



Meeting Date: October 13, 2009

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input type="checkbox"/> Info/Consent
<input type="checkbox"/> Res. No(s).	<input type="checkbox"/> Report
<input type="checkbox"/> Ord. No(s).	<input type="checkbox"/> Public Hearing (Info/consent)
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Other Study Session

Prepared By: Kathleen Mallory, AICP Planner *K Mallory* Agenda Item No. R-1
 Reviewed By: City Manager *[Signature]* City Attorney *SMF* Finance *[Signature]* Other (Specify) *N/A*

DATE: September 29, 2009

TO: City Council

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

SUBJECT: PZ 09-600-02 - 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 Borchard/Teal Club Ranch, c/o DPS, 211 Village Commons Blvd., No. 15, Camarillo, CA 93012.

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 with up to 1,150 residential dwelling units, a fire station, retail uses, and parks and open space.

DISCUSSION

On April 5, 2005, the City Council conducted a pre-application review of the Teal Club Specific Plan project. During this meeting, the City Council provided comments regarding the project. From 2005 to approximately 2008, work on the specific plan project proceeded. However, due to economy issues, in early 2009 the application for the specific plan was withdrawn.

In August 2009, a new applicant submitted a revised application for the Teal Club Specific Plan project which incorporated the following site plan changes:

- Elimination of the elementary school;
- Provided larger buffer areas around the perimeter of the project;
- Placed commercial square footage on the southeasterly corner of the project site; and
- Enlarged the neighborhood park.

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 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.

The project area is currently vacant and is being used for row crops. To the north, across Doris Avenue is an existing single family residential neighborhood (Cabrillo residential neighborhood), to the west, across Patterson Road is vacant land within the SOAR boundary and in agricultural production, to the east, across Ventura Road is an existing single family neighborhood (Fremont South residential neighborhood) and to the south, across Teal Club Road is the Oxnard Airport (see Attachment 1 - Site Plan, Site Plan/Aerial Overlay, General Plan and Vicinity Maps).

Description of the Project

The project is intended to be 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. The project features include development of up to 1,150 residential dwelling units, a 9.0 acre central park that is within a quarter mile walking distance of all residential units via a greenbelt, pathway and sidewalk network, a 2.0 acre fire station to serve the west side of the City, and a 3.0 acre and 1.0 acre commercial center that are both within walking distance to serve as neighborhood gathering places and to provide for a portion of the residents' retail needs.

Neighborhoods are designed to promote "porch and street orientation" and encourage walking and interaction among residents in the public realm. Both single family residences and courtyard/cluster homes would include architectural elements reflecting the early twentieth century diversity and character representative of the nearby Oxnard Historic District. Medium and medium high density areas of the project would also include this design character and would be oriented to internal pathways and common areas with connection to the public walking network. The conventional single family homes would be placed closer to Doris Avenue, while the denser product types (cottages and townhomes) appear to be placed closer to Teal Club Road and west of Ventura Boulevard.

According to Table V-6 within the General Plan, acreages dedicated to various land uses versus the applicant’s proposal are as follows:

Land Uses	Per 2020 General Plan Acreage	Proposed Project Acreage/Dwelling Units
Very low density, 1-2 du/ac	5	0
Low density, 3-7 du	46	53.7 acres / 260 dwelling units (DU)
Low Medium density, 8-12	13	34.7 acres / 415 DUS
Medium density, 13-18	0	10.2 / 160 DUS
Medium High density, 18-30	0	15.2 / 475 DUs
Specialized Commercial	30	0
Commercial Office	46	0
Commercial - General (Retail)	0	4 acres
Open Space, Park	32	9.0
Fire Station	0	2.0
Buffer/Greenbelts/Detention	3	16.08
Internal/Perimeter Roads	0	29.72 acres
Total Acreage	175*	175*

* 174.6 rounded to 175

Development of the specific plan project is divided into Phases. Phase 1 represents development of the Borchard Family’s land interest and is intended to include the following (see Attachment 2, Phasing Plan):

- 9.0 acres – Neighborhood Park
- 2.0 acres – Fire Station (site only)
- 4.0 acres – Commercial, Retail
- 125 units – Low Density Residential (5 du/ac. avg.)
- 265 units – Low Medium Density Residential (12 du/ac. avg.)
- 160 units – Medium Density Residential (13-18 du/ac. avg.)
- 315 units – Medium High Density Residential (21 du/ac. avg.)

Development of Phase 1 also provides for 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 independent of Phase 2.

The three individual properties within Phase 2 could each develop independently and connect to the Phase 1 improvements, provided that interim agricultural buffers were considered in their final planning and development. Proposed land uses in Phase 2 are as follows:

- 135 units – Low Density Residential (5 du/ac. avg.)

- 150 units – Low Medium Density Residential (12 du/ac. avg.)

Issues for Consideration

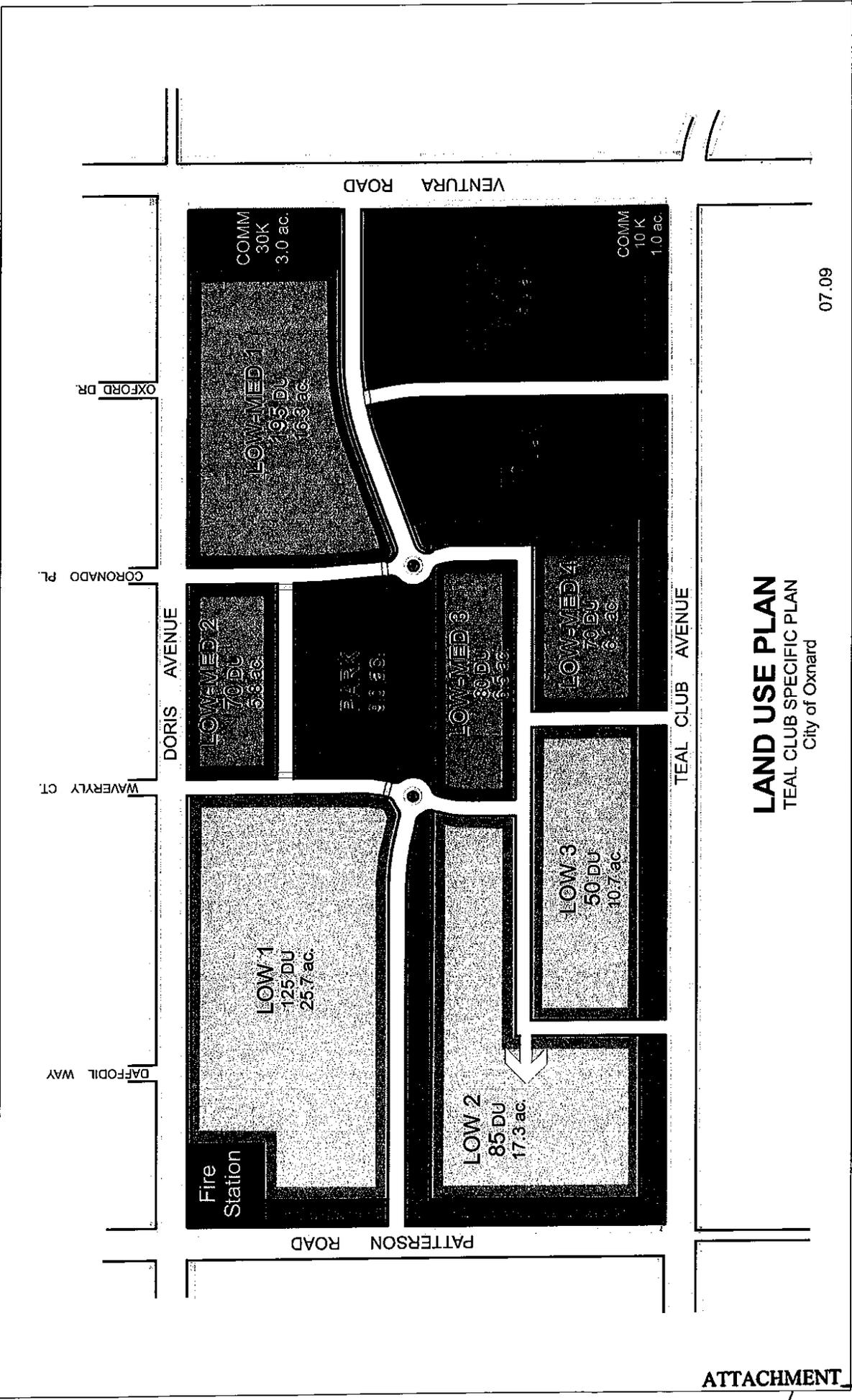
In order to facilitate review of the pre-application proposal, the City Council should consider the following issues:

- Is the City Council supportive of annexing the project area?
- Is the mix of land uses, configuration of the neighborhoods and the location of the commercial square footage appropriate?
- How does the project blend with the surrounding residential communities to the north, and east?
- Is a school needed on the project site?
- Is the location of and acreage dedicated to the fire station appropriate?
- Is the amount of and the location of the neighborhood park acceptable?
- Are there specific public improvements that the City Council would like to be made as a result of this project?
- Are the public benefits sufficient to support a Development Agreement?

FINANCIAL IMPACT

None

Attachments: #1 – Site Plan, Site Plan/Aerial, General Plan, and Vicinity Maps
#2 – Phasing Plan



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LAND USE PLAN
 TEAL CLUB SPECIFIC PLAN
 City of Oxnard

Land Use Summary

Land Use	DU	AC
Residential Low	260	53.70
Residential Low-Med.	415	34.70
Residential Medium	160	10.20
Residential Med. High	315	15.20
Total Units	1150	
Park	-	9.00
Greenbelts / Detention	-	16.08
Commercial	-	4.00
Fire Station	-	2.00
Streets	-	29.72
TOTAL AREA		174.60

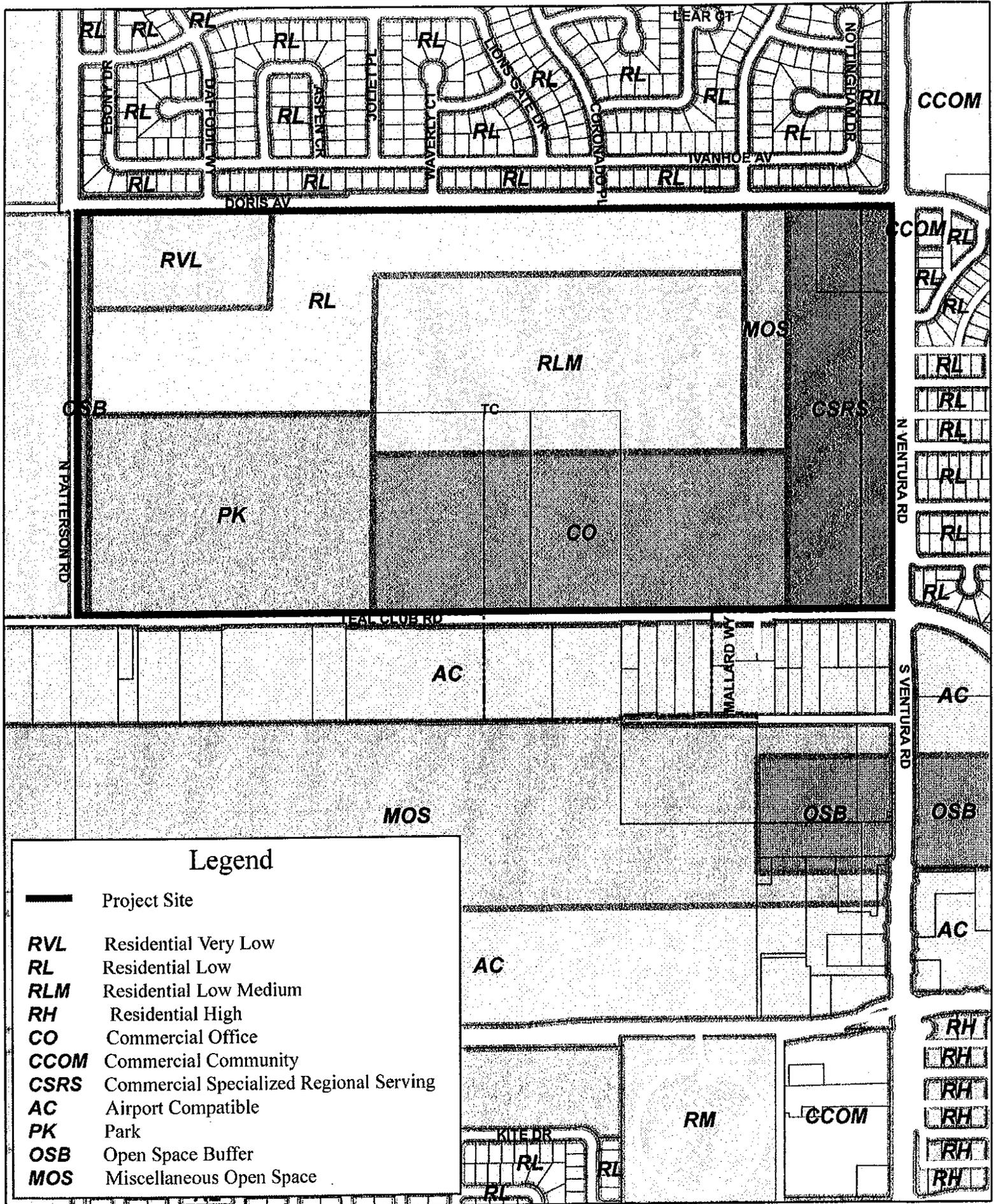
Legend

-  Low 3-7 DU/AC
-  Low-Medium 8-12 DU/AC
-  Medium 13-18 DU/AC
-  Medium High 18-30 DU/AC
-  Parks / Open Space
-  Commercial / Fire Station



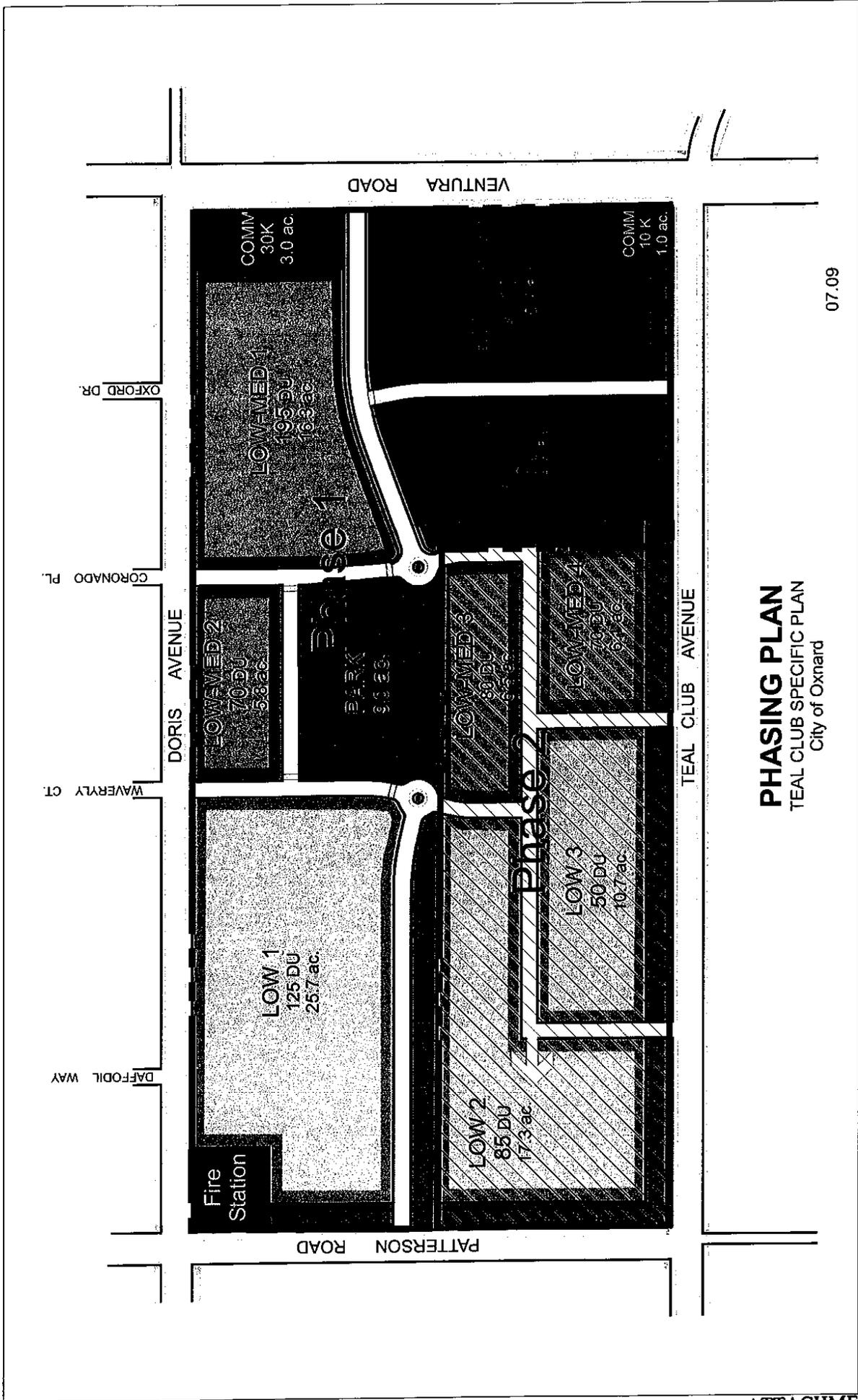
TEAL CLUB SPECIFIC PLAN
City of Oxnard

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Legend

- Project Site
- RVL** Residential Very Low
- RL** Residential Low
- RLM** Residential Low Medium
- RH** Residential High
- CO** Commercial Office
- CCOM** Commercial Community
- CSRS** Commercial Specialized Regional Serving
- AC** Airport Compatible
- PK** Park
- OSB** Open Space Buffer
- MOS** Miscellaneous Open Space



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PHASING PLAN
 TEAL CLUB SPECIFIC PLAN
 City of Oxnard