



Meeting Date: 10/6/2009

<b>ACTION</b>	<b>TYPE OF ITEM</b>
<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: Christopher Williamson, AICP *cw* Agenda Item No. 0-2

Reviewed By: City Manager *[Signature]* City Attorney *[Signature]* <sup>Fischer</sup> Finance *[Signature]* Other (Specify) \_\_\_\_\_

**DATE:** October 6, 2009

**TO:** City Council

**FROM:** Matthew Winegar, AICP *[Signature]*  
Development Services Director

**SUBJECT:** Report and Direction on Possible Amendments to the Oxnard City Urban Restriction Boundary (CURB) and the Save Open Space and Agricultural Resources (SOAR) Ordinance

**RECOMMENDATION**

That City Council receive a report listing requested and/or possible CURB line and/or SOAR Ordinance text amendments and provide direction to the Development Services Director and City Attorney to: 1) complete relevant environmental California Environmental Quality Act (CEQA) review, and 2) prepare a draft ordinance to place the selected CURB and/or SOAR amendments before qualified City of Oxnard voters at a designated special or statewide election.

**DISCUSSION**

On November 3, 1998, the voters of the City of Oxnard enacted the uncodified Oxnard SOAR Ordinance that established and adopted the CURB line and procedures for amending the CURB line that includes and/or excludes land from consideration for future annexation and urban development. Until December 31, 2020, urban services and urbanized uses are restricted to land within the CURB (Section 2.B.5). The 2020 General Plan states, "Any change to the CURB line ...requires approval of the voters of Oxnard" (page III-3). The Ventura County Local Agency Formation Commission (LAFCO) requires CURB line amendment(s) be approved by the City of Oxnard voters before the City may apply to LAFCO for Sphere of Influence (SOI) amendment(s) and annexation(s). The SOAR Ordinance currently allows up to 20 acres per year of contiguous undeveloped (i.e. agricultural) land to be brought into the CURB for all-affordable housing developments (SOAR Exemption).

The City Council is engaging the public in a discussion of how to meet current and future Regional Housing Needs Assessment (RHNA) housing development targets by possibly replacing or supplementing the SOAR Exemption program by amending the CURB line in selected areas. The City's 2006-2014 RHNA affordable housing target is 4,157 units (36% Very

Low, 29% Low, and 35% Moderate Income). In the City's draft 2006-2014 Housing Element, the strategy to meet the RHNA target consists of four programs: 1) the SOAR Exemption, 2) Inclusionary Ordinance No. 2721, 3) infill and redevelopment affordable housing projects, and 4) density bonuses. Affordable housing is being developed through the inclusionary program, density bonuses, and/or infill and redevelopment affordable housing projects which have, since 2006, produced 628 affordable units, leaving a remaining RHNA target of about 3,500 units. The next and subsequent RHNA cycles (2014 to 2020, 2020 to 2028) will likely have a similar RHNA target. The State will not allow inclusionary units to be counted towards meeting the RHNA target unless the projects are under a development agreement, condition, or similar binding commitment. The City's current supply of undeveloped land is largely committed to a variety of projects that cumulatively do not meet the current RHNA target, much less future RHNA targets.

As an alternative affordable housing program, voters could approve CURB amendments that bring one (or more) relatively large undeveloped adjoining agricultural area(s) into the City for the regular and certain development of a significant amount of high-quality, transit-friendly, economically feasible, mixed-income, environmentally state-of-the-art, local-preference, affordable housing that both improves housing choices for current Oxnard residents and enables continued equitable economic growth. These areas would be required to provide a significant amount of affordable housing as part of an Urban Village as presented in the Draft 2030 General Plan. Other affordable housing programs and projects would continue in other areas, but with less pressure to approve affordable housing projects that are possibly higher-density projects out of character with their surrounding neighborhood.

Six proposed CURB line amendment areas, one possible area of CURB line retraction, and two possible SOAR text amendments are listed below for your consideration:

## **POSSIBLE CURB LINE AMENDMENTS**

Area 1            Del Norte Community Extension Area (including Jones Ranch)  
Approximately 462 acres, of which 120 acres are the United Water Conservation District El Rio spreading grounds. On the Jones Ranch parcels (Subarea 1), the 2030 General Plan proposes an Urban Village specific plan with 2,500 affordable housing units, parks, streets, public infrastructure, neighborhood retail and mixed uses, and an elementary school (Rio School District). Subareas 2 and 3 would be designated Planning Reserve with no development anticipated until after 2020, although planning would begin earlier so these areas are integrated with the Jones Ranch Specific Plan and public infrastructure development.

Area 2            Wooley Road to Fifth Street (McGrath and Cooluris Trusts)  
Three parcels located south of Fifth Street, west of Victoria Avenue, north of Wooley Road, and east of the Edison Channel totaling approximately 237 acres. Note that the Oxnard Union High School District is considering a new high school on approximately 50 acres in the southern portion of this area. The property owners have requested to be considered for a CURB amendment.

- Area 3      Southwest Corner of Gonzales and Patterson Roads (Graham Ranch)  
Two parcels located south of Gonzales Road, west of Patterson Road, and east of the Oxnard High School totaling approximately 80 acres. The property owners have requested to be considered for a CURB amendment.
- Area 4      Patterson Road to Victoria Avenue  
Twenty-two parcels located between Victoria Avenue, Patterson Road, Teal Club Road, and Gonzales Road totaling approximately 472 acres. This is a “rounding out” of the City’s extent along Victoria Avenue.
- Area 5      Rose to Rice Avenue (Southeast Community Specific Plan)  
Twenty-five parcels located between Rose Avenue, Fifth Street, Rice Avenue, and Channel Islands Boulevard totaling approximately 744 acres. This area was the subject of a draft specific plan in 1997 and is a rounding out of the City’s extent along follow Rice Avenue.
- Area 6      Pleasant Valley Road, Rice Avenue, Oxnard Boulevard  
Five parcels located generally north of the Pleasant Valley/Rice Avenue/Oxnard Boulevard interchange totaling approximately 128 acres. One property owner has requested to be considered for a CURB amendment. This area is designated in the 2030 General Plan as an Urban Village with the intent of developing a high-quality southeast entrance to the City around this intersection.

**POSSIBLE CURB RETRACTION AMENDMENT**

- 1.      Ormond Beach CURB Line Retraction  
Retract the CURB Line to existing city limits south of the South Ormond Beach Specific Plan as currently proposed. The total retraction area is approximately 300 acres.

**POSSIBLE SOAR ORDINANCE TEXT AMENDMENTS**

- 1.      Deletion of SOAR 20-Acre Exemption  
The SOAR Exemption of up to 20-acres per year for all-affordable housing projects is deleted.
- 2.      Affordable Housing Requirement  
A minimum requirement of 25 percent unsubsidized affordable housing is required for any area added through a CURB line amendment (5% Very Low, 5% Low, 15% Moderate) or a similar affordable housing program that achieves objectives that may be developed as part of the City’s Sustainable Community Strategy and/or Housing Element programs designed to meet RHNA allocations.

**FINANCIAL IMPACT**

Depending on which, if any, of the proposed CURB Line and/or SOAR text amendments are selected, additional CEQA review costs may be incurred.

Attachment 1 - Powerpoint presentation