



## City of Oxnard 2030 General Plan

### 2006-2014 Housing Element

### Draft No. 2

Planning Commission  
August 19, 2010



1

SCHEDULE (2010)	
2030 General Plan	
30-day Public Review	August 2 to September 2
Overview	Planning Commission, August 19
Comment Hearing	Planning Commission, September 2
Review Comments	Mid-September
Revise as Needed	
CEQA Documentation	
Recommendation to Adopt	Planning Commission, October 7
Send to CA Housing and Community Development (HCD) for 60 day review	
Adopt with 2030 General Plan or Separately	City Council (2011)



Recall the 2030 General Plan has 9 Chapters:

1. Introduction
2. Sustainable Community (new)
3. Community Development
4. Infrastructure and Community Services
5. Environmental Resources
6. Safety and Hazards
7. Military Compatibility (new)
8. 2006-2014 Housing Element (separate document)
9. Implementation (new)

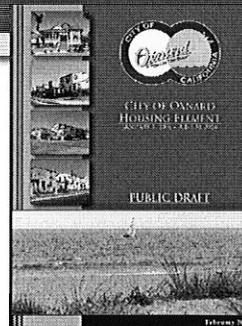
The Regional Housing Needs Assessment (RHNA) set the City's affordable housing planning targets.



## Draft No. 1 February 2009

### Introduction

- A. Review Previous Element
- B. Existing Housing Needs
- C. Special Housing Needs
- D. Projected Housing Needs
- E. Constraints
- F. Sites Inventory and Analysis
- G. Goals, Policies, and Programs



### APPENDICES

- A. Residentially Designated Single Lots
- B. Potential Sites on Residentially Designated Land (P Sites)
- C. Available Sites (A Sites)
- D. Extraterritorial Sites (X Sites)



**Draft No. 1 Approach:**

1. Subtract completed units since 1/1/2006,
2. Subtract projects entitled or planned,
3. Determine remaining RHNA planning target,
4. Cumulative capacity of vacant sites,
5. Average density is assumed realistic, and
6. 10% inclusionary program (15% redevelopment).

**HCD (letter of 4/29/2009) largely rejected this approach:**

1. Inclusionary programs are not certain,
2. Sites outside CURB Line not certain, and
3. Only projects with conditions of approval or Development Agreements may be counted.

**Draft No. 2 Approach (2010):**

1. Subtract completed units through 2009,
2. Subtract projects entitled or planned (condition, DA),
3. Determine remaining RHNA planning target,
4. Establish 24 units/acre as default density for all-affordable projects (30 is allowed by law),
5. Identify feasible sites X default => remaining RHNA, and
6. Update Goals, Policies, and Programs.



## 1. Subtract completed units through 2009

Table D-4. Deed Restricted Affordable Units Built in Oxnard: 2006 – 2009

Project Name	Extremely Low /			Total
	Very Low (EL/VL)	Low (Low)	Moderate (Mod)	
Meadowcrest Villas	3	0	5	8
Sunset Pacific Villas	0	1	0	1
Daybreak (Riverpark)	0	44	0	44
Destination (Riverpark)	0	27	12	39
HABITAT for Humanity	6	0	0	6
Villa Cesar Chavez	32	20	0	52
Hacienda Guadalupe	0	26	0	26
Villa Victoria	16	38	0	54
Heritage Walk	1	0	3	4
Destination II (Riverpark)	0	1	13	14
Orbela	0	11	0	11
Paseo Santa Clara	54	0	0	54
Paseo Del Rio	86	0	0	86
Sycamore Senior Village	22	203	0	225
<b>Total Completed</b>	<b>220</b>	<b>371</b>	<b>33</b>	<b>624</b>

Note: N/A = Not available

Source: City of Oxnard, Housing and Development Services Department, April 2010



## 2. Subtract projects entitled or planned (condition, DA)

Table D-5. Approved and/or Under Construction (as of July 2010)

Project Name	Extremely Low /				Total
	Very Low (EL/VL)	Low (Low)	Moderate (Mod)	Upper	
The Courts / Las Cortes*	10	112	12	117	251
610 Cuesta del Mar	0	7	0	0	7
Villa San Lorenzo	0	4	0	12	16
Camino Gonzalez	7	10	1	0	18
Paseo de Luz	24	0	1	0	25
HABITAT 315 Cooper Road	0	2	0	0	2
Casden Ventura/Vineyard	0	20	0	181	201
The Village	53	63	109	225	1,500
All other projects without affordable housing**				2,246	2,246
<b>Total</b>	<b>94</b>	<b>218</b>	<b>123</b>	<b>2,781</b>	<b>4,266</b>

Note: \*Project numbers are net of replacement of 1,250 public housing units.

\*\*A complete project, updated quarterly, list is available at <http://developmentsservices.cityofoxnard.org>

Source: City of Oxnard, Housing and Development Services Department, April 2010

= 435 affordable units



3. Determine remaining RHNA planning target

Table D-6. Remaining RHNA Allocation

STATUS TOWARDS GOAL	Extremely /			
	Very Low	Low	Moderate	Upper
RHNA Allocation (2006 – 2014)	1,491	1,221	1,445	2,936
Completed (2006-2009)*	220	371	33	1,926
Approved and/or UC	94	218	123	2,781
Remaining RHNA Allocation	1,177	632	1,289	(1,771)
Total All Affordable Categories			3,098	

\*Note: Upper income housing assumed to be net of all units completed less those known to be affordable.  
 Source: City of Oxnard, Housing and Development Services Department, July 2010

Remaining RHNA Affordable Planning target is 3,098 units

The City is obligated to provide feasible certain opportunity for the development of the target by June 30, 2014.

4. Establish 24 units/acre as default density for all-affordable projects (30 units per acre is allowed by law)

HCD allows a City to count all potential units on a site as affordable at the default density

Why 24 units per acre?

R-3 and C-2 zoning allow 18 per acre  
 State density bonus adds 35%  
 Total is 24.3 per acre

Since 2005, completed projects at density of 26.2 units per acre

R-4 and CBD allow higher densities

Table S-1: Oxnard Completed All-Affordable Housing Development Profiles: 1995-2009

Project	Very Low	Low	Moderate	Total	Acres	Units/Acre	Year Completed
1 Vineyard Gardens	12	48	2	62	3.8	16.3	2000
2 Casa Marced	40	0	0	40	1.0	40.0	1999
3 Casa San Juan	5	58	0	64	2.8	22.9	1997
4 Gateway (SRO)	108	0	0	109	1.0	109.0	2020
5 Mata Street	24	0	0	24	1.0	24.0	2004
6 Camino del Sol	8	112	2	122	4.0	30.5	2007
7 Channel Islands Park	152	0	0	152	6.0	25.3	2003
8 Paseo Santa Clara	54	0	0	54	2.0	27.0	2009
9 Paseo Del Rio	66	0	0	66	2.5	26.4	2009
10 Sycamore Village	22	203	0	225	8.0	28.1	2009
11 Via Victoria	16	38	0	54	3.0	18.0	2007
12 Via Solimar	32	0	0	32	1.5	21.3	1995
13 Mata Street (condo)	0	0	28	28	1.6	16.3	2007
14 Via Magiera	66	8	0	74	4.0	18.5	2005
15 Via Casita Chavez	32	20	0	52	3.2	16.3	2006
Total	654	455	30	1,139	42.4	26.9	
Without #4 SRO	548	455	30	1,033	41	25.1	
Since 2005	282	379	28	689	28.1	24.5	

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5. Meta Street Apartments      501 Meta Street      24 units per acre



Developer: Cabrillo EDC	
Lot Size	1 acre
Zone	CBD
units/acre	24
affordable units	24

Completed in 2004

Project funded by:

- Community Development affordable housing
- Tax Credit, affordable
- 9% credits
- Conveyance of CDBG
- USDA Rural Development Grant
- Joe Sera Jr. Farm Grant
- Rural Community

30+ units per acre

9. Paseo Del Rio      281 River Park Blvd



Developer: Cabrillo LLC	
Parcel / Lot Size	2.5 acres
Zone	Specific Plan
units/acre	34.4
affordable units	85

Completed in 2009

Project funded by:

- Onward Inclusionary in-lieu fees
- Donated Land
- Tax Credit
- 4% credit
- Redevelopment Agency affordable housing funding
- Multifamily revenue bonds
- MHP State funds
- Community Development Commission affordable housing set-aside funds
- HCD MHP Programs
- CCRC Financing
- SCE Solar Rebates



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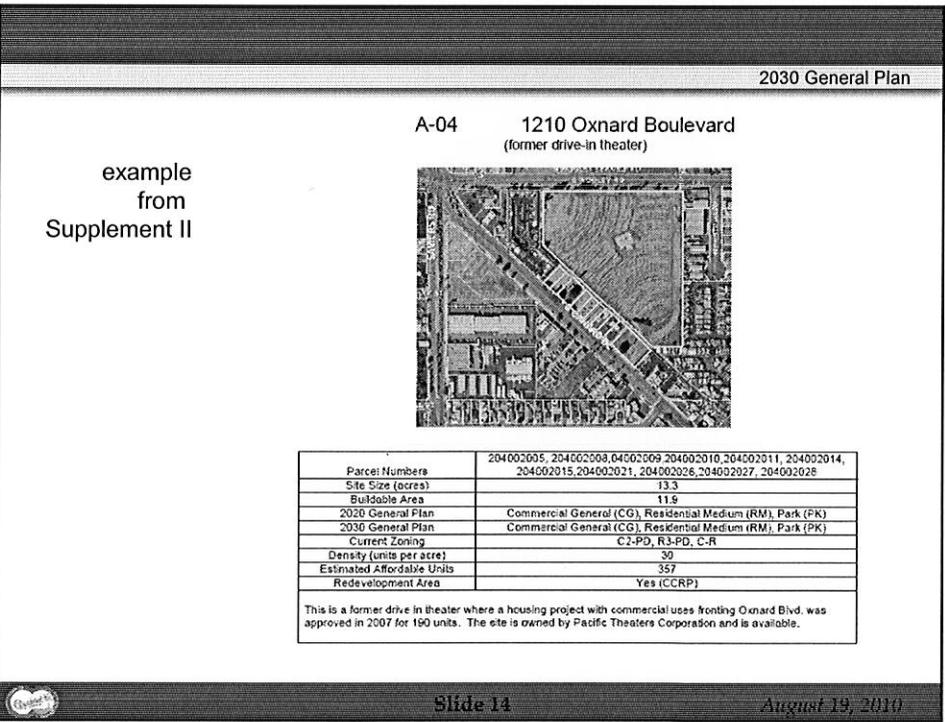
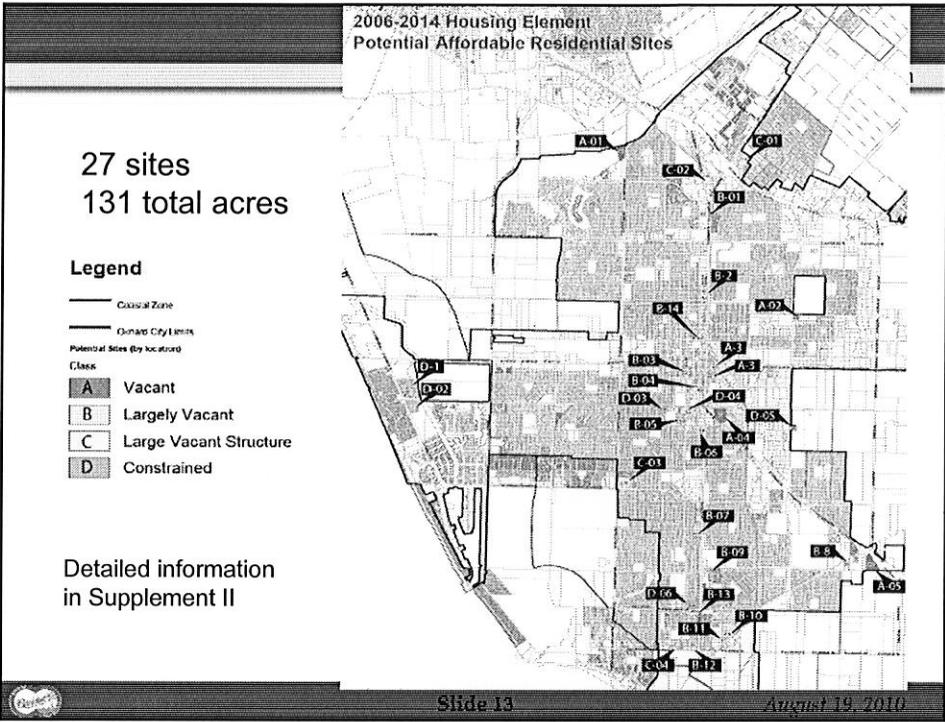
5. Sites (acres) X default density (units/acre) => RHNA target (3,098 units)

AAHOP sites are divided into four categories as follows:

1 acre or more  
in previous Element  
Redevelopment?  
R-3, R-4, CBD  
C-2 (R-3)  
vacant or  
largely vacant  
infill preferred  
transit preferred  
utilities available  
near schools  
arguably feasible

- A. Vacant (5 potential sites, A-01 to A-05). Land is undeveloped (no structures) or is in agricultural use (but within the land area assumed develop by the 2030 General Plan and certified environmental impact report). These sites are largely ready to develop with minimal site preparation.
- B. Largely Vacant (14 potential sites, B-01 to B-14). Minor structures and/or paving to be demolished, and several homes and small business to be relocated.
- C. Large Vacant Structure (4 potential sites, C-01 to C-04). Possibility of commercial and/or market-rate housing mixed use due to location opportunity and/or need to create financial feasibility to remove a large vacant commercial structure.
- D. Constrained Sites (6 potential sites, D-01 to D-06). Sites with unique environmental or urban infill situations. These sites have challenges associated with their development, and their potential development was reduced accordingly, but none were considered significant enough to eliminate these sites as potential areas to provide affordable housing.

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TABLE F-1		Net Affordable	Extremely Low	Very Low	Low	Moderate	re-develop	previous
Site Type Number	Reference Name of Site	Units	10%	15%	20%	25%	ment	element
<b>Vacant</b>								
A-01	2501 North Ventura Road	240	38	23	58	90	N	Y
A-02	1300 Carroll Del Sol	75	18	14	10	10	Y	Y
A-03	Meta Street District Sites	20	16	16	22	25	Y	Y
A-04	1110 Oxford Boulevard	357	64	64	86	143	Y	Y
A-05	2570 Ewing Road	220	53	53	70	122	N	Y
	Subtotal	1,092	199	157	262	437		
<b>Large Vacant</b>								
B-01	2121 North Oxford Boulevard	115	24	24	32	32		
B-02	705, 745, and 815 North Depard Boulevard	117	21	21	23	23		
B-03	600 Block South C Street	23	5	5	7	7		
B-04	400 Block South A Street	25	7	7	9	9		
B-05	1227 and 1238 South G Street *	22	4	4	5	5		
B-06	1331 to 1393 Sutters Road	30	5	5	7	7		
B-07	3461 Sutters Road	90	16	16	22	22	Y	Y
B-08	2285 Ewing Road	380	32	32	48	72	N	Y
B-09	231 to 320 Johnson Road	72	13	13	17	23	Y	Y
B-10	5581 Cypress Road	150	27	27	36	60	Y	Y
B-11	5580 Cypress Road	20	6	6	9	14	Y	Y
B-12	Sutters and Hainesme Roads	170	27	27	34	45	Y	Y
B-13	Sutters and Pleasant Valley Roads	70	5	5	7	12	Y	Y
B-14	2nd Street between A and B Streets	39	7	7	9	16	Y	Y
	Subtotal	1,118	261	261	268	417		
<b>Large Vacant Structures</b>								
C-01	2002 North Vineyard Avenue	509	54	54	72	120		
C-02	2429 North Oxford Boulevard	207	38	38	64	107	Y	Y
C-03	1345 West Channel Islands Boulevard	150	27	27	36	60	N	Y
C-04	297 to 491 West Hainesme Road	477	86	86	114	151	Y	Y
	Subtotal	1,343	205	205	282	438		
<b>Contained</b>								
D-01	South of La Marra Street *	168	30	30	40	67	N	Y
D-02	325-319 Road and Harbor Center, etc *	144	26	26	35	56	N	Y
D-03	814 and 250-Vault Storage	30	5	5	7	12	Y	Y
D-04	1132 and 1154 South C Street *	24	4	4	5	10	Y	Y
D-05	1450 Bate Avenue	50	5	5	7	12	N	Y
D-06	Pleasant Valley Shopping Center	40	7	11	14	26	Y	Y
	Subtotal	456	82	82	109	182		
	TOTAL ALL SITES	4,830	650	650	928	1,544		

\* Default density is 24 units per acre

**TOTAL ALL SITES**      **3,860**

Potential of 27 sites exceeds RHNA target using default densities of 24 and 30 units per acre

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6. Update Goals, Policies, and Programs

New Program #3 establishes (by future ordinance) the

**All-Affordable Housing Overlay Program (AAHOP)**

to implement the default densities ONLY for all

City of Oxnard

Table G-1. Housing Element Implementation Programs	Objective (quantified/qualified)	Implements Policy	Implementation by					
			2000	2001	2002	2003	2004	Ongoing
<b>Program 3: All-Affordable Housing Overlay Program (AAHOP)</b> (Programs 5 and 6 in Revised 2000-2005 Housing Element)	Establish the AAHOP sites and maintain a running inventory that meets or exceeds the remaining RHNA allocation need, estimated at 3,860 units based on 29 sites	2.1						
2.2								
2.3								
2.4								
<b>Responsibility: Development Services</b> <b>Funding: General Fund, Proposition 84 and other grants, as available</b>			■	■	■	■		

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Revised  
1998-2005  
Housing Element  
(adopted and  
HCD certified)  
included an  
Overlay program

**5. Land Use Element Program**

The provision of adequate sites is necessary to encourage the production of housing that is suitable and affordable to all economic groups in the City, including housing for special needs groups. The City's Land Use Element, as amended by the SOAR Initiative, identifies adequate sites for residential development to address the City's RHNA. In recent years, the market has continued to support higher density residential uses in less viable commercial areas, providing significant opportunity for affordable housing.

Given that much of the available vacant land for higher density residential development is located in the C-2 zone and the CBD district, it is important to ensure that enough sites are suitable for such higher density developments. Therefore, by 2002, the City will evaluate its land resources in the C-2 zone and determine the most appropriate sites for higher density residential development. Should this analysis reveal that additional sites are needed to address the RHNA, the City will rezone land as required to accommodate the unmet need by the end of 2002.

**Five-Year Objective:**

By 2002, assess the suitability of sites in the C-2 zone for higher density residential uses and, if insufficient sites are available, rezone land to address the RHNA by the end of 2002.

**6. Affordable Housing Overlay Program**

The City has identified several residential sites that may be designated with an Affordable Housing Overlay (Figure 7). The purpose of the Overlay Zone is to inform property owners and the development community of the potential for development of affordable housing at these sites. Sites designated with the overlay are not, however, limited to development with affordable housing. The City can also offer a variety of incentives to facilitate quality, affordable housing on these sites, including financial assistance where warranted. The City will conduct a developer's workshop to discuss affordable residential opportunities on these sites.

**Five-Year Objective:**

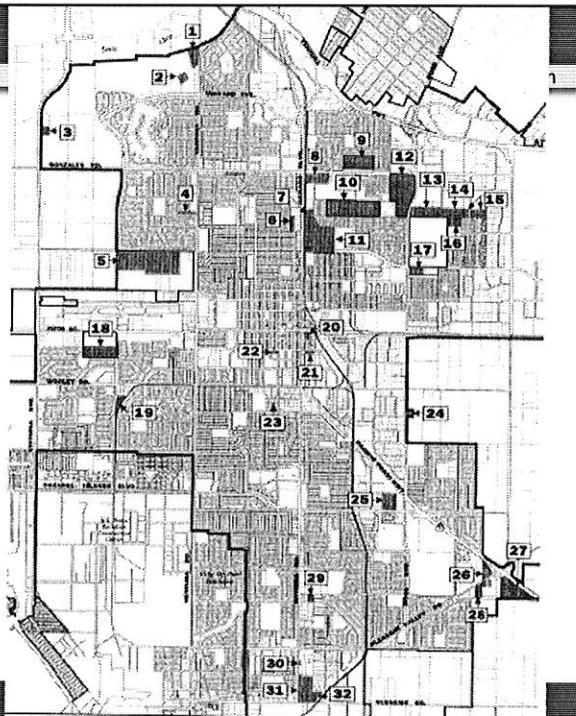
Establish Affordable Housing Overlay Zone and conduct outreach

1998-2005 Housing Element  
Figure 7

Potential Affordable  
Residential Sites

sites still available

- |    |      |
|----|------|
| 1  | A-01 |
| 17 | A-02 |
| 20 | A-03 |
| 28 | A-05 |
| 23 | B-05 |
| 27 | B-08 |
| 29 | B-09 |



### Explaining the AAHOP

- No other housing program is changed (inclusionary, redevelopment, etc)
- Shelters, transitional housing, farmworkers quarters not part of AAHOP

### Major AAHOP bullets (Chapter F, page F-3)

2. Applies only to 27 sites listed in Supplement, Part II (or as amended)
3. Underlying General Plan and zoning remain in place for other uses
4. AAHOP site inventory required for remaining RHNA target
5. Use allowed by right, Planned Residential Group permit required
7. AAHOP's consistent with Specific Plans wherever possible
10. Subject to CEQA review
12. Mixed use allowed and encouraged



### **Draft No. 2**

#### Introduction

- |   |   |                      |
|---|---|----------------------|
| <ol style="list-style-type: none"> <li>A. Review Previous Element</li> <li>B. Existing Housing Needs</li> <li>C. Special Housing Needs</li> <li>D. Projected Housing Needs</li> <li>E. Constraints</li> </ol> | } | Updated through 2009 |
| <ol style="list-style-type: none"> <li>F. Achieving the RHNA Allocation (AAHOP explained)</li> <li>G. Goals, Policies, and Programs</li> </ol>  |   |                      |

#### Supplement (new)

- Part I – Establishes 24 units/acre as lower default density
- Part II – 27 sites



## SB 2 Homeless Shelter Zone Code Amendment

**Emergency Shelters, Permanent –**

Overnight sleeping quarters for six months or less.

- Permitted in the M-L and M-L PD zone (Limited Manufacturing)
- Special Use Permit required in the C-2 zone,  
may have on-site services for residents.
- Special Use Permit required in the C-M zone,  
may have on-site services for residents.

**Emergency Shelters, Temporary –**

Overnight sleeping quarters for short-term use such as winter warming.

- Temporary Use Permit required in the C-2 zone.
- Temporary Use Permit required in the C-M zone.
- Temporary Use Permit required in the M-L zone.



## Transitional Housing Zone Code Amendment

**Transitional Housing –**

Defined as 5 or more dwelling units used as rental housing, no more than two probationers or parolees.

Eligible persons may live in the unit up to two years.

Supportive services provided to facilitate homeless to permanent housing.

Permitted in the R-3 and R-4 zone with no on-site services.

Special Use Permit required in the C-2 zone with on-site services for residents.

Special use permit required in the C-M zone, on-site services for residents or non-residents.

