1557

RECEIVED

SEP 22 2011

PLANNING DIVISION
CITY OF OXNARD

9/22/11

Re: In Lieu Housing Fee / Tentative Tract #5888

Dear Mr. Foote,

This letter is to notify you that the proposed Tentative Tract Map Filing #5888 for the 8.5 acres located on the southeast corner of Harbor Blvd. and 5th Street will opt to pay the in lieu fee to meet the affordable housing. The proposed project will consist of 64 single family detached units. Thank you for your time and cooperation in this matter. If you have any questions please do not hesitate to call us at 805-985-1557.

Sincerely,



Pete J. Weeper
Oxnard Shores Company

