



Meeting Date: 4 / 21 / 09

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: Linda Windsor, Associate Planner ^{LW} Agenda Item No. 0-1

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

DATE: April 14, 2009

TO: City Council

FROM: Susan L. Martin AICP [Signature]
Planning Manager

SUBJECT: **Planning and Zoning Permit No. 08-600-1 (Pre-Application): Request to Pay an Affordable Housing Payment In Lieu of Providing Affordable Housing on the Site of a Proposed 70-unit Condominium Project, Located at the Northeast corner of Harbor Boulevard and Wooley Road. Filed by Oxnard Shores Co., LLC, 1015 S. 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 affordable housing 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 the developer submits a request to make an in-lieu payment are subject to the City's pre-application process. During the pre-application process, the City Council shall determine whether an in-lieu payment may be made.

The proposed project consists of 70 condominium units on a 3.96-acre site on the east side of Harbor Boulevard, south of the developed portion of the existing Dunes Neighborhood and north of Wooley Road. The plans (including representative floor plans and elevations of the buildings) for the project and a letter from Oxnard Shores Company describing their project concept and justification for this in-lieu fee request are attached. This project is governed by a 1988 development agreement (approved by Ordinance No. 2159) which allowed a transfer of development rights to this property from several of the Oxnard Shores beachfront lots.

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.

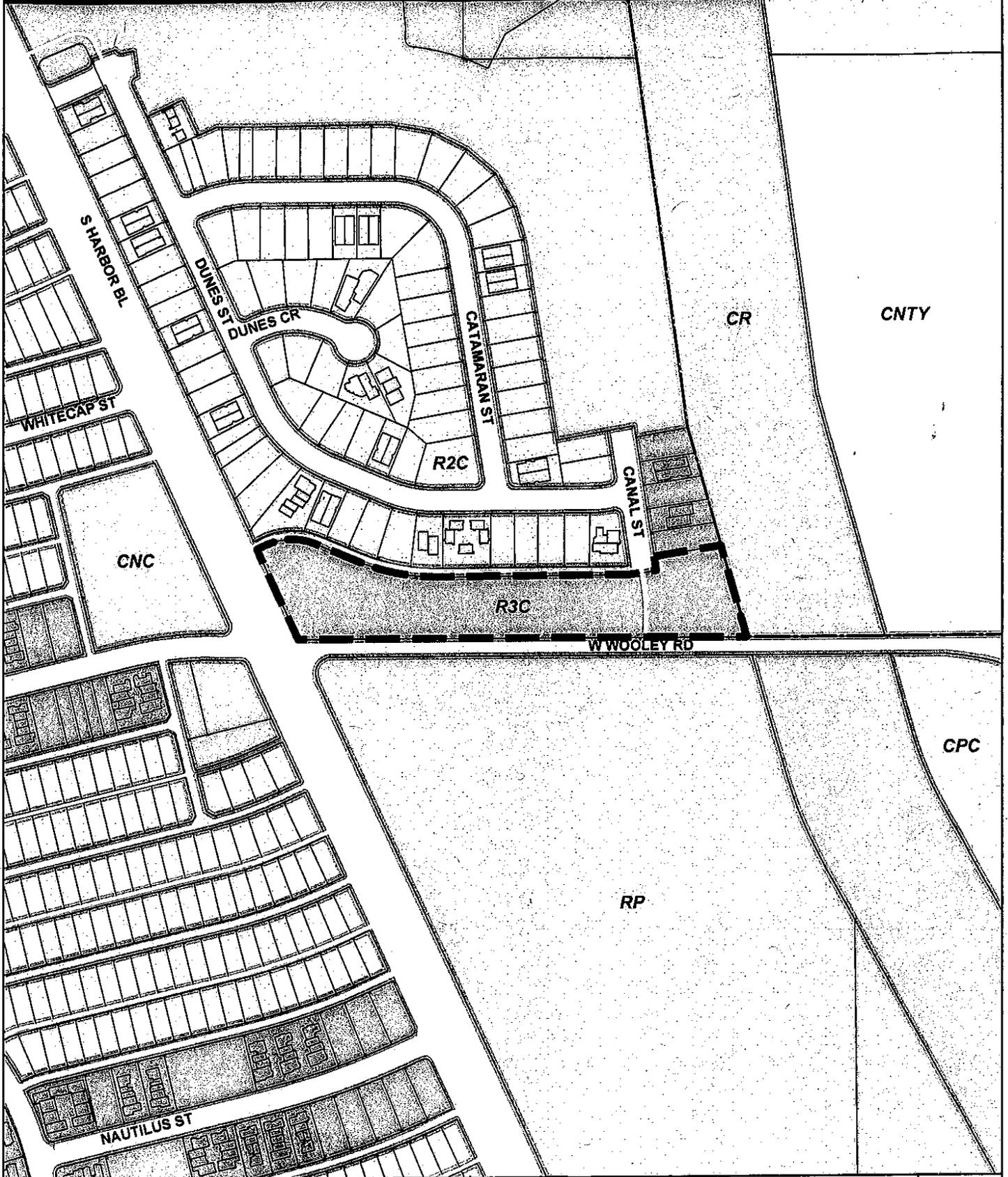
As of January 1, 2009, the affordable housing goals of the Housing Element (2006 to 2014) and the current Regional Housing Needs Assessment (RHNA) goals have not been met. Only 4% of the very low-income goals have been met; 13.2% of the low-income goals have been met; and 2% of the moderate-income goals have been met. The remaining goals for very low-income units is 1,432 units, 1060 for low-income units, and 1,415 for moderate income units.

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 sale 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 7 affordable units. Affordable units would be proportionately distributed throughout the project based upon the number of bedrooms in each unit.

FINANCIAL IMPACT

Ordinance No. 2721 stipulates that, if the City Council approves an in-lieu fee request, the developer will pay an in-lieu fee equal 1% of the sales price for each for-sale unit in the project. The minimum payment is \$5,000 per unit, increasing by \$500 for each sales price increment of \$50,000 over \$500,000. The developer currently estimates a sales price exceeding \$500,000 per unit, and 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, the 70 units would generate at least \$350,000 in affordable housing in-lieu fees.

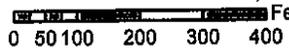
- Attachment #1 - Location/Zoning Map
#2 - Proposed Project Plans
#3 - Letter from Oxnard Shores Co., LLC



Oxnard Planning
April 8, 2009

PZ 08-600-1
Location: NE Harbor Bl & Wooley Rd.
APN: 196003329

Oxnard Shores Co., LLC



Zone Map

ATTACHMENT 1
PAGE 1 OF 1



1:3,498

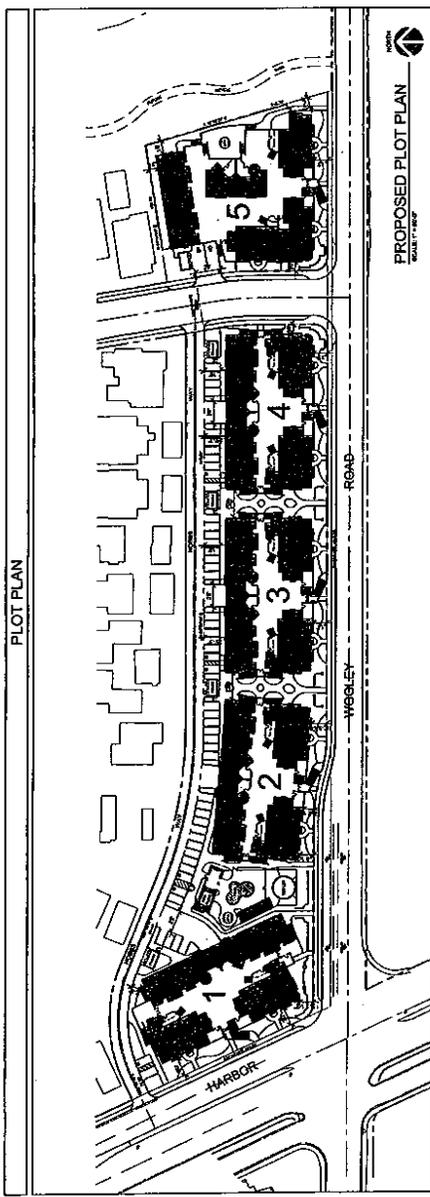
PROPOSED 70 UNIT TOWNHOME COMPLEX

THE SHORES

WOOLEY ROAD
OXNARD, CALIFORNIA 93035

ABBREVIATIONS

AC	ACRYLIC
AD	ADHESIVE
AG	AGGREGATE
AL	ALUMINUM
AS	ASBESTOS
AW	AIRWAY
BA	BATH
BB	BEDROOM
BC	BREAKFAST ROOM
BD	BED
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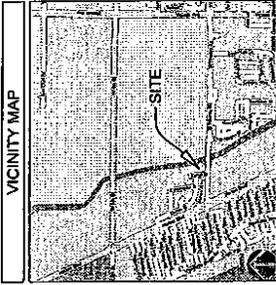


PROJECT REPRESENTATIVES

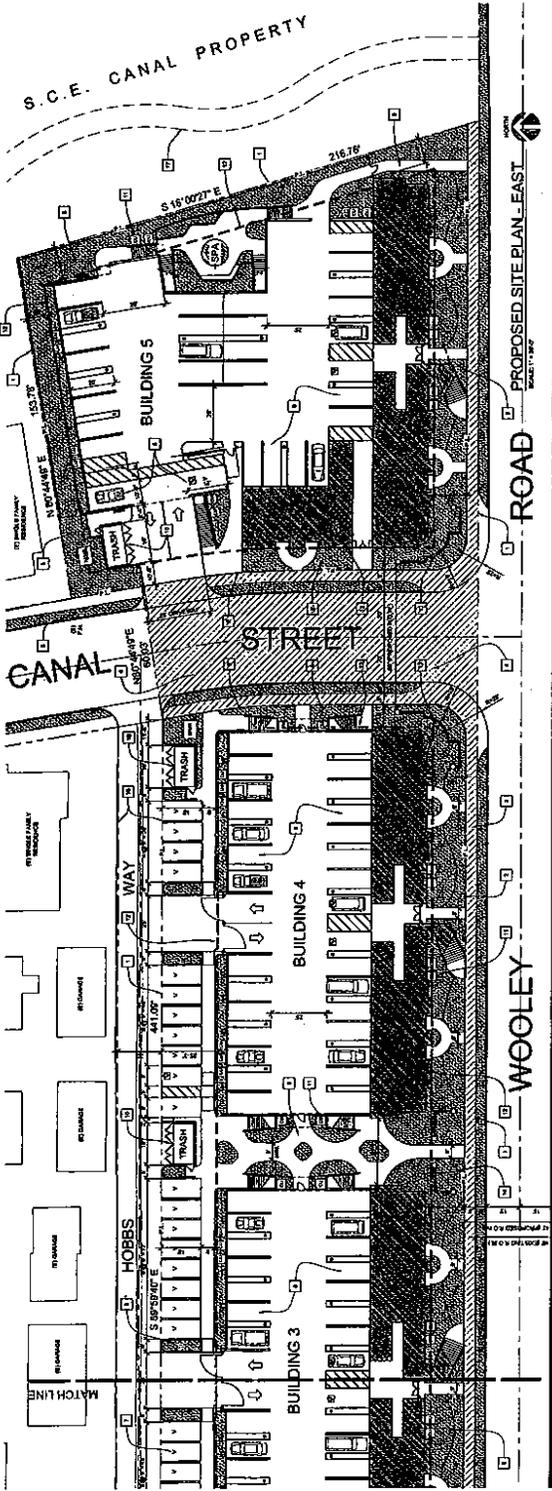
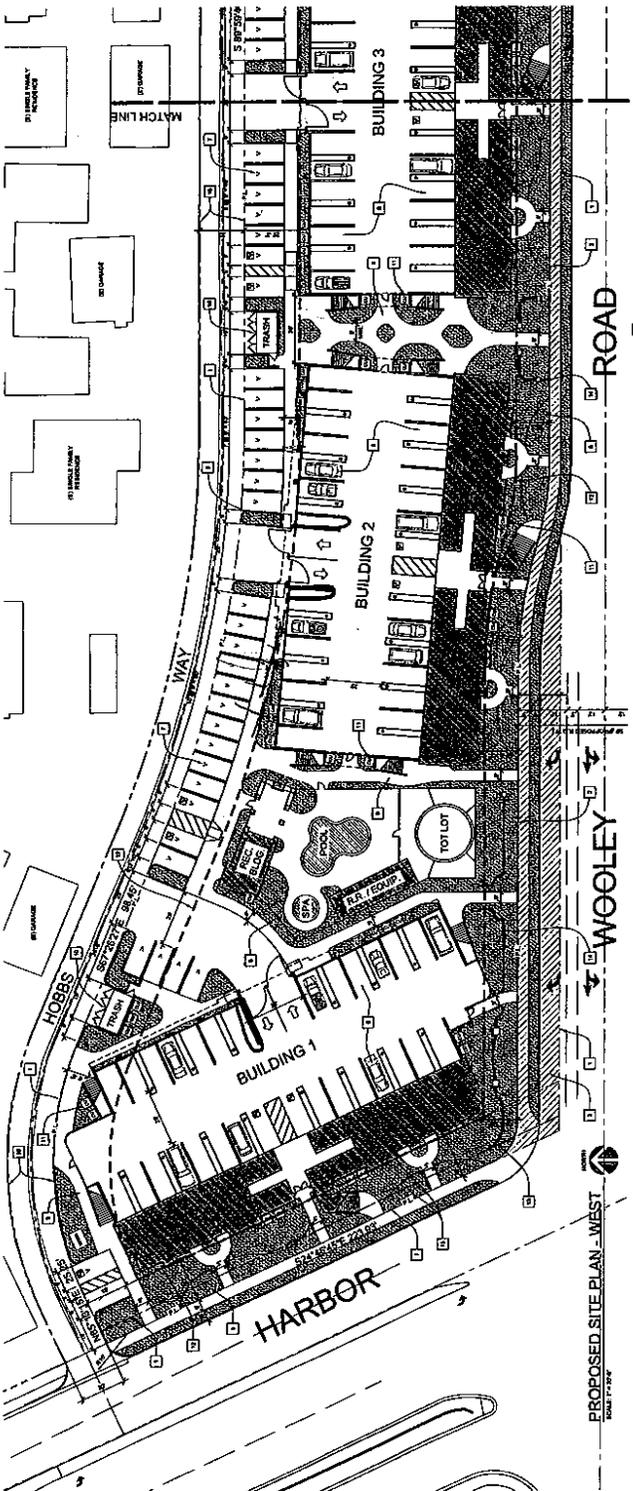
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ARCHITECT	STEVENS & ASSOCIATES, INC.
ENGINEER	STEVENS & ASSOCIATES, INC.
LANDSCAPE ARCHITECT	STEVENS & ASSOCIATES, INC.
GENERAL CONTRACTOR	STEVENS & ASSOCIATES, INC.
CONTRACT ADMINISTRATION	STEVENS & ASSOCIATES, INC.
SALES REPRESENTATIVE	STEVENS & ASSOCIATES, INC.
MARKETING	STEVENS & ASSOCIATES, INC.
LEGAL COUNSEL	STEVENS & ASSOCIATES, INC.
FINANCIAL ADVISOR	STEVENS & ASSOCIATES, INC.
TITLE INSURANCE	STEVENS & ASSOCIATES, INC.
RECORDS MANAGEMENT	STEVENS & ASSOCIATES, INC.

SITE PLAN KEYNOTES

- 1. PROPERTY BOUNDARY LINE
- 2. PROPOSED DRIVEWAY LINE
- 3. PROPOSED DRIVEWAY TO EXISTING HOUSING
- 4. EXISTING DRIVEWAY TO EXISTING HOUSING
- 5. EXISTING DRIVEWAY TO EXISTING HOUSING
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P-2

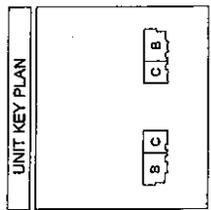
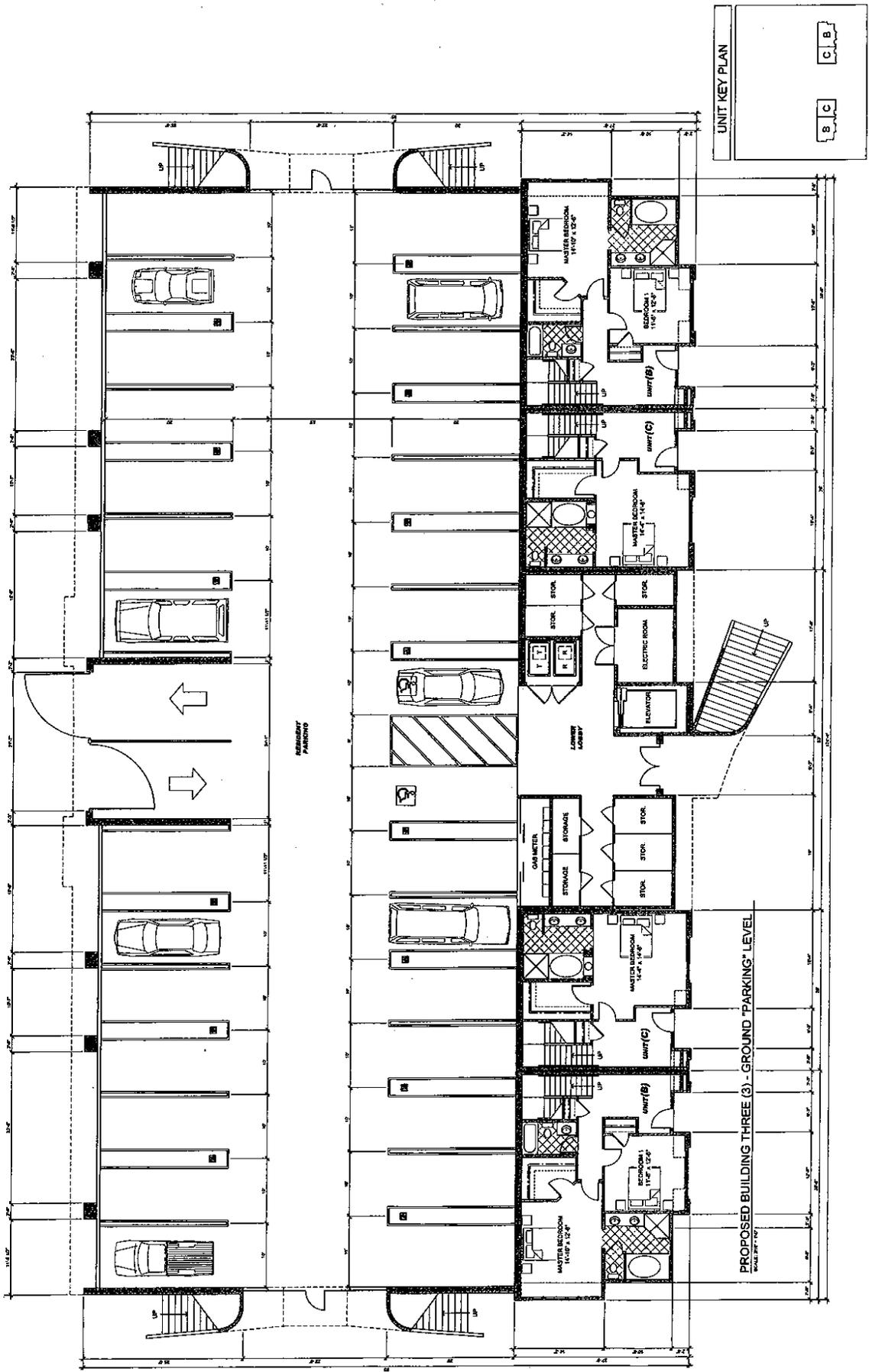


PROPOSED 70 UNIT TOWNHOME COMPLEX
THE SHORES
 WOOLEY ROAD, OXNARD, CA



OXNARD SHORES COMPANY, LLC
 1000 WOODLAND AVENUE
 OXNARD, CALIFORNIA 93030
 (805) 325-1000

NO.	DATE	BY	REVISION



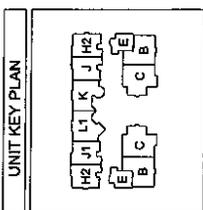
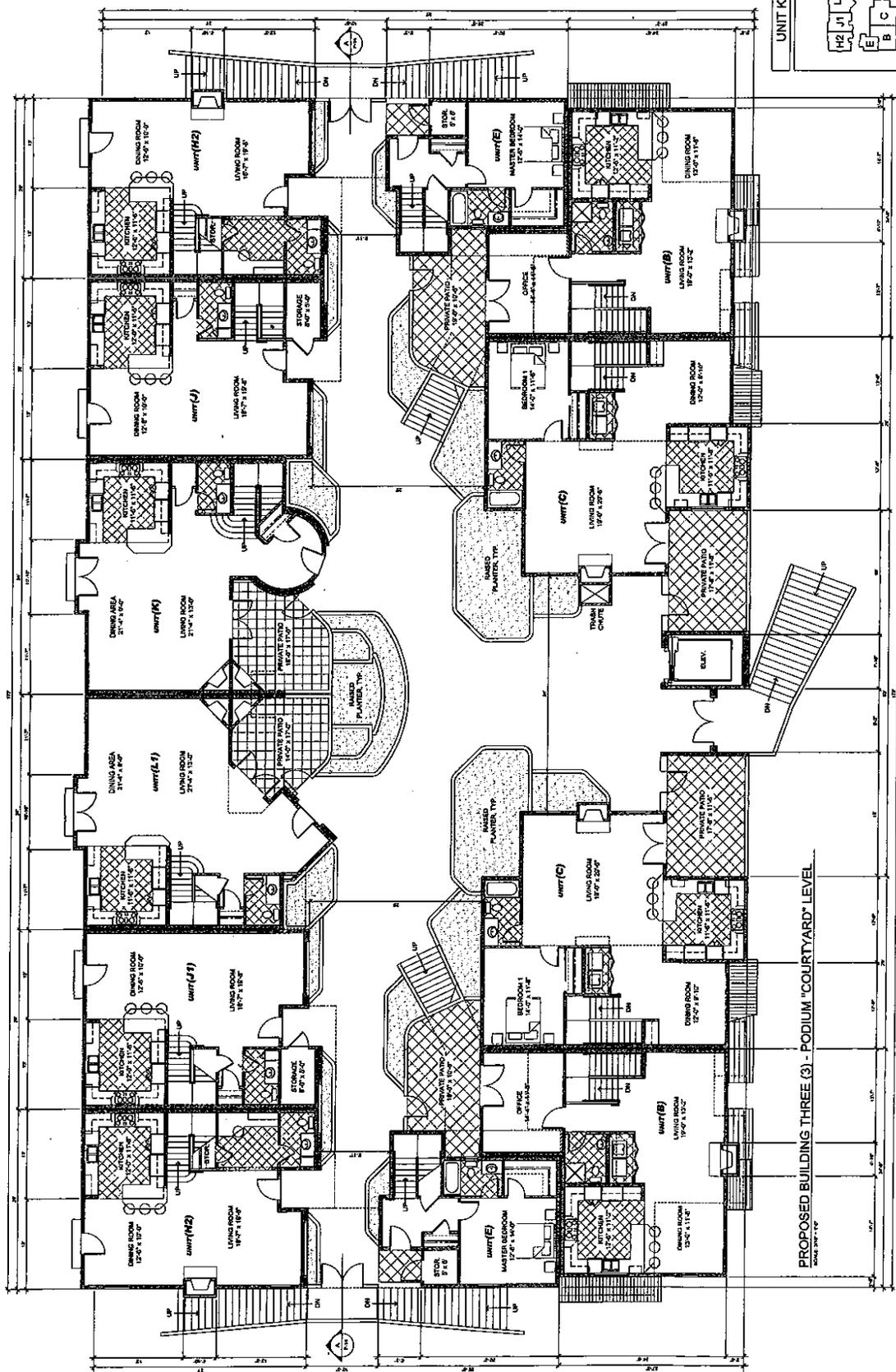
P-11
DATE: 03.23.11

PROPOSED 70 UNIT TOWNHOME COMPLEX
THE SHORES
MOOLEY ROAD, OXNARD, CA

GRAPHICS
ARCHITECTURAL & ENGINEERING

OXNARD SHORES COMPANY, LLC
11111 111TH ST
 OXNARD, CA 93030
 TEL: 805.325.1111

DATE:
SCALE:
BY:
CHECKED:



P-12
REVISED: 11.29.13

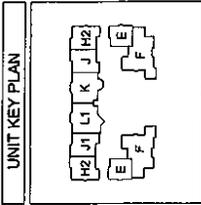
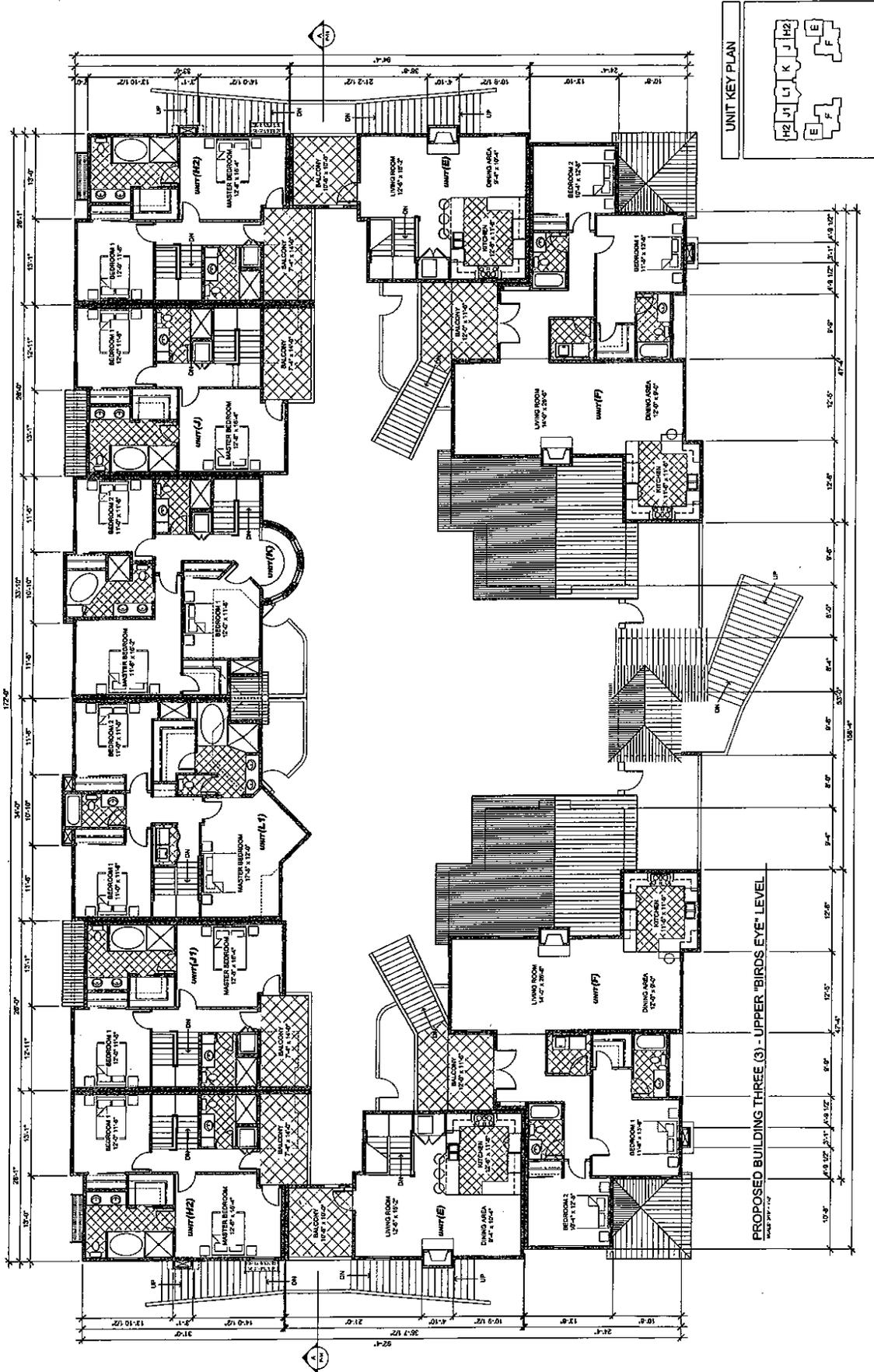
PROPOSED 70 UNIT TOWNHOME COMPLEX
THE SHORES
MODEL #1010, OXNARD, CA

DR A P H I C S
3000 Lakeside Avenue, Suite 100, Oxnard, CA 93025
www.draphtics.com
TEL: (805) 481-1111 FAX: (805) 481-1112

OXNARD SHORES COMPANY, LLC
10000 Oxnard Blvd
Oxnard, CA 93025
TEL: (805) 481-1111 FAX: (805) 481-1112

DATE:	11/29/13
SCALE:	AS SHOWN
BY:	DR A P H I C S
CHECKED:	DR A P H I C S
APPROVED:	DR A P H I C S

PROPOSED BUILDING THREE (3) - PODIUM "COURTYARD" LEVEL
SCALE: 3/8" = 1'-0"



P-13

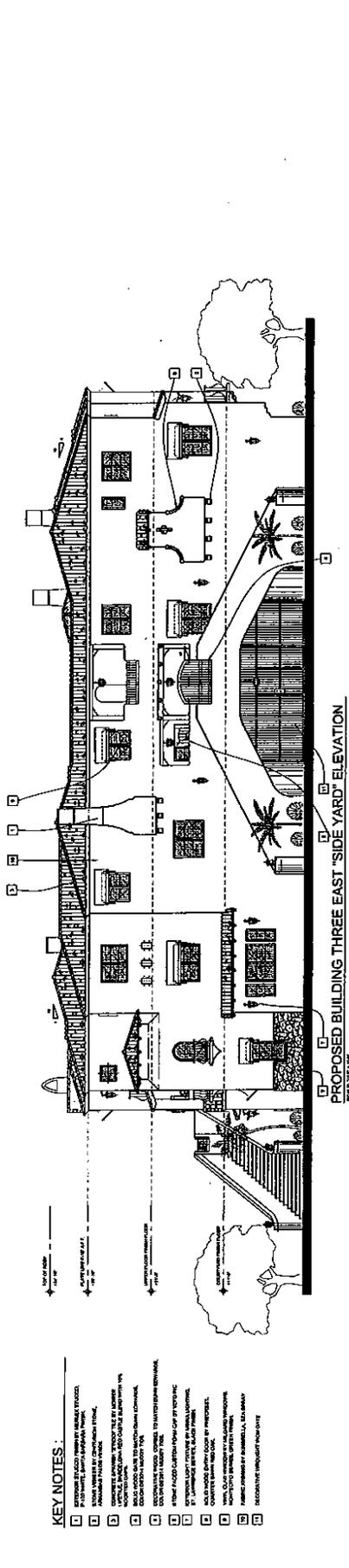
PROPOSED 70 UNIT TOWNHOME COMPLEX
THE SHORES
 WOOLEY ROAD, OXNARD, CA

DRAPHICS
 280 N. Main Street, Suite 100, Oxnard, CA 93026
 TEL: 805.461.1111 FAX: 805.461.1112
 WWW.DRAPHICS.COM

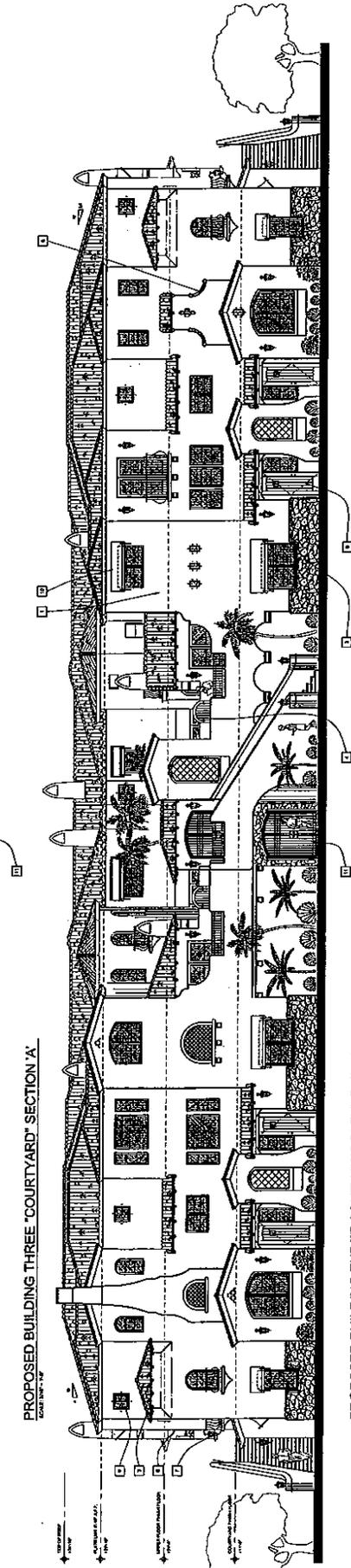
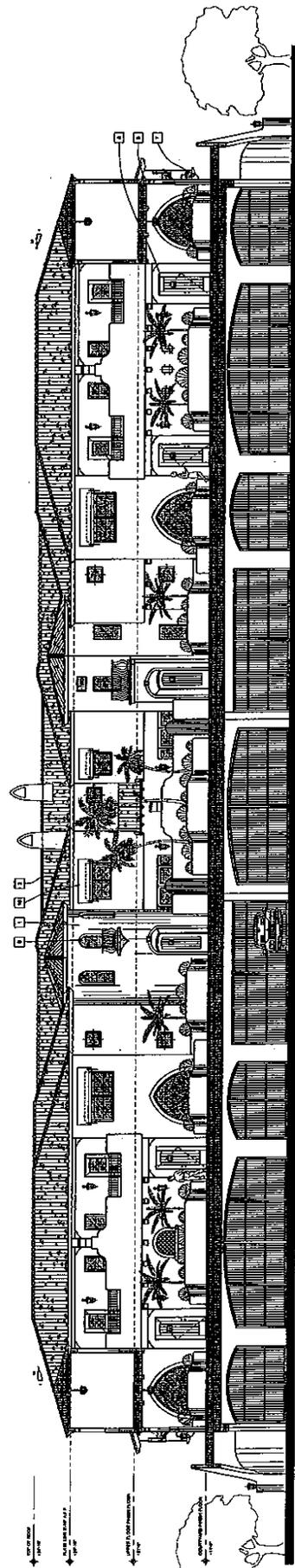
OXNARD SHORES COMPANY, LLC
 401 S. Ventura Blvd., Suite 100
 Oxnard, CA 93026

PROPOSED BUILDING THREE (3) - UPPER 'BIRDS EYE' LEVEL
 DATE: 04/11/12

NO.	DATE	DESCRIPTION



- KEY NOTES:**
- 1. EXTERIOR FINISHES TO BE AS SHOWN UNLESS NOTED OTHERWISE.
 - 2. FINISHES TO BE AS SHOWN UNLESS NOTED OTHERWISE.
 - 3. FINISHES TO BE AS SHOWN UNLESS NOTED OTHERWISE.
 - 4. FINISHES TO BE AS SHOWN UNLESS NOTED OTHERWISE.
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 - 19. FINISHES TO BE AS SHOWN UNLESS NOTED OTHERWISE.
 - 20. FINISHES TO BE AS SHOWN UNLESS NOTED OTHERWISE.



DATE: _____

SCALE: _____

PROJECT: _____

CLIENT: _____

ARCHITECT: _____

PROPOSED 70 UNIT TOWNHOME COMPLEX

THE SHORES

WOOLLEY ROAD, OXNARD, CA

P-14

SECTION, S. D. N.

OXNARD SHORES COMPANY, LLC

1111 N. UNIVERSITY AVENUE
OXNARD, CALIFORNIA 93030

TEL: (805) 305-1234
FAX: (805) 305-1234

ARCHITECT: David Reed
DESIGNER: Steven H. O'Connell

DRAPHTICS

1111 N. UNIVERSITY AVENUE, SUITE 100
OXNARD, CALIFORNIA 93030

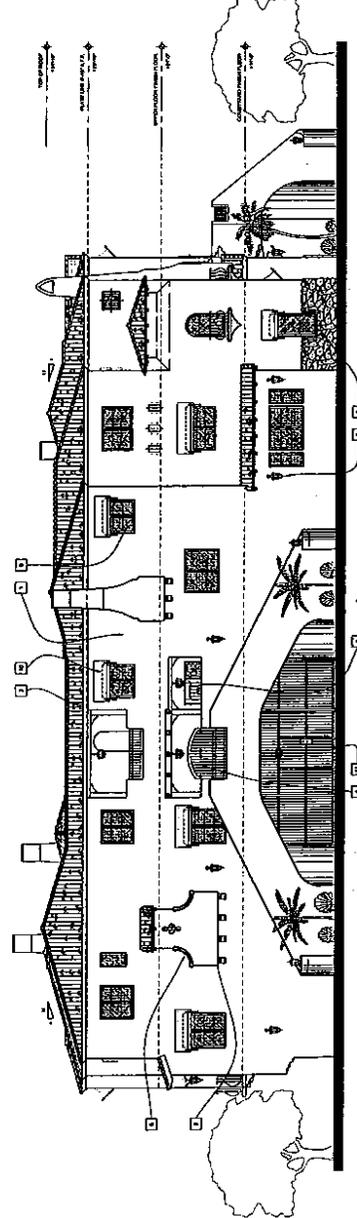
TEL: (805) 305-1234
FAX: (805) 305-1234

C.S.P. ARCHITECTURE - DRAPHTICS - DESIGN

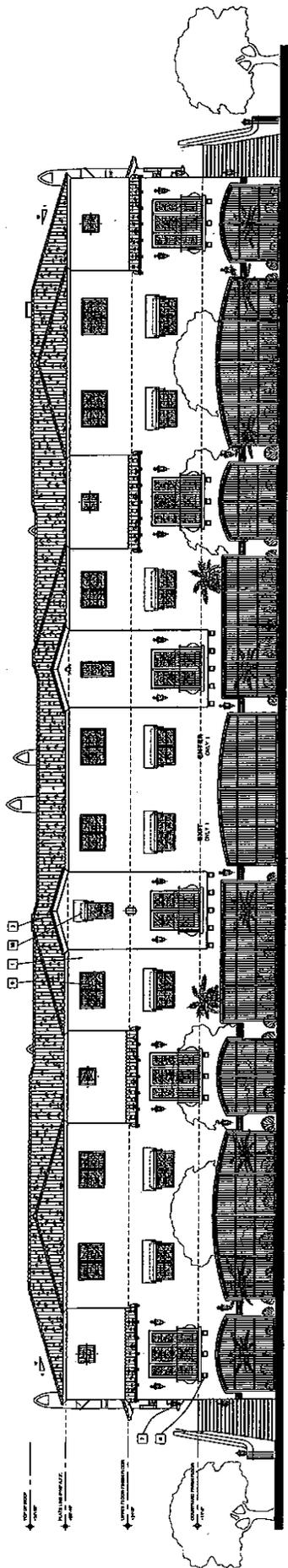
PROPOSED BUILDING THREE SOUTH "WOOLLEY" ELEVATION

KEY NOTES :

- 1. FINISHES TO BE INDICATED BY SYMBOLS.
- 2. FINISHES TO BE INDICATED BY SYMBOLS.
- 3. FINISHES TO BE INDICATED BY SYMBOLS.
- 4. FINISHES TO BE INDICATED BY SYMBOLS.
- 5. FINISHES TO BE INDICATED BY SYMBOLS.
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- 21. FINISHES TO BE INDICATED BY SYMBOLS.
- 22. FINISHES TO BE INDICATED BY SYMBOLS.
- 23. FINISHES TO BE INDICATED BY SYMBOLS.
- 24. FINISHES TO BE INDICATED BY SYMBOLS.
- 25. FINISHES TO BE INDICATED BY SYMBOLS.
- 26. FINISHES TO BE INDICATED BY SYMBOLS.
- 27. FINISHES TO BE INDICATED BY SYMBOLS.
- 28. FINISHES TO BE INDICATED BY SYMBOLS.
- 29. FINISHES TO BE INDICATED BY SYMBOLS.
- 30. FINISHES TO BE INDICATED BY SYMBOLS.



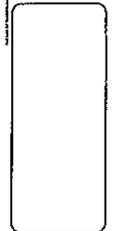
PROPOSED BUILDING THREE WEST "SIDEYARD" ELEVATION



PROPOSED BUILDING THREE NORTH "ALLEY" ELEVATION

REVISION	DATE

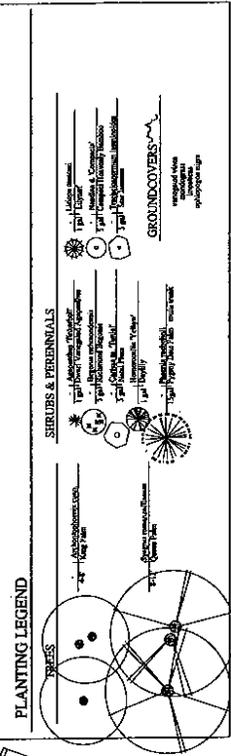
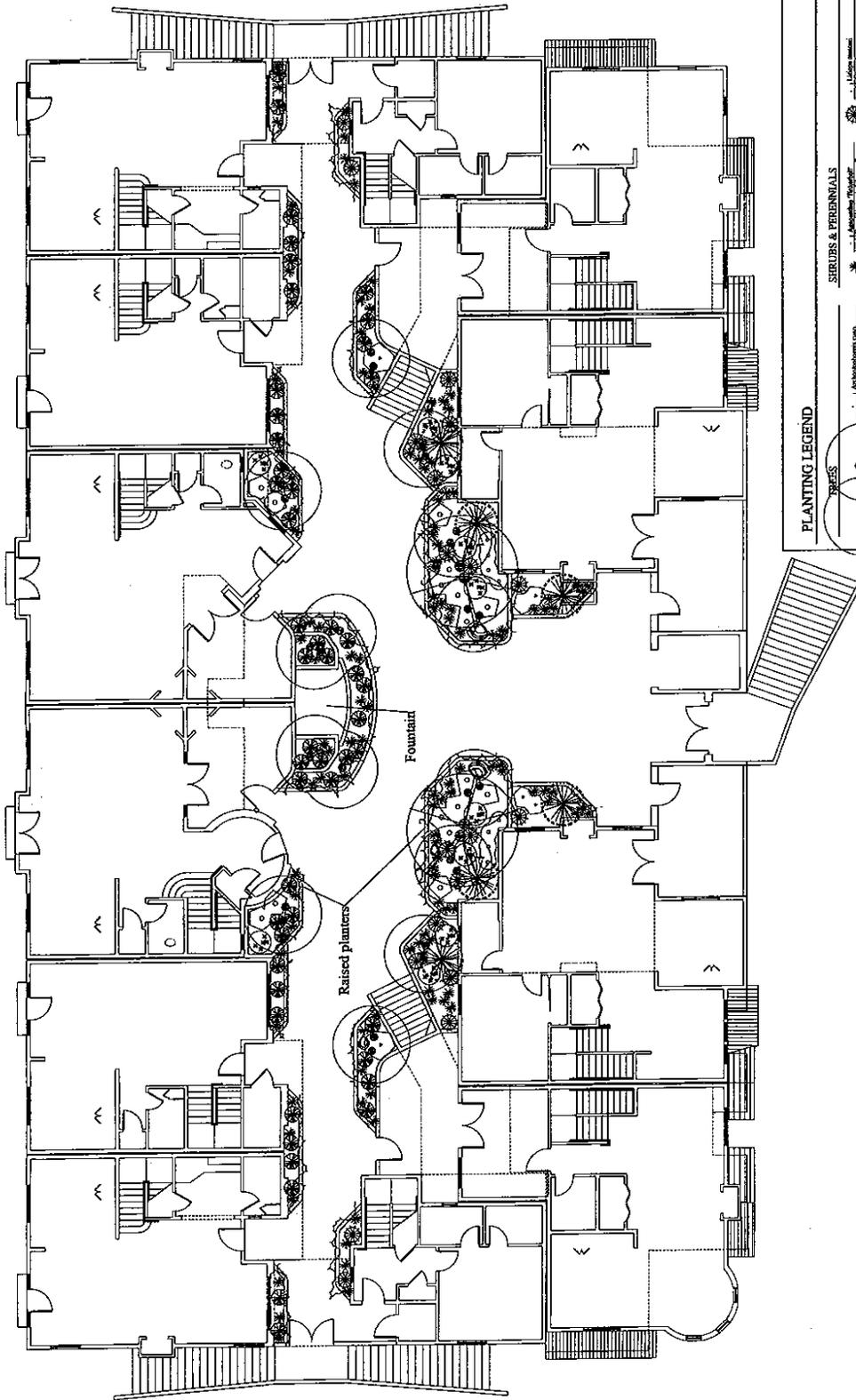
OXNARD SHORES COMPANY, LLC
 10000 WINDY HILL
 SUITE 1000
 OXNARD, CA 93030



DR A P H I C S
 Architecture & Planning
 10000 WINDY HILL
 SUITE 1000
 OXNARD, CA 93030

PROPOSED 70 UNIT TOWNHOME COMPLEX
THE SHORES
 MODEL: P100, OXNARD, CA

P-14.1
 SHEET NO. 11 OF 21



Philip S. Miller & Assoc.
 Site Planning and Landscape Architecture
 620 Oak Ridge, Oxnard, CA 93112 (805) 333-7351
 E-mail: phil@psmiller.com

OXNARD SHORES COMPANY, LLC
 11111 Oxnard Blvd., Oxnard, CA 93127
 (805) 333-1111

**BUILDINGS 2,3&4
 PODIUM LEVEL**

DR A P H I C S
 300 S. Regal Avenue, Suite 100, Oxnard, CA 93126
 (805) 333-1111

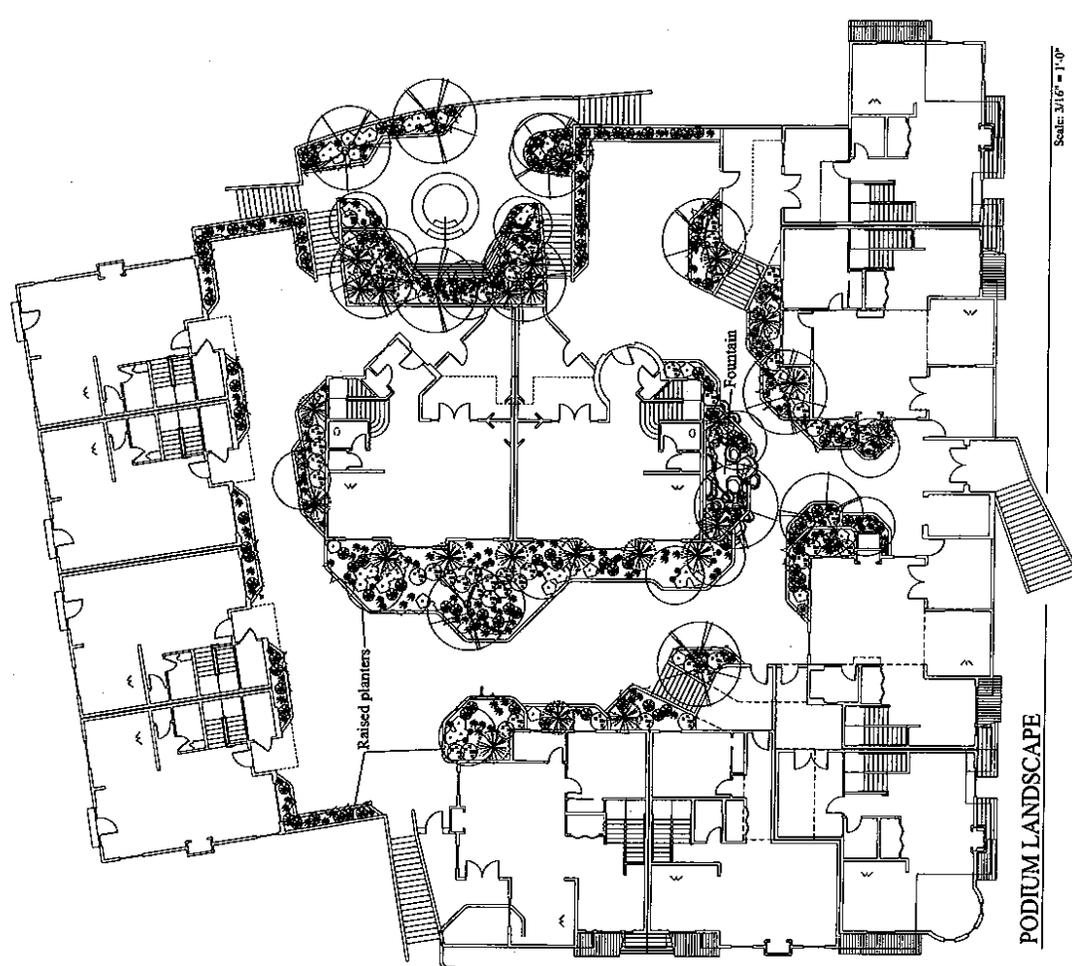
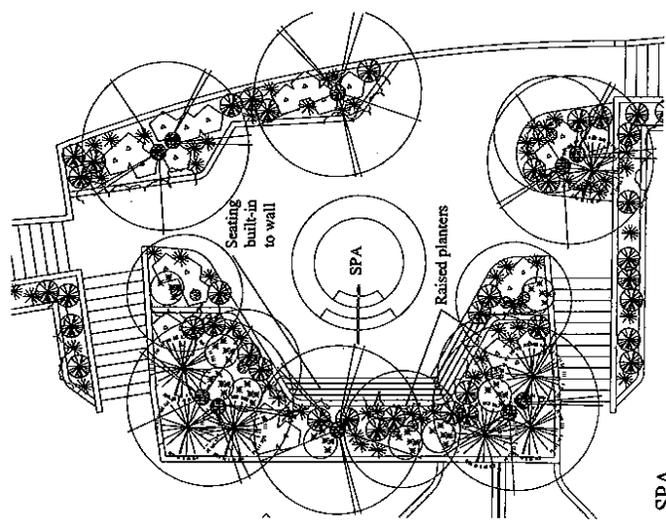
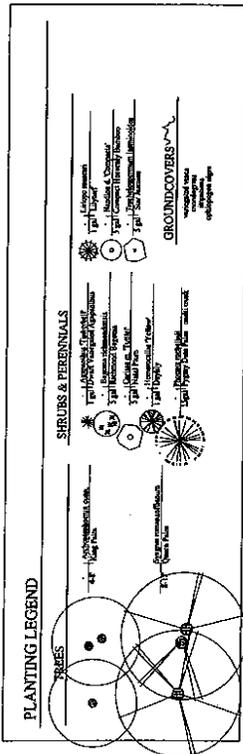
PROPOSED 70 UNIT TOWNHOME COMPLEX
THE SHORES
 WOODLEY ROAD, OXNARD, CA

L-4



Scale: 3/16" = 1'-0"

DATE:	BY:	CHK'D:	APP'D:



PODIUM LANDSCAPE

Philip S. Miller & Assoc.
 Site Planning and Landscape Architecture
 400 Oak Ridge Court, CA 92612 (800) 342-2911
 Email: psml@psmiller.com



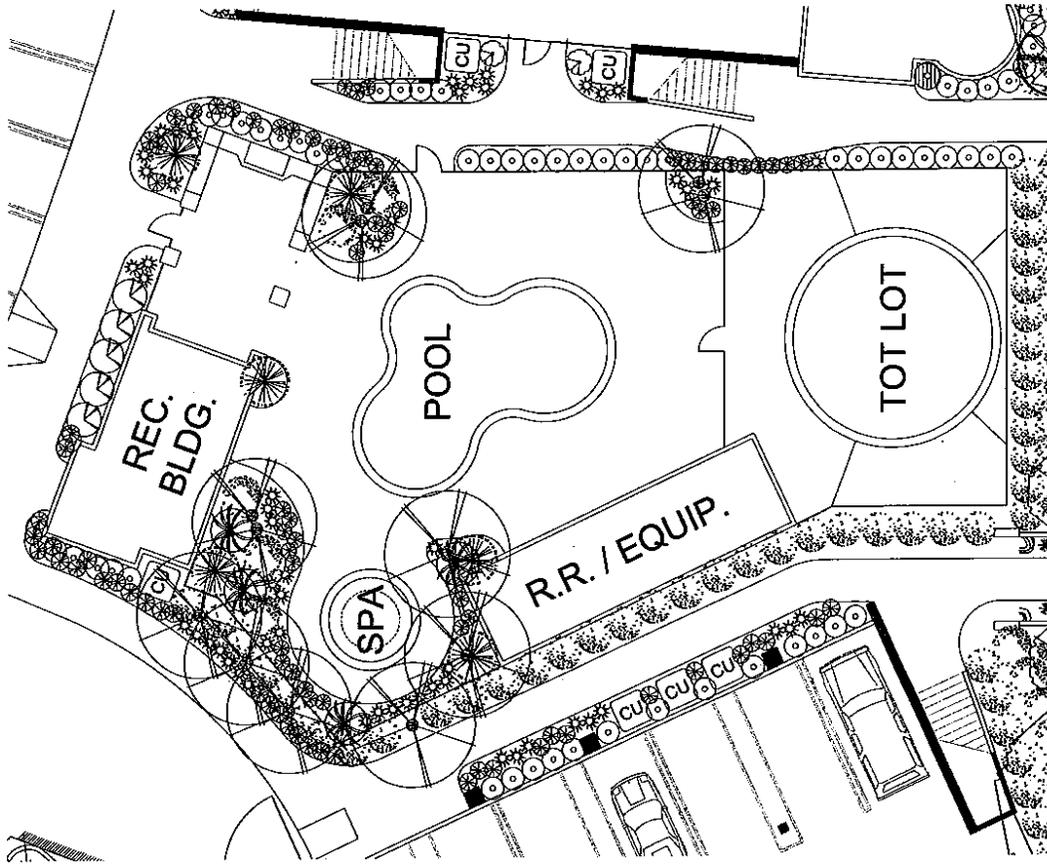
OXNARD SHORES COMPANY, LLC
 1000 Oxnard Blvd
 Oxnard, CA 93030

**BUILDING 5
 PODIUM LEVEL
 LANDSCAPE & SPA**

DRAPHTICS
 245 S. Main Street, Suite 100 Oxnard, CA 93030
 (805) 325-8777
 www.draphtics.com

PROPOSED 70 UNIT TOWNHOME COMPLEX
THE SHORES
 WOODLET ROAD, OXNARD, CA

L-5



Scale: 3/16" = 1'-0"

L-6

PROPOSED 70 UNIT TOWNHOME COMPLEX

THE SHORES
WOOLLEY ROAD, OXNARD, CA

PHILIP S. MILLER & ASSOC.
Site Planning and Landscape Architecture
620 Cole Ridge, Oxnard, CA 93221 (805) 381-2701
E-mail: philipmiller@psma.net

D R A P H I C S
24441 Judd Avenue, Suite 200 Oxnard, CA 93230
Phone: (805) 381-7777
www.philipmiller.com

POOL/REC AREA

OXNARD SHORES COMPANY, LLC
1000 W. Oxnard Blvd., Oxnard, CA 93230
Phone: (805) 381-1111

PLANTING LEGEND

PALMS
 12" Spine, 12" Height
 18" Spine, 18" Height
 24" Spine, 24" Height
 30" Spine, 30" Height

SHRUBS
 12" Spine, 12" Height
 18" Spine, 18" Height
 24" Spine, 24" Height
 30" Spine, 30" Height
 36" Spine, 36" Height
 42" Spine, 42" Height
 48" Spine, 48" Height
 54" Spine, 54" Height
 60" Spine, 60" Height
 66" Spine, 66" Height
 72" Spine, 72" Height
 78" Spine, 78" Height
 84" Spine, 84" Height
 90" Spine, 90" Height
 96" Spine, 96" Height
 102" Spine, 102" Height
 108" Spine, 108" Height
 114" Spine, 114" Height
 120" Spine, 120" Height

GROUNDCOVERS
 Blue Fescue
 Green Carpet
 Purple Carpet



3/16" = 1'-0"

DATE:	
BY:	
CHECKED:	
SCALE:	

Oxnard Shores Co. LLC
Executive Offices

1015 S. Harbor Blvd.
Oxnard, CA 93035-1131

Phone: 805-985-1557
Fax: 805-985-1533

March 5, 2009

5013-3

Honorable Mayor and City Council
City of Oxnard
305 West Third Street
Oxnard, California 93030

Re: The Shores Townhouse Project
Planning and Zoning Permit No. 08-400-04

Honorable Mayor and City Council:

Oxnard Shores Company is the applicant for the 70-unit townhouse project to be located at the northeast corner of Harbor Boulevard and Wooley Road. The project is designed with several benefits to the home-buying public and the local community in mind:

1. While it is anticipated that the ultimate unit prices must exceed what is generally referred to as "affordable" in the context of Ordinance No. 2721, adopted in July, 2006, the unit prices will be substantially below the adjacent single family and duplex residences with proximity to the high value coastal and beach area;
2. One of the means by which Oxnard Shores Company can price each of the for-sale units at a reasonable level is a result of the April 19, 1988 Development Agreement approved by Ordinance No. 2159 that permits the Oxnard Shores Company to transfer density away from the beach area to this site, allowing for 70 residential units to be constructed on the site regardless of the zoning density on the property at the time of development; and
3. Oxnard Shores Company still owns and operates the only mobilehome park adjacent to the coast and the beach in the City of Oxnard, providing many units of affordable housing to people who would otherwise be unable to enjoy coastal living due to the enormously high value of coastal land.

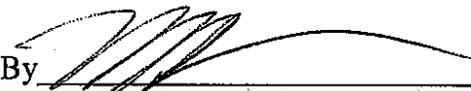
If required to provide affordable units on-site, even given the density of the proposed project, higher prices would be required for the remaining units, making the project infeasible or, if the reduced prices could not be absorbed by the remaining units, the cost of development would not allow the project to move forward.

Therefore, Oxnard Shores Company proposes to comply with the terms of Part 10 of Ordinance 2721 by paying to the City an amount equal to 1% of the projected sales price of a unit in the proposed development, based on increments of \$50,000.00. The problem is that the current climate for housing development does not allow us to project actual sale prices at this time,

although we can state with some certainty that the unit prices will likely exceed \$500,000.00. However, by the time building permits are sought, the Oxnard Shores Company will have a better opportunity and means for pricing the units. Of course, this request is also subject to subpart (d) of Ordinance 2721 as it is currently written.

If I can provide further clarification to you or answer any questions you may have, I would be pleased to do so.

OXNARD SHORES COMPANY

By 
MICHAEL MARLOW

cc: Mitch Kahn, Esq.