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DIV. OF HOUSING
POLICY DEVELOPMENT HCD

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December 27, 2005

Andra Draghici, WFH Southern California Representative
HCD, Division of Housing Policy Development
Workforce Housing Reward Program
P.O. Box 952053, MS 430
Sacramento, CA 94252-2053

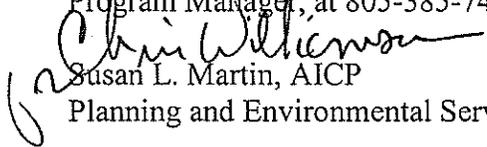
FAX: 916-327-2643 and original by Mail

RE: **City Of Oxnard Annual Progress Report on Implementation of the
Housing Element Pursuant to Government Code Section 65400**

Dear Ms. Draghici:

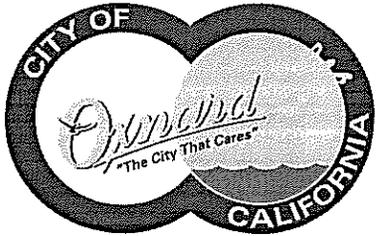
Enclosed is the City Of Oxnard's Annual Progress Report on Implementation
of our Housing Element. This FAX includes all attachments, to be followed by
a express mailing of same.

If you have any questions, please contact Ernie Whitaker, Housing Rehab
Program Manager, at 805-385-7402.


Susan L. Martin, AICP
Planning and Environmental Services Manager

C. Matthew C. Winegar, AICP Development Services Director
Ernie Whitaker, Housing Rehab Program Manager

*Planning and Environmental Services Division
305 West Third Street, Oxnard, CA 93030
phone (805) 385-7858 ♦ fax (805) 385-7417*



**WHF Annual Progress Report on Implementation of the Housing Element Pursuant
to Sec. 65400 of the Government Code**

Jurisdiction: City of Oxnard
305 W. Third Street
Oxnard, CA 93030

Contact: Chris Williamson, AICP *W*
Planning & Environmental Services Division
805 385-8156

Alternative: Sue Martin, AICP
Planning and Environmental
Services Manager
805 385-8207

Ernie Whitaker, Housing Rehab Program Manager
805 385-7402

Report Period: January 1, 2001 through December 31, 2005

A. PROGRESS IN MEETING REGIONAL HOUSING GOALS

- Total number of new housing permits issued: The City issued building permits in 2005 as follows:

2001	2002	2003	2004	2005	TOTAL
437	772	110	448	670	2,437

- Describe the affordability, by income level, of new units including the number of deed restricted affordable units: The breakdown of affordability for the years above is as follows:

	Very Low	Low	Moderate	Upper	Total	Restricted
SFD	31	103	28	1,786	1,948	146
MFD	217	7	0	183	407	230
Mobile	36	46	0	0	82	0
Total	284	156	28	1,969	2,437	376

3. Compare units added to regional housing needs allocation by income category:

	Very Low	Low	Moderate	Upper	Total
Permitted	230	168	34	2,005	2,437
RHNA	797	489	505	1,507	3,298

B. THE EFFECTIVENESS OF THE HOUSING ELEMENT IN ATTAINMENT OF THE COMMUNITY’S HOUSING GOALS AND OBJECTIVES.

Include a program-by-program status report relative to implementation schedule from each program in the housing element; describe actions taken to implement each program.

Housing and Neighborhood Conservation

1. Code Enforcement: The Substandard Housing Ad Hoc Committee met several times to address the issues of overcrowding and the use of garages as dwelling units. The Committee has been evaluating the Tenant Relocation Policy of Health and Safety Code Sections 50651 through 50659.3. Another proposal for addressing the overcrowding issue is the issuance of neighborhood parking permits, and a pilot program has been approved but not yet implemented. The City Manager is in the process of recruiting a civilian Code Enforcement Manager.
2. Citywide Multifamily Rehabilitation Program: There is no such program currently in operation. It was discontinued in 2001.
3. Southwinds Rehabilitation Program: The following grants were made in 2005:

	<u>2001-2004</u>	<u>2005</u>	<u>Total</u>
Exterior (50%)	25	7	32
Interior (30%)	0	1	1
Security and Lighting (100%)	9	2	11

4. Citywide Homeowner Repair Program, Grant Component: The five-year goal is to process 5 single family, 13 mobilehomes, and 40 exterior/interior grants annually.

The completions are as follows:

<u>Category</u>	<u>2001-2004</u>	<u>2005</u>	<u>Total</u>
Single Family	21	3	24
Single Family Exterior/Interior	147	11	158
Mobilehomes	54	15	69

5. Land Use Element Program: The five-year objective for this program is to assess the suitability of sites in the C-2 zone for higher density residential uses and/or rezone the land, if necessary. The Mercy Housing and Comstock Housing projects at Oxnard Blvd. and Robert St. which have C2 zoning, are under construction. The Courtyards at Vineyard project was approved with 259 condominiums that is a reuse of the former Home Depot site. The Rancho Victoria project was approved for 105 units where a shopping center had once been approved, but never built. Two similar residential in commercial zone applications are in the early review stages, one is the former drive-in theater and the other is a nearly empty community shopping center.

The General Plan update is underway wherein we will examine all commercial land uses city-wide for the appropriateness of redesignating and rezoning commercial property to residential.

6. Affordable Housing Overlay Program. The City's inclusionary zoning ordinance (No. 2615) requires development of 10% (Moderate) or 5% (Low Income) affordable units within each residential development. This program applies to most all housing projects, and about 50% of the projects are providing on-site units in compliance with the ordinance. The City is increasingly less inclined to allow developers to pay the in lieu fee, and the fees are being revised upward to reflect rising land values and costs of construction.

Provisions of Residential Sites

7. Farmworker Housing Program. The City has five projects completed or under construction:

	<u>No. of Units</u>	<u>No. of Farmworkers</u>
Meta Street Apartments (completed)	24	24
Villa Madera (completed)	72	7
Villa César Chávez (near completion)	52	52
Villa Victoria (start of construction)	54	27
Habitat (near permitting)	6	6

8. Emergency Shelter Program: The zoning code has not been amended to provide specifically for these uses.
9. Growth Management Program. The City has sought ways to increase residential uses within the existing urban growth boundaries. The year 2030 General Plan update now under way will consider recommending growth outside of our current urban limit (CURB) lines after 2020. Projects may be approved outside the CURB line with a majority vote of the residents at any time.

Housing Assistance and Special Needs

10. Financial and Regulatory Assistance Program: The City continues to financially assist in the development of affordable units through the use of inclusionary housing in new residential tracts, an in-lieu fee in those residential projects which contain no affordable units, redevelopment funds, and federal CDBG and HOME funds.

The City received a \$361,000 Joe Serna, Jr., Farmworker Housing Grant for mobilehome replacements in the Oxnard Mobilehome lodge in May 2005 and a \$1,000,000 HCD Housing Trust Fund Grant in February 2004. The City also has a fee deferral program available to builders of affordable housing.

The following projects were funded during 2005:

	<u>Project</u>	<u>No. Units</u>	<u>Assistance</u>
Single Family	Habitat	6	\$120,000
Apartments	Villa Victoria (supplement)	54	\$381,500

10. Commercial Impact Fee Program. The City is not currently taking any steps to implement a commercial impact fee.

11. Homeownership Assistance Program

- a. **Citywide Homebuyers Assistance:** The City provided special financial assistance to purchase the El Paseo, Sonrisa and Habitat sites. All other homebuyer assistance consisted of an up to \$10,000 matching grant for downpayment assistance and closing costs. The five year objective for this program is to assist 20 households annually.

The City has assisted households during the five year reporting period:

<u>Project</u>	<u>2001-2004</u>	<u>2005</u>	<u>Total</u>
El Paseo	105	----	105
Sonrisa	15	----	15
Mayfield Village	9	----	9
Sycamore Place	11	----	11
Sonria	22	----	22
Casa Bonita	0	18	18
Habitat	2	----	2
New Mobilehomes	46	17	63
Mobilehome Replacements	38	4	42
Resale Single Family	33	5	38
Resale Mobilehomes	<u>19</u>	<u>24</u>	<u>43</u>
Total	300	68	368

- b. ***Southwinds Homebuyers:*** The five year goal is to assist 5 households annually. Eight households have been assisted in the five-year reporting period.
 - c. ***Historic Enhancement and Revitalization (HERO Project):*** The Community Development Commission assisted one homebuyer in the five-year reporting period.
 - d. ***Mortgage Credit Certificates:*** Eight Certificates were issued during the five year reporting period.
 - e. ***Lease to Own Program:*** There were no households funded during the five year reporting year.
12. **Affordable Housing Ordinance:** City Council reviewed staff recommendations to increase the in-lieu fee and place greater emphasis on the inclusionary requirements of the ordinance during September. Official Council action is anticipated in January 2006
13. **Conservation of Affordable Housing Program.**
 - a. ***Mobilehome Park Zone:*** No mobilehome park closures have been proposed since adoption of the Housing Element.
 - b. ***Condominium Conversion Ordinance:*** The City has received no proposals for condominium conversions since the Housing Element was adopted.
 - c. ***Coastal Zone Replacement Policy:*** The City continues to enforce the coastal zone replacement policy.
14. **Section 8 Assistance Program:** The Oxnard Housing Authority currently has 1,659 Section 8 units in its portfolio. Fourteen project-based units are assigned to the 72 unit Villa Madera. The Authority is considering allocating 50 project based units to the proposed Sycamore Village senior project. These are both part of the 1,659 unit allocation.
15. **Preservation of At-Risk Units Program:** The City held no TEFRA hearings during 2005. No at-risk projects were offered for sale or came to the completion of their original funding program.
16. **Homeless Assistance Program:** The Winter Warming Shelter operates in alternate years at the Oxnard and Ventura armories. The shelter was in Ventura for the 2004-2005 season. Oxnard contributed \$45,000 to assist with shelter support. A total of 289 individuals utilized the shelter. The City's homeless goals are to support non-profit agencies that provide assisted housing, service and/or shelter to assist homeless persons/families, or those at-risk of becoming homeless. The current objective of the Commission on Homelessness is to develop a new shelter for single women and single women with children. During 2004-2005 a total of 1,762 persons were assisted with services, other than employment for homeless and low-income individuals and families.

Remove Government Restraints

17. Incentives for Affordable Housing Program: The city updated its density bonus ordinance to comply with revised State law on November 15, 2005.
18. Infill Lot Program: The Infill Lot Program adopted in 2000 no longer serves its original purpose of encouraging private development of vacant in-fill lots. Land values have increased to such a degree that the development community is developing these lots without any City encouragement. The Planning Department has started to maintain a GIS map of vacant parcels, many of which are infill lots. And, as part of the General Plan update, the City will analyze parcel land and improvement value ratios to identify potential areas that could become private and/or public redevelop projects.
19. HUD Robert L. Woodson, Jr. Award: The City was one of two California cities, out of 13 nationwide, to receive the HUD award in Washington, D.D., on June 29, 2005 for its efforts to reduce the barriers to affordable housing.
20. Planned Development Additive Zone Program: The City regularly grants modifications to development standards of up to 25%, usually in conjunction with and in addition to the concessions being granted with a density bonus permit, under the planned development zone to increase the affordability of residential projects.

Fair and Equal Housing Opportunity

21. Fair Housing Service Program:

a. *Fair Housing Services*

- The City contracted with the Housing Rights Center (HRC) to provide fair housing counseling and referral services for Oxnard residents, homeseekers, and housing providers. During FY 2004-2005, service was provided to 262 households.

Most of the 262 fair housing service contacts involved landlord-tenant or other general housing inquiries; among all contacts, 23 inquiries and 7 complaints of alleged unlawful housing discrimination were processed. Of the unlawful discrimination cases, one was withdrawn, one was conciliated, and five cases are still in process.

b. *Colonia Village*

- The OHA began renovation of the first of the 12 buildings of the \$10 million project during March of 2002. As of December 2005, 12 of the 12 buildings are either completed or under construction. This 70 unit complex was designed by staff and the work is being done by force account under staff direction. The completion date is anticipated to be March 2006.

- CA 31-1 (The Courts)

The Oxnard Housing Authority Board of Commissioners executed a development agreement with Steadfast Properties, Inc., in October 2005 to redevelop the 29 acre 260 unit "Courts" project which was built in the early 1950s. The estimated development costs for the rebuilt project are \$135,000,000. The project components will include:

- 260 affordable apartments replacing public housing units and operated by a to-be-created non-profit housing corporation
- 100 single family detached homes
- 65 single family townhomes
- 80 affordable apartments operated by a non-profit

C. PROGRESS TOWARD MITIGATING GOVERNMENTAL CONSTRAINTS IDENTIFIED IN THE HOUSING ELEMENT.

See items 17 to 20, above.

Attachments:

New Residential Development Project List
Ordinance No. 2705 Updating Density Bonus

City of Oxnard Planning & Environmental Services Residential Project List

ID	DEVELOPER	PHONE	PROJECT	APN	NUMBER	DIR	STREET	SUFFIX	STATUS	PERMIT	TYPE	PZ	PLNR	NOTES
30	Michael Faulconer	805-648-2394	Gonzales Condominium	139025003	457	W	Gonzales	RD	2		SUP	04-600-6	KM	36-Unit Condo Complex
31	Juan Cervantes	805-207-1837	Cervantes Condo Complex	222001129			Saviers	RD	1		SUP	04-500-33	JH	8-unit condominium complex
32	PG Construction	818-551-1319	Unnamed	201012219	506		Cooper	RD	2		SUP	04-500-35	LW	Mixed use, 4 apartments
33	Darren Embry	310-385-5078	Ventura/Vineyard	179004017	1801	W	Vineyard	AV	1				CW	180 SF Homes. APN 179004018
34	Douglas Peters	310-204-8950	Pickell Residence	191013237	1251		Capri	WY	1		CDP	04-400-18	CW	1 SF Home
35	Larry McGrath	805-984-6101	LM Duplex	196002111	811		Dunes	ST	3		CDP	04-400-21	CW	Duplex
36	Larry McGrath	805-984-6101	LM Duplex	196002309	909		Calamarian	ST	3		CDP	04-400-20	CW	Duplex
37	Larry McGrath	805-984-6101	LM Duplex	196002205	5001		Calamarian	ST	3		CDP	04-400-19	CW	Duplex
38	Larry McGrath	805-984-6101	LM Duplex	196001028	801		Dunes	ST	3		CDP	04-400-22	CW	Duplex
39	Raznick & Sons, Inc.	818-884-7770	Rancho Victoria	185017005		W	Fifth	ST	1		SPA	04-620-9	CW	102 Units/ 55,000 sqft Commercial
40	Chris Friedger	818-848-2803	Unnamed	191008131	1073		Mandalay Beach	RD	2		CDP	03-400-13	AJ	Remodel/additions to existing SF beachfront home
41	El Dorado Carriage House	818-990-5084	Unnamed	191042001	1501		Mandalay Beach	RD	3	03-8182	CDP	03-400-6	LW	SF beachfront home
42	Shea Properties	949-389-7202	The Gables	213003125		E	Gonzales	RD	1		PD	03-540-3	CW	340 apartment units
43	Pete Fleming	805-786-0912	Sealane Ventures	191013212	5245		Neptune	SO	4	03-3088		3/1/88	LW	3 condos
44	Paragon Communities	310-301-0029	Unnamed	222001231					4	T5441	SUP	03-600-16	WV	159 residential condominiums. Saviers Road/Clara Street/Cypress
45	Faulconer & Carawan	805-648-2394	Unnamed	179023038					3		DDR	03-200-8	KM	54 apartment units.
46	Juniper Developer	805-523-7995	Unnamed	196003305	1001		Dunes	ST	4	05-4412	CDP	03-400-8	AJ	Oxnard Dunes Duplex
47	Patterson Road Ventures	818-222-2530	Unnamed	183028001					4		PD	03-540-4	CW	52 detached condos. 5 acre site near S/E corner of Woolley & Patterson
48	Comstock Homes	310-546-5781	Meadowcrest Homes	200009230	1111	N	Oxnard	BL	4	04-7432 & 05-1402	SUP	03-300-27	JM	50 Condo Dwelling Units. Near NWC of Robert Avenue & Oxnard Blvd.
49	MGA Development	805-988-4114	Unnamed	181001940	1603		Penny	WY	4	03-8120 T5305	PD	02-540-4	LW	8 SF detached homes. 1603-1753 Penny Wy. APN 181019401-08
50	Faulconer & Carawan	805-648-2394	Casas de la Playa	191010319					3		CDP	02-400-13	CW	9 SF homes. Harbor & Woolley
51	Hector Cano	805-382-3228	Unnamed	201012607		E	Second	ST	3	04-856	ZV	02-590-1	JM	2-story SF home
52	Centex Homes	661-288-5777	Wingfield	1830150511					4	T5340	PD	02-500-4	LW	199 SF detached. Patterson Rd & Dunkirk Dr.
53	Walt Phillip	805-644-5594	Unnamed	191009112			Capri	WY	2		CDP	02-400-3	JM	2,194 SF addition to existing home
54	John Laing Homes	818-830-3360	Pfalter Subdivision	215027604			Cesar Chavez	RD	4	5389	SUP	01-500-123, 124, 125	JH	232 SF Homes plus historic homes, and public park PZ 01-500-123. PD, JM, ZC, GPA, ANNEX on 46 acres
55	Ybanez Residence	805-639-0185	Unnamed	191013244	1421		Marine	WY	4	03-1403	CDP	01-500-14	LW	1 SF beachfront home
56	American Housing	213-489-6540	Sycamore Senior Village	200029130	333	N	F	ST	4	03-4146	SUP	01-500-54	CW	229 Senior Housing units. Former St. John's Hospital
57	Faulconer & Carawan	805-648-2394	Villa Cesar Chavez	222008256	381	E	Huename	RD	4	03-3558-3568	PD	01-500-81	LW	58 Affordable housing units. Final Inspection Pending
58	D. R. Horton	805-382-9244	Seabridge	188011050					4	T5266	CDP	01-500-93	CW	708 residential w/mixed use
59	John Laing Homes	818-267-3700	Westport at Mandalay Bay	188011049									JH	88 Condo units with Commercial. www.westportatmandalaybay.com

RESIDENTIAL PROJECT STATUS: 1-PROPOSED 2-APPROVED 3-PLAN CHECK 4-UNDER CONSTRUCTION

Revised September 2005

City of Oxnard Planning & Environmental Services Residential Project List

ID	DEVELOPER	PHONE	PROJECT	APN	NUMBER	DIR	STREET	SUFFIX	STATUS	PERMIT	TYPE	PZ	PLNR	NOTES
1	Sun Cal Companies	818-444-1806	Teal Club Specific Plan	183007009			Teal Club	Rd	1	05-6-1	Pre	05-600-1	KM	Mixed Use Residential, 1050-1150 Dwelling Units
2	Alex Senchenko	805-487-7472	Unnamed	203004117	824	W	Wooley	Rd	1		TSM	05-500-12	JH	Mixed use 343 Sq. Commercial & 950 Sq. ft. Residential units
3	Pal McCarthy Construction	805-485-4848	Cypress Cove	222007015	5701		Cypress	Rd	1	T5605		05-500-14	LW	32 Condo. Also 6721 Cypress rd
4	RiverPark Legacy, LLC	818-874-2300	Unnamed	132012005					4				JM	Joint Use School/Regional Park. Approx. 450 students
5	RiverPark Legacy, LLC	818-874-2300	Fire Station	132012004					4	04-1410			JM	Joint Use County/City Fire Station
6	Riverpark Properties, LLC	805-981-3877	RiverPark Apartments	132011004					1		DDR	05-200-03	JM	400 Apts on 14.85 acre Site
7	RiverPark Legacy, LLC	818-874-2300	Unnamed	132012008					1	TSM 5537	DDR	04-200-13	JM	142 Detached SF Homes with 41 Attached Condos. APNs:132012008, 09, 10
8	RiverPark Legacy, LLC	818-874-2300	Unnamed	132011002					1	TSM 5538	DDR	05-200-02	JM	419 SF Homes. APNs: 132011002,03,28
9	Trimark Pacific	818-706-9797	North Shore	183001069					1	T5592	TM	05-500-4	LW	183 SF homes & 109 Detached Condos. NE corner of Fifth Street & Harbor Blvd. Aslo PZ 05-300-B TTM, 05-500-02000
10	Juan Cervantes	805-207-1837	Cervantes Condo Complex	2210063316			Cheyenne	WY	1		SUP	05-500-1	JH	5-Unit Condo
11	Roy Milbrandt	805-636-0185	Silver SFD	191008101	1031		Mandalay Beach	Rd	2	05-3461	CDP	05-400-1	WW	Beachfront Single-Family Residence
12	Walt Philip	805-644-5594	Wallin SFD	191019034	685		Mandalay Beach	Rd	3		CDP	05-400-3	WW	Beachfront Single-Family Residence
13	Jim Sanderfer	805-207-4894	Sanderfer SFD	191005137	951		Mandalay Beach	Rd	3	05-3724	CDP	05-400-5	WW	Beachfront Single-Family Residence
14	Philip Jon Brown	310-247-0725	Herzoff SFD	191009102	1115		Capri	Wy	1		CDP	05-400-6	WW	Beachfront Single-Family Residence
15	Vom Gill	805-382-9697	Wihito Duplex	205004506	4931 & 4935		Dunes	Cir	1		Parcel Map Waiver & CDP	05-300-130 & 05-400-7	WW	Coastal Duplex
16	RiverPark Legacy, LLC	818-874-2300	Unnamed	132011010					1	TSM 5536	DDR	04-200-12	JM	234 Attached Condos APNs: 132011010, 132012015
17	Roy Milbrandt	805-636-0185	Baretha SFD	191042012	1621		Mandalay Beach	Rd	1		CDP	04-400-16	WW	Beachfront Single-Family Residence
18	Roy Milbrandt	805-636-0185	Weber SFD	191042001	1501		Mandalay Beach	Rd	3	04-7175	CDP	04-400-15	WW	Beachfront Single-Family Residence
19	Tucker Investments	818-223-9499	Rosa/Pleasant Valley	224002028					Inc			04-500-03	KM	98 Condos/12 Live Work. Rose & Pleasant Valley
20	Tucker Investments	818-223-9499	Victoria/Hamlock	187006009					Inc			04-500-06	KM	130 Condos/17 Live Work, Victoria & Hamlock APN:187006009,105
21	Centex Homes	661-799-1364	Dunkirk Drive II	183015048					4	T5640	SUP	04-500-1	WW	41 SF Homes Also APN 183-0-150-485 & 535. Near SWC of Fifth Street & Victoria Avenue
22	Jim Sanderfer	805-206-4894	Unnamed	191005140	965		Mandalay Beach	RD	4	04-2694	CDP	04-400-1	AJ	1 SF Beachfront Home
23	Roy Milbrandt, Architect	805-639-0185	Unnamed	191005147	1025		Mandalay Beach	RD	3		CDP	04-400-10	AJ	1 SF Beachfront Home
24	D2 Development	818-222-2530	Courtyard at Vineyard	145023217		E	Vineyard	AV	2		SUP	04-500-4	AJ	258 Condo Units
25	Olson Development/Henry Wang	805-384-0143	Unnamed	202014309	651, 655, 657	S	A	ST	2		SUP	04-500-3	AJ	12 Residential Condos. 7th and "A" Street
26	Gary Oppenheimer	818-991-0511	Unnamed	191004120	721		Mandalay Beach	RD	3	04-2720		04-400-11	LW	1 SF beachfront home
27	Darren Embry	310-385-5078	Pasno Mercado Apts.	144014103			Auto Center	Dr	1		PD	04-540-1	JM	456 Apartments Planned Development Permit. Specific Plan Amendment & General Plan Amendment
28	Todd Tehamson/Harlyn Homes	805-981-3877	Aviara Lane	179024001					3	04-200-09	DDR	04-200-09	KM	28 SF Homes. Gonzales Road s/w Belmont Lane and Marion Way
29	Martin Navarro	805-320-9210	Unnamed	200009119	1014	N	C	ST	3			04-550-11	LW	1 SF Home

RESIDENTIAL PROJECT STATUS: 1-PROPOSED 2-APPROVED 3-PLAN CHECK 4-UNDER CONSTRUCTION

Revised September 2005

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD

ORDINANCE NO. 2705

AN ORDINANCE OF THE CITY OF OXNARD, CALIFORNIA, AMENDING
DIVISION 7 OF ARTICLE 5 OF CHAPTER 16 OF THE CITY CODE,
CONCERNING DENSITY BONUSES

WHEREAS, the City Council finds that the California Environmental Quality Act (CEQA) does not apply to this project pursuant to the general rule expressed in section 15061(b)(3) of the State CEQA Guidelines that CEQA applies only to projects which have the potential for causing a significant effect on the environment, and there is no possibility that the adoption of this ordinance may have a significant effect on the environment.

The City Council of the City of Oxnard does ordain as follows;

Part 1. Division 7 of article 5 of chapter 16 of the City Code, consisting of sections 16-410 through 16-423, is amended to read as follows:

Sec. 16-410. Purpose.

The purpose of this division is to specify how the city will implement compliance with Government Code section 65915 ("the statute").

Sec. 16-411. Density bonus procedures.

When an applicant seeks a density bonus for a housing development within, or for the donation of land for housing within, the city's jurisdiction that meets the requirements set out in subdivision (b) of the statute, the actions and procedures set out in sections 16-414 through 16-423 shall apply. The burden is on the applicant to show that the housing development meets such requirements.

Sec. 16-412. Definitions.

(A) As used in this division, the terms "affordable housing" and "affordable units" refer to units constructed for lower or very low income households, or a senior citizen housing development, or persons and families of moderate income, as defined in subdivision (b) of the statute and any other applicable federal and State laws.

(B) As used this division, the term "density bonus" shall mean a density increase in the amount specified in the statute that is over the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the general plan as of the date of application to the city. The density bonus shall not be included when determining the number of

housing units equal to the percent of the total specified in the statute. The density bonus shall apply to housing developments consisting of five or more dwelling units. The applicant may elect a density bonus in a lesser percentage than required by the statute.

(C) Terms used in this ordinance that are also used in the statute shall have the meanings in this ordinance that such terms have in the statute. If there is any inconsistency between this ordinance and the statute, this ordinance shall be construed in a manner consistent with the statute.

Sec. 16-413. Fees.

(A) An application for a density bonus permit shall be accompanied by the fee set by resolution of the city council.

(B) If an application for a density bonus permit requires an unusual amount or specialized type of study or evaluation by city staff, a consultant or legal counsel, city staff shall estimate the cost thereof and require the applicant to pay an additional fee or make one or more deposits to pay therefor before the study or evaluation is begun. On completion of the study or evaluation, and before the city council decides the application, city staff shall determine the actual cost of the work and the difference between the actual cost and the amount paid by the applicant, and shall require the applicant to pay any deficiency or shall refund to the applicant any excess.

Sec. 16-414. Application required.

(A) When an applicant seeks a density bonus for a housing development that meets the criteria set out in subdivision (b) of the statute, or for the donation of land under circumstances that meet the criteria set out in subdivision (h) of the statute, the applicant shall file an application for a density bonus permit, whether or not the project also requires or has been granted a special use permit or other permits or approvals.

(B) The applicant for a housing development may request a meeting with city staff to discuss the specific incentives or concessions requested in the application, including a waiver or reduction of development standards.

Sec. 16-415. Content of application.

(A) The application for a density bonus permit shall include the following information:

(1) A description of the project, including the number of dwelling units, the number of affordable units and the location of the affordable units.

(2) A description of the density bonus and other concessions and incentives requested, if any, in accordance with subdivision (d)(2) of the statute.

(3) If such concessions and incentives include the waiver, reduction or modification of development or zoning standards that would otherwise inhibit or prevent the utilization of the density bonus on specific sites or the construction of the proposed project, an analysis showing that the waiver, reduction or modification is necessary to make the affordable units economically feasible. The form of such analysis is contained in section 16-423.

(4) The proposed sale or rental price of all units, and especially of the affordable units.

(5) The proposed method to guarantee that the applicant will establish the sales or rental prices as stated in the application.

(6) The proposed method of ensuring the continued affordability of all lower income density bonus units for at least 30 years, as required by subdivision (c)(1) of the statute.

(7) Whether the developer requests that the parking ratio for the project be as described in subsection (p)(1) of the statute.

(8) Other relevant information requested by city staff.

(B) The application for a density bonus permit for the donation of land shall include information required to show that the application meets the requirements of subdivision (h) of the statute.

C. The application for a density bonus permit for a housing development that conforms to the requirements of subdivision (b) of the statute and includes a child care facility that will be located on the premises of, as part of, or adjacent to, the project, shall include information as how the applicant proposes to regulate attendance at the child care facility to conform to the requirements of subdivision (i)(2)(B) of the statute.

Sec. 16-416. Certain other applications not required.

The granting of a density bonus or concession or incentive shall not, in and of itself, require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval.

Sec. 16-417. Project design.

City staff shall require the applicant to design the project so that the affordable units are dispersed throughout the project, have a number of bedrooms proportionate to the number of bedrooms in other units in the project, and do not differ in appearance, size or amenities from other units in the project; provided, however, that the interior appearance and amenities of affordable units may differ from other units in the project if a concession or incentive included in

the resolution referred to in subsection (A)(2) of section 16-415 is granted, specifying such differences.

Sec. 16-418. Staff recommendation.

City staff may require the applicant to clarify, amplify, correct or otherwise supplement the application. After city staff deems the application to be complete, city staff shall make a recommendation to the planning commission concerning the density bonus and any additional concessions or incentives.

Sec. 16-419. Procedures for planning commission to make recommendation.

(A) The secretary of the planning commission shall give notice as provided in Government Code section 65091 of the planning commission's public hearing of the application for a density bonus permit. At the same time, the secretary shall also give the applicant written notice of the date, time and place of the hearing.

(B) The planning commission shall hold a public hearing on the application for a density bonus permit. The planning commission may continue the public hearing. Not more than 30 days after the close of the public hearing, the planning commission shall adopt a resolution recommending to the city council that the application be approved or denied, and stating any conditions to approval of the application.

(C) If the project meets the requirements set out in subsection (E), the planning commission shall recommend that a density bonus permit be granted, including a density bonus and additional concessions or incentives as required by the statute, except as set out in subsection (D). The planning commission shall recommend approval of the concessions or incentives requested by the applicant unless the planning commission makes a written finding, based on substantial evidence, of either of the following:

(1) The concessions or incentives are not required in order to provide for affordable housing costs, as defined in Health and Safety Code section 50052.5, or for rents for the targeted units to be set as specified in subdivision (c) of the statute.

(2) The concessions or incentives would have a specific adverse effect, as defined in paragraph (2) of subdivision (d) of Government Code section 65589.5, on public health and safety or the physical environment or on any real property listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households.

(D) The planning commission may recommend that a density bonus be granted but that no additional concession or incentive be granted if the planning commission makes a written

finding, based on substantial evidence, that the additional concession or incentive is not required in order to provide for affordable housing costs, as defined in Health and Safety Code section 50052.5, or for rents for the targeted units to be set as specified in subdivision (c) of the statute.

(E) Before recommending that a density bonus permit be granted, the applicant must show and the planning commission must make the following findings:

(1) The project meets the criteria set out in subdivision (b) of the statute.

(2) If the incentive or concession includes the waiver, reduction or modification of development or zoning standards, the waiver, reduction or modification is necessary to make the affordable units economically feasible. Such feasibility shall be shown by an analysis prepared as described in section 16-423.

(3) The applicant has proposed a satisfactory method to guarantee that the sales or rental prices will be established as stated in the application.

(4) The applicant has agreed to execute the agreement referred to in section 16-422.

(5) The affordable units are dispersed throughout the project, have a number of bedrooms proportionate to the number of bedrooms in other units in the project, and do not differ in appearance, size and amenities from other units in the project, except as provided in section 16-417.

Sec. 16-420. Procedures for city council to decide application.

(A) Within 30 days of the date that the planning commission renders its decision, the city council shall hold a public hearing on the application for a density bonus permit and shall consider the planning commission's recommendation, which the city council may affirm, deny or modify. The city clerk shall give notice of the hearing as provided in Government Code section 65091. At the same time, the city clerk shall also give the applicant written notice of the date, time and place of the hearing. The city council may continue the public hearing.

(B) Within 30 days of the close of the public hearing, the city council shall adopt a resolution granting or denying the application for a density bonus permit. If the project meets the requirements set out in subsection E of section 16-419, the city council shall grant a density bonus permit, including a density bonus and additional concessions or incentives as required by the statute, except as set out in subsection (C). The city council shall grant the concessions or incentives requested by the applicant unless the city council makes a written finding, based on substantial evidence, of either of the following:

(1) The concessions or incentives are not required in order to provide for affordable housing costs, as defined in Health and Safety Code section 50052.5, or for rents for the targeted

units to be set as specified in subdivision (c) of the statute.

(2) The concessions or incentives would have a specific adverse effect, as defined in paragraph (2) of subdivision (d) of Government Code section 65589.5, on public health and safety or the physical environment or on any real property listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households.

(C) The city council may grant a density bonus but not additional concession or incentive if the city council makes a written finding, based on substantial evidence, that the additional concession or incentive is not required in order to provide for affordable housing costs, as defined in Health and Safety Code section 50052.5, or for rents for the targeted units to be set as specified in subdivision (c) of the statute.

(D) If the city council grants a density bonus permit, the resolution shall include the findings set out in subparts (1) through (5) of subsection (E) of section 16-419 and shall state any conditions on which the permit is approved.

(E) A density bonus permit shall automatically expire, without notice or hearing, two years after the date of adoption of the city council resolution granting the permit, unless by that date the project for which the permit was granted is complete or is substantially underway, as shown by issuance of a grading, foundation or building permit and the construction of substantial improvements.

Sec. 16-421. Waiver, reduction or modification of standards.

Procedures by which an applicant proposing a housing development that meets the requirements set out in subdivision (b) of the statute may apply for the waiver, reduction or modification of development and zoning standards governing such items as minimum lot size, side yard setbacks and placement of public works improvements include:

(A) Application for amendment of the ordinance or other enactment imposing such standards.

(B) If the subject property is in a planned development zone, application for exercise of the discretion granted to the planning commission in planned development zones.

(C) If the subject property is not in a planned development zone, application for a zone change to add a planned development overlay to the zoning of the subject property, together with application for exercise of the discretion granted to the planning commission in planned development zones.

(D) Application for a planned residential group.

(E) Application for a density bonus permit.

(F) Application for a variance.

Sec. 16-423. Continued affordability.

(A) No project may be granted a density bonus or other concession or incentive pursuant to subdivisions (b)(1) or (2) of the statute unless the applicant executes an agreement in a form approved by both the city attorney and the director of housing or the secretary of the community development commission, ensuring the continued affordability of all lower income density bonus units. The agreement shall be recorded before final map or parcel map approval or, if a map is not part of the project, before issuance of building permits.

(B) The term of the agreement shall be 30 years, or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program.

(C) The agreement shall establish specific compliance standards and specific remedies available to the city if such compliance standards are not met. The agreement shall, among other things, specify the number of lower income affordable units by number of bedrooms; standards for qualifying household incomes or other qualifying criteria, such as age; standards for maximum rents or sales prices; the person responsible for certifying tenant or owner incomes; procedures by which vacancies will be filled and units sold; required annual report and monitoring fees; restrictions imposed on lower income affordable units on sale or transfer; and methods of enforcing such restrictions.

(D) No project may be granted a density bonus or other concession or incentive pursuant to subdivision (b)(4) of the statute unless the applicant executes an agreement in a form approved by both the city attorney and the director of housing or the secretary of the community development commission, ensuring that the initial occupants of the moderate-income units described in subdivision (c)(2) of the statute are persons and families of moderate income. The applicant shall require such persons to execute such other documents as the city requires to impose the requirements of subdivision (c)(2) concerning resale of the moderate-income units.

Sec. 16-423. Feasibility analysis.

The feasibility analysis referred to in sections 16-415(A)(3) and 16-419(E)(2) shall identify the potential gap between construction costs and unit sales prices affordable to the target income groups, and the incentives necessary to bridge the gap. The analysis shall include:

(a) The number of affordable units proposed and the target income groups.

(b) An estimate of the financial gap per unit and for all affordable units in the project. The estimate shall be based on affordable sales prices for the affordable units, calculated on the basis of Ventura County income data.

(c) Identification of incentives requested by the applicant and the estimated financial value thereof.

(d) Identification of any gap financing requested of the City of Oxnard, the City of Oxnard Housing Authority or the City of Oxnard Community Development Commission.

(e) Identification of the applicant's financial contribution to bridge the gap, such as reduced or eliminated profit on affordable units.

Part 2. Resolution No. 11,643 is repealed on the effective date of ordinance.

Part 3. Within fifteen days after passage, the City Clerk shall cause this ordinance to be published one time in a newspaper of general circulation within the City. Ordinance No. was first read on November 8, 2005, and finally adopted on November 15, 2005, to become effective thirty days thereafter..

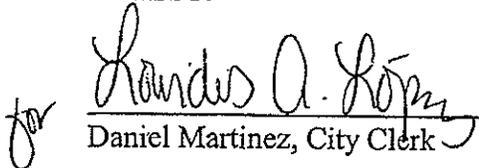
AYES: Councilmembers Holden, Herrera, Maulhardt, Zaragoza and Flynn.

NOES: None.

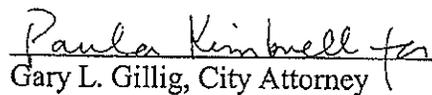
ABSENT: None.


Dr. Thomas E. Holden, Mayor

ATTEST:


Daniel Martinez, City Clerk

APPROVED AS TO FORM:


Gary L. Gillig, City Attorney



RECEIVED
DEC 27 2005
DIV. OF HOUSING
POLICY DEVELOPMENT HCD

F
A
X

December 27, 2005

Andra Draghici, WFH Southern California Representative
HCD, Division of Housing Policy Development
Workforce Housing Reward Program
P.O. Box 952053, MS 430
Sacramento, CA 94252-2053

FAX: 916-327-2643 and original by Mail

RE: **City Of Oxnard Annual Progress Report on Implementation of the
Housing Element Pursuant to Government Code Section 65400**

Dear Ms. Draghici:

Enclosed is the City Of Oxnard's Annual Progress Report on Implementation
of our Housing Element. This FAX includes all attachments, to be followed by
a express mailing of same.

If you have any questions, please contact Ernie Whitaker, Housing Rehab
Program Manager, at 805-385-7402.

Susan L. Martin, AICP
Planning and Environmental Services Manager

C. Matthew C. Winegar, AICP Development Services Director
Ernie Whitaker, Housing Rehab Program Manager

*Planning and Environmental Services Division
305 West Third Street, Oxnard, CA 93030
phone (805) 385-7858 ♦ fax (805) 385-7417*

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WHF Annual Progress Report on Implementation of the Housing Element Pursuant to Sec. 65400 of the Government Code

Jurisdiction: City of Oxnard
 305 W. Third Street
 Oxnard, CA 93030

Contact: Chris Williamson, AICP *CW*
 Planning & Environmental Services Division
 805 385-8156

Alternative: Sue Martin, AICP
 Planning and Environmental
 Services Manager
 805 385-8207

Ernie Whitaker, Housing Rehab Program Manager
 805 385-7402

Report Period: January 1, 2001 through December 31, 2005

A. PROGRESS IN MEETING REGIONAL HOUSING GOALS

- Total number of new housing permits issued: The City issued building permits in 2005 as follows:

	2001	2002	2003	2004	2005	TOTAL
	437	772	110	448	670	2,437

- Describe the affordability, by income level, of new units including the number of deed restricted affordable units: The breakdown of affordability for the years above is as follows:

	Very Low	Low	Moderate	Upper	Total	Restricted
SFD	31	103	28	1,786	1,948	146
MFD	217	7	0	183	407	230
Mobile	36	46	0	0	82	0
Total	284	156	28	1,969	2,437	376

3. Compare units added to regional housing needs allocation by income category:

	Very Low	Low	Moderate	Upper	Total
Permitted	230	168	34	2,005	2,437
RFNA	797	489	505	1,507	3,298

B. THE EFFECTIVENESS OF THE HOUSING ELEMENT IN ATTAINMENT OF THE COMMUNITY'S HOUSING GOALS AND OBJECTIVES.

Include a program-by-program status report relative to implementation schedule from each program in the housing element; describe actions taken to implement each program.

Housing and Neighborhood Conservation

1. Code Enforcement: The Substandard Housing Ad Hoc Committee met several times to address the issues of overcrowding and the use of garages as dwelling units. The Committee has been evaluating the Tenant Relocation Policy of Health and Safety Code Sections 50651 through 50659.3. Another proposal for addressing the overcrowding issue is the issuance of neighborhood parking permits, and a pilot program has been approved but not yet implemented. The City Manager is in the process of recruiting a civilian Code Enforcement Manager.

2. Citywide Multifamily Rehabilitation Program: There is no such program currently in operation. It was discontinued in 2001.

3. Southwinds Rehabilitation Program: The following grants were made in 2005:

	<u>2001-2004</u>	<u>2005</u>	<u>Total</u>
Exterior (50%)	25	7	32
Interior (30%)	0	1	1
Security and Lighting (100%)	9	2	11

4. Citywide Homeowner Repair Program, Grant Component: The five-year goal is to process 5 single family, 13 mobilehomes, and 40 exterior/interior grants annually.

The completions are as follows:

<u>Category</u>	<u>2001-2004</u>	<u>2005</u>	<u>Total</u>
Single Family	21	3	24
Single Family Exterior/Interior	147	11	158
Mobilehomes	54	15	69

- 5. Land Use Element Program: The five-year objective for this program is to assess the suitability of sites in the C-2 zone for higher density residential uses and/or rezone the land, if necessary. The Mercy Housing and Comstock Housing projects at Oxnard Blvd. and Robert St. which have C2 zoning, are under construction. The Courtyards at Vineyard project was approved with 259 condominiums that is a reuse of the former Home Depot site. The Rancho Victoria project was approved for 105 units where a shopping center had once been approved, but never built. Two similar residential in commercial zone applications are in the early review stages, one is the former drive-in theater and the other is a nearly empty community shopping center.

The General Plan update is underway wherein we will examine all commercial land uses city-wide for the appropriateness of redesignating and rezoning commercial property to residential.

- 6. Affordable Housing Overlay Program. The City's inclusionary zoning ordinance (No. 2615) requires development of 10% (Moderate) or 5% (Low Income) affordable units within each residential development. This program applies to most all housing projects, and about 50% of the projects are providing on-site units in compliance with the ordinance. The City is increasingly less inclined to allow developers to pay the in lieu fee, and the fees are being revised upward to reflect rising land values and costs of construction.

Provisions of Residential Sites

- 7. Farmworker Housing Program. The City has five projects completed or under construction:

	<u>No. of Units</u>	<u>No. of Farmworkers</u>
Meta Street Apartments (completed)	24	24
Villa Madera (completed)	72	7
Villa César Chávez (near completion)	52	52
Villa Victoria (start of construction)	54	27
Habitat (near permitting)	6	6

- 8. Emergency Shelter Program: The zoning code has not been amended to provide specifically for these uses.
- 9. Growth Management Program. The City has sought ways to increase residential uses within the existing urban growth boundaries. The year 2030 General Plan update now under way will consider recommending growth outside of our current urban limit (CURB) lines after 2020. Projects may be approved outside the CURB line with a majority vote of the residents at any time.

Housing Assistance and Special Needs

10. Financial and Regulatory Assistance Program: The City continues to financially assist in the development of affordable units through the use of inclusionary housing in new residential tracts, an in-lieu fee in those residential projects which contain no affordable units, redevelopment funds, and federal CDBG and HOME funds.

The City received a \$361,000 Joe Serna, Jr., Farmworker Housing Grant for mobilehome replacements in the Oxnard Mobilehome lodge in May 2005 and a \$1,000,000 HCD Housing Trust Fund Grant in February 2004. The City also has a fee deferral program available to builders of affordable housing.

The following projects were funded during 2005:

	<u>Project</u>	<u>No. Units</u>	<u>Assistance</u>
Single Family	Habitat	6	\$120,000
Apartments	Villa Victoria (supplement)	54	\$381,500

10. Commercial Impact Fee Program. The City is not currently taking any steps to implement a commercial impact fee.

11. Homeownership Assistance Program

- a. *Citywide Homebuyers Assistance*: The City provided special financial assistance to purchase the El Paseo, Sonrisa and Habitat sites. All other homebuyer assistance consisted of an up to \$10,000 matching grant for downpayment assistance and closing costs. The five year objective for this program is to assist 20 households annually.

The City has assisted households during the five year reporting period:

<u>Project</u>	<u>2001-2004</u>	<u>2005</u>	<u>Total</u>
El Paseo	105	----	105
Sonrisa	15	----	15
Mayfield Village	9	----	9
Sycamore Place	11	----	11
Sonria	22	----	22
Casa Bonita	0	18	18
Habitat	2	----	2
New Mobilehomes	46	17	63
Mobilehome Replacements	38	4	42
Resale Single Family	33	5	38
Resale Mobilehomes	<u>19</u>	<u>24</u>	<u>43</u>
Total	300	68	368

- b. ***Southwinds Homebuyers:*** The five year goal is to assist 5 households annually. Eight households have been assisted in the five-year reporting period.
 - c. ***Historic Enhancement and Revitalization (HERO Project):*** The Community Development Commission assisted one homebuyer in the five-year reporting period.
 - d. ***Mortgage Credit Certificates:*** Eight Certificates were issued during the five year reporting period.
 - e. ***Lease to Own Program:*** There were no households funded during the five year reporting year.
12. **Affordable Housing Ordinance:** City Council reviewed staff recommendations to increase the in-lieu fee and place greater emphasis on the inclusionary requirements of the ordinance during September. Official Council action is anticipated in January 2006
13. **Conservation of Affordable Housing Program.**
 - a. ***Mobilehome Park Zone:*** No mobilehome park closures have been proposed since adoption of the Housing Element.
 - b. ***Condominium Conversion Ordinance:*** The City has received no proposals for condominium conversions since the Housing Element was adopted.
 - c. ***Coastal Zone Replacement Policy:*** The City continues to enforce the coastal zone replacement policy.
14. **Section 8 Assistance Program:** The Oxnard Housing Authority currently has 1,659 Section 8 units in its portfolio. Fourteen project-based units are assigned to the 72 unit Villa Madera. The Authority is considering allocating 50 project based units to the proposed Sycamore Village senior project. These are both part of the 1,659 unit allocation.
15. **Preservation of At-Risk Units Program:** The City held no TEFRA hearings during 2005. No at-risk projects were offered for sale or came to the completion of their original funding program.
16. **Homeless Assistance Program:** The Winter Warming Shelter operates in alternate years at the Oxnard and Ventura armories. The shelter was in Ventura for the 2004-2005 season. Oxnard contributed \$45,000 to assist with shelter support. A total of 289 individuals utilized the shelter. The City's homeless goals are to support non-profit agencies that provide assisted housing, service and/or shelter to assist homeless persons/families, or those at-risk of becoming homeless. The current objective of the Commission on Homelessness is to develop a new shelter for single women and single women with children. During 2004-2005 a total of 1,762 persons were assisted with services, other than employment for homeless and low-income individuals and families.

Remove Government Restraints

17. Incentives for Affordable Housing Program: The city updated its density bonus ordinance to comply with revised State law on November 15, 2005.
18. Infill Lot Program: The Infill Lot Program adopted in 2000 no longer serves its original purpose of encouraging private development of vacant in-fill lots. Land values have increased to such a degree that the development community is developing these lots without any City encouragement. The Planning Department has started to maintain a GIS map of vacant parcels, many of which are infill lots. And, as part of the General Plan update, the City will analyze parcel land and improvement value ratios to identify potential areas that could become private and/or public redevelop projects.
19. HUD Robert L. Woodson, Jr. Award: The City was one of two California cities, out of 13 nationwide, to receive the HUD award in Washington, D.D., on June 29, 2005 for its efforts to reduce the barriers to affordable housing.
20. Planned Development Additive Zone Program: The City regularly grants modifications to development standards of up to 25%, usually in conjunction with and in addition to the concessions being granted with a density bonus permit, under the planned development zone to increase the affordability of residential projects.

Fair and Equal Housing Opportunity

21. Fair Housing Service Program:

a. *Fair Housing Services*

- The City contracted with the Housing Rights Center (HRC) to provide fair housing counseling and referral services for Oxnard residents, homeseekers, and housing providers. During FY 2004-2005, service was provided to 262 households.

Most of the 262 fair housing service contacts involved landlord-tenant or other general housing inquiries; among all contacts, 23 inquiries and 7 complaints of alleged unlawful housing discrimination were processed. Of the unlawful discrimination cases, one was withdrawn, one was conciliated, and five cases are still in process.

b. *Colonia Village*

- The OHA began renovation of the first of the 12 buildings of the \$10 million project during March of 2002. As of December 2005, 12 of the 12 buildings are either completed or under construction. This 70 unit complex was designed by staff and the work is being done by force account under staff direction. The completion date is anticipated to be March 2006.

▪ CA 31-1 (The Courts)

The Oxnard Housing Authority Board of Commissioners executed a development agreement with Steadfast Properties, Inc., in October 2005 to redevelop the 29 acre 260 unit "Courts" project which was built in the early 1950s. The estimated development costs for the rebuilt project are \$135,000,000. The project components will include:

260 affordable apartments replacing public housing units and operated by a to-be-created non-profit housing corporation

100 single family detached homes

65 single family townhomes

80 affordable apartments operated by a non-profit

C. PROGRESS TOWARD MITIGATING GOVERNMENTAL CONSTRAINTS IDENTIFIED IN THE HOUSING ELEMENT.

See items 17 to 20, above.

Attachments:

New Residential Development Project List
Ordinance No. 2705 Updating Density Bonus

City of Oxnard Planning & Environmental Services Residential Project List

ID	DEVELOPER	PHONE	PROJECT	APN	NUMBER	DIR	STREET	SUFFIX	STATUS	FAMILY	TYPE	DATE	DIR	NOTES
30	Michael Furconer	805-848-2384	Conzalez Condominium	138025003	657	W	Conzalez	RD	2		SUP	04-800-5	KM	361 unit Condo Complex
31	Juan Cervantes	805-207-1837	Conzalez Condo Complex	222001123			Raynes	RD	1		SUP	04-500-33	JM	8-unit condominium complex
32	PG Construction	818-551-1119	Unnamed	201012218	305		Cooper	RD	2		SUP	04-500-35	LW	Mixed use 4 apartments
33	Darren Emory	818-365-5076	Vineyard/Vineyard	178004017	1801	W	Vineyard	AV	1				CIV	180 SF Homes APN 178004018
34	Douglas Peters	510-204-8950	Pickell Residence	581013237	1251		Capt	WY	1		GDP	04-400-18	CIV	1 SF Home
35	Larry McGrath	805-384-8101	LM Duplex	186002111	811		Dunes	ST	3		GDP	04-500-21	CW	Duplex
36	Larry McGrath	805-384-8101	LM Duplex	186002309	808		Calamarian	ST	3		GDP	04-500-20	CW	Duplex
37	Larry McGrath	805-384-8101	LM Duplex	186002205	5001		Calamarian	ST	3		GDP	04-400-18	CW	Duplex
38	Larry McGrath	805-384-8101	LM Duplex	186001028	801		Dunes	ST	3		GDP	04-400-22	CW	Duplex
39	Ernst & Sons, Inc.	818-884-7770	Rancho Victoria	185017005		W	Path	SY	1		SFA	04-800-8	CW	107 Units/85,000 sqft Commercial
40	Chris Friedner	818-848-2803	Unnamed	181008131	1073		Mandaley Beach	RD	2		GDP	03-400-13	AJ	Remodel/additions to existing SF beachfront home
41	El Dorado Carisno House	818-390-5084	Unnamed	191042001	1801		Mandaley Beach	RD	3	03-8182	GDP	03-400-5	LW	SF beachfront home
42	Rhys Properties	949-388-7002	The Gables	213003125		R	Conzalez	RD	1		PD	03-500-3	CW	310 apartment units
43	Pete Fleming	805-788-0912	Swalans Ventures	181013212	2545		Neptune	SD	4	03-3088	3/088		LW	3 condos 188 residential condominiums, Saviers Road/Claire Blvd/Cypress
44	Parsons Communities	310-301-5028	Unnamed	222001123					4	18411	SUP	03-500-36	WW	
45	Freikoner & Garwan	805-848-2394	Unnamed	178023034					3		DDR	03-200-8	KM	54 apartment units
46	Junior Developer	805-523-7955	Unnamed	180003505	1021		Quines	ST	4	05-4412	GDP	03-400-8	AJ	Oxnard Dunes Duplex 52 detached condos, 5 acre site near S/E corner of Woolley & Patterson
47	Patterson Road Ventures	818-227-2550	Unnamed	185028001					4		PD	03-500-4	CW	
48	Cominex Homes	310-540-5781	Meadowcrest Homes	200002230	1111	N	Oxnard	BL	4	04-7432 & 05-1402	SUP	03-500-27	JM	30 Condo Dwelling Units, Hour NWD of Robert Avenue & Oxnard Blvd.
49	MGA Development	805-988-4114	Unnamed	181001940	1803		Penny	WY	4	03-6120 18305	PH	03-500-4	LW	8 SF detached homes, 1603-1753 Penny Wy. APN: 161018401-08
50	Freikoner & Garwan	805-848-2394	Condo in Phase	181010319					3		GDP	07-400-13	CW	8 SF homes, Harbor & Woolley
51	Heckler Corp	805-382-9229	Unnamed	201012607		E	Second	SY	3	04-866	ZV	07-500-1	JM	2-story SF home
52	Chapel Homes	661-288-5777	Winfield	183015051					4	18310	PD	03-500-1	LW	100 SF detached, Patterson Rd & Oxnard Dr.
53	Walt Philip	805-644-8084	Unnamed	181003112			Cynth	WY	7		GDP	02-500-2	JM	2,124 SF addition to existing home
54	John Laing Homes	818-810-3560	Pleasant Subdivision	215027804			Chase Chavez	RD	4	5389	SUP	01-500-123, 124, 125	JM	232 SF Homes plus historic homes, 500 public park PZ 01-500-123, PD, JM, ZC, CPA, ANNEX on 46 acre
55	Ybanao Properties	805-838-0185	Unnamed	181013234	1421		Murphy	WY	4	03-1403	GDP	01-500-14	LW	1 SF beachfront home
56	American Mission	713-488-5510	Sycamore Senior Village	200029130	551	N E		ST	4	03-1116	SUP	01-500-54	CW	228 Senior Housing units, Former St. John's Hospital
57	Freikoner & Garwan	805-848-2394	Villa Chase Chavez	223008203	381	E	Hugo	RD	4	03-3058- 3588	PH	01-500-81	LW	56 Affordable housing units, Final Inspection Pending
58	D. R. Horton	805-262-9244	Swahidra	188011050					4	Yn28	GDP	01-500-93	CW	208 residential mixed use
59	John Laing Homes	818-267-3700	Westport at Mandaley Bay	185011048									JM	68 Condo units with Commercial, www.westportatmandalaybay.com

RESIDENTIAL PROJECT STATUS: 1-PROPOSED 2-APPROVED 3-PLAN CHECK 4-UNDER CONSTRUCTION

Revised September 2005

City of Oxnard Planning & Environmental Services Residential Project List

ID	OWNER	PHONE	PROJECT	APN	ADDRESS	CITY	STREET	APPLICANT	STATUS	PERMIT	TYPE	PZ	PLAN	NOTES
1	Sun Cal Companies	818-444-1606	Trial Club Specific Plan	183007009			Trial Club	Rd	1	05-05-1	Per	05-600-1	KM	Mixed Use Residential, 1050-1150 Dwell Units
2	Alex Sanchez	818-377-7477	Unnamed	203004117	624		W. Wesley	Rd	1		YRM	05-500-12	JM	Mixed use 349 So. Commonwealth & 250 So. A. Robinson
3	Rai McCarthy Construction	805-685-6418	Cypress Cove	222007015	5701		Cypress	Rd	1	TRANS		05-500-14	LW	32 Condo. 410 521, 522, 523
4	RiverPark Legacy, LLC	818-874-2300	Unnamed	132012005					4				JM	Joint Use School/Regional Park. Approx. 450 students
5	RiverPark Legacy, LLC	818-874-2300	Fire Station	132012004					4	04-1410			JM	Joint Use County Day Fire Station
6	RiverPark Properties, LLC	805-581-3877	RiverPark Apartments	132011004					1		DDR	05-200-03	JM	300 Apts on 19.25 acre Site
7	RiverPark Legacy, LLC	818-874-2300	Unnamed	132012002					1	YRM 6547	DDR	04-200-15	JM	142 Detached SF Homes with 41 Attached Condos. APNs: 132012005, 05, 10
8	RiverPark Legacy, LLC	818-874-2300	Unnamed	132011002					1	YRM 6548	DDR	05-200-02	JM	410 3rd Home, APNs: 132011004, 04, 08
9	Trifmark Pacific	818-706-8797	North Shore	183001065					1	YRM 6542	TM	05-500-4	LW	180 SF Homes & 109 Detached Condos. THE CORNER OF FWH Street & Harbor Blvd. Also PZ 05-500-8 TTM.
10	Juan Cervantes	805-207-1837	Cervantes Condo Complex	2210052315			City 2000	WY	1		SUP	05-500-1	JM	4 Unit Condo
11	Roy Miranda	805-644-0125	Shore SFD	191008101	1031		Mandarin Beach	Rd	2	05-2167	CDP	05-500-1	WW	Beachfront Single-Family Residence
12	Walt Philip	805-644-6504	Walt SFD	191010034	685		Mandarin Beach	Rd	3		CDP	05-500-3	WW	Beachfront Single-Family Residence
13	Ken Sandifer	805-207-4538	Sandifer SFD	191008107	251		Mandarin Beach	Rd	3	05-2174	CDP	05-500-5	WW	Beachfront Single-Family Residence
14	Philip Ann Brown	310-297-0725	Harbor SFD	191008102	1115		Esplan	WV	1		CDP	05-500-8	WW	Beachfront Single-Family Residence
15	Uyen Gill	805-207-8687	Wanda Duplex	202004506	1031 & 1025		Dixie	Cv	1		CDP	05-500-100 & 05-500-7	WW	Coastal Duplex
16	RiverPark Legacy, LLC	818-874-2300	Unnamed	132011010					1	YRM 6546	DDR	04-200-12	JM	234 Attached Condos APNs: 132011010, 132012015
17	Roy Miranda	805-644-0125	Bertha SFD	191042012	1671		Mandarin Beach	Rd	1		CDP	04-500-16	WW	Beachfront Single-Family Residence
18	Roy Miranda	805-644-0125	Weber SFD	191042001	1501		Mandarin Beach	Rd	3	04-2175	CDP	04-500-15	WW	Beachfront Single-Family Residence
19	Tucker Investments	818-223-8489	Rosa/Pleasant Valley	224002028					06			01-500-03	KM	28 Condos/12 Live Work. Rosa & Pleasant Valley
20	Tucker Investments	818-223-8489	Victoria/Hemlock	187008009					inc			04-500-06	KM	130 Condos/17 Live Work. Victoria & Hemlock APNs: 187008009, 109
21	Conley Homes	661-788-1864	Quartz Drive II	183015048					4	Y5640	SUP	04-500-1	WW	41 SF Homes Also APN 183-0-150-185 & 316. Near SWC of FWH Street & Victoria Avenue
22	Jim Bandajar	805-206-4894	Unnamed	191005140	265		Mandarin Beach	RD	4	04-2824	CDP	04-500-1	AJ	1 SF Beachfront Home
23	Roy Miranda, Architect	805-833-0185	Unnamed	191005147	1025		Mandarin Beach	RD	3		CDP	04-500-10	AJ	1 SF Beachfront Home
24	RT Development	818-222-2850	Courtyard at Vineyard	145023217			E Vineyard	JAV	2		SUP	04-500-3	AJ	259 Condo Units
25	Dixon Development/Harry Wong	805-384-0185	Unnamed	202014389	851, 855, 857		S. A.	ST	2		SUP	04-500-3	AJ	12 Residential Condos. To add "A" Street
26	Gary Cosenheimer	818-581-0211	Unnamed	191004120	721		Mandarin Beach	RD	3	04-2720		04-500-11	LW	1 SF Single-Family Home
27	Darren Embry	310-385-5078	Paseo Mariposa Arts	144014103			Auto Center	Dv	1		PD	04-540-1	JM	456 Apartments Planned Development Permits. Specific Plan Amendment & General Plan Amendment
28	Todd Johnson/Hedem Homes	805-881-3877	Ayala Lane	178024001					3	04-200-09	DDR	04-200-08	KM	28 SF Homes. Gonzalez Road SW Belmont Lane and Merlon Way
29	Marin Havens	805-220-9210	Unnamed	200002119	1014		N. C.	ST	3			04-540-11	LW	1 SF Home

RESIDENTIAL PROJECT STATUS: 1-PROPOSED 2-APPROVED 3-PLAN CHECK 4-UNDER CONSTRUCTION

Revised September 2005

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OXNARD

ORDINANCE NO. 2705

AN ORDINANCE OF THE CITY OF OXNARD, CALIFORNIA, AMENDING
DIVISION 7 OF ARTICLE 5 OF CHAPTER 16 OF THE CITY CODE,
CONCERNING DENSITY BONUSES

WHEREAS, the City Council finds that the California Environmental Quality Act (CEQA) does not apply to this project pursuant to the general rule expressed in section 15061(b)(3) of the State CEQA Guidelines that CEQA applies only to projects which have the potential for causing a significant effect on the environment, and there is no possibility that the adoption of this ordinance may have a significant effect on the environment.

The City Council of the City of Oxnard does ordain as follows;

Part 1. Division 7 of article 5 of chapter 16 of the City Code, consisting of sections 16-410 through 16-423, is amended to read as follows:

Sec. 16-410. Purpose.

The purpose of this division is to specify how the city will implement compliance with Government Code section 65915 ("the statute").

Sec. 16-411. Density bonus procedures.

When an applicant seeks a density bonus for a housing development within, or for the donation of land for housing within, the city's jurisdiction that meets the requirements set out in subdivision (b) of the statute, the actions and procedures set out in sections 16-414 through 16-423 shall apply. The burden is on the applicant to show that the housing development meets such requirements.

Sec. 16-412. Definitions.

(A) As used in this division, the terms "affordable housing" and "affordable units" refer to units constructed for lower or very low income households, or a senior citizen housing development, or persons and families of moderate income, as defined in subdivision (b) of the statute and any other applicable federal and State laws.

(B) As used this division, the term "density bonus" shall mean a density increase in the amount specified in the statute that is over the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the general plan as of the date of application to the city. The density bonus shall not be included when determining the number of

housing units equal to the percent of the total specified in the statute. The density bonus shall apply to housing developments consisting of five or more dwelling units. The applicant may elect a density bonus in a lesser percentage than required by the statute.

(C) Terms used in this ordinance that are also used in the statute shall have the meanings in this ordinance that such terms have in the statute. If there is any inconsistency between this ordinance and the statute, this ordinance shall be construed in a manner consistent with the statute.

Sec. 16-413. Fees.

(A) An application for a density bonus permit shall be accompanied by the fee set by resolution of the city council.

(B) If an application for a density bonus permit requires an unusual amount or specialized type of study or evaluation by city staff, a consultant or legal counsel, city staff shall estimate the cost thereof and require the applicant to pay an additional fee or make one or more deposits to pay therefor before the study or evaluation is begun. On completion of the study or evaluation, and before the city council decides the application, city staff shall determine the actual cost of the work and the difference between the actual cost and the amount paid by the applicant, and shall require the applicant to pay any deficiency or shall refund to the applicant any excess.

Sec. 16-414. Application required.

(A) When an applicant seeks a density bonus for a housing development that meets the criteria set out in subdivision (b) of the statute, or for the donation of land under circumstances that meet the criteria set out in subdivision (h) of the statute, the applicant shall file an application for a density bonus permit, whether or not the project also requires or has been granted a special use permit or other permits or approvals.

(B) The applicant for a housing development may request a meeting with city staff to discuss the specific incentives or concessions requested in the application, including a waiver or reduction of development standards.

Sec. 16-415. Content of application.

(A) The application for a density bonus permit shall include the following information:

(1) A description of the project, including the number of dwelling units, the number of affordable units and the location of the affordable units.

(2) A description of the density bonus and other concessions and incentives requested, if any, in accordance with subdivision (d)(2) of the statute.

(3) If such concessions and incentives include the waiver, reduction or modification of development or zoning standards that would otherwise inhibit or prevent the utilization of the density bonus on specific sites or the construction of the proposed project, an analysis showing that the waiver, reduction or modification is necessary to make the affordable units economically feasible. The form of such analysis is contained in section 16-423.

(4) The proposed sale or rental price of all units, and especially of the affordable units.

(5) The proposed method to guarantee that the applicant will establish the sales or rental prices as stated in the application.

(6) The proposed method of ensuring the continued affordability of all lower income density bonus units for at least 30 years, as required by subdivision (c)(1) of the statute.

(7) Whether the developer requests that the parking ratio for the project be as described in subsection (p)(1) of the statute.

(8) Other relevant information requested by city staff.

(B) The application for a density bonus permit for the donation of land shall include information required to show that the application meets the requirements of subdivision (h) of the statute.

C. The application for a density bonus permit for a housing development that conforms to the requirements of subdivision (b) of the statute and includes a child care facility that will be located on the premises of, as part of, or adjacent to, the project, shall include information as how the applicant proposes to regulate attendance at the child care facility to conform to the requirements of subdivision (i)(2)(B) of the statute.

Sec. 16-416. Certain other applications not required.

The granting of a density bonus or concession or incentive shall not, in and of itself, require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval.

Sec. 16-417. Project design.

City staff shall require the applicant to design the project so that the affordable units are dispersed throughout the project, have a number of bedrooms proportionate to the number of bedrooms in other units in the project, and do not differ in appearance, size or amenities from other units in the project; provided, however, that the interior appearance and amenities of affordable units may differ from other units in the project if a concession or incentive included in

the resolution referred to in subsection (A)(2) of section 16-415 is granted, specifying such differences.

Sec. 16-418. Staff recommendation.

City staff may require the applicant to clarify, amplify, correct or otherwise supplement the application. After city staff deems the application to be complete, city staff shall make a recommendation to the planning commission concerning the density bonus and any additional concessions or incentives.

Sec. 16-419. Procedures for planning commission to make recommendation.

(A) The secretary of the planning commission shall give notice as provided in Government Code section 65091 of the planning commission's public hearing of the application for a density bonus permit. At the same time, the secretary shall also give the applicant written notice of the date, time and place of the hearing.

(B) The planning commission shall hold a public hearing on the application for a density bonus permit. The planning commission may continue the public hearing. Not more than 30 days after the close of the public hearing, the planning commission shall adopt a resolution recommending to the city council that the application be approved or denied, and stating any conditions to approval of the application.

(C) If the project meets the requirements set out in subsection (E), the planning commission shall recommend that a density bonus permit be granted, including a density bonus and additional concessions or incentives as required by the statute, except as set out in subsection (D). The planning commission shall recommend approval of the concessions or incentives requested by the applicant unless the planning commission makes a written finding, based on substantial evidence, of either of the following:

(1) The concessions or incentives are not required in order to provide for affordable housing costs, as defined in Health and Safety Code section 50052.5, or for rents for the targeted units to be set as specified in subdivision (c) of the statute.

(2) The concessions or incentives would have a specific adverse effect, as defined in paragraph (2) of subdivision (d) of Government Code section 65589.5, on public health and safety or the physical environment or on any real property listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households.

(D) The planning commission may recommend that a density bonus be granted but that no additional concession or incentive be granted if the planning commission makes a written

finding, based on substantial evidence, that the additional concession or incentive is not required in order to provide for affordable housing costs, as defined in Health and Safety Code section 50052.5, or for rents for the targeted units to be set as specified in subdivision (c) of the statute.

(E) Before recommending that a density bonus permit be granted, the applicant must show and the planning commission must make the following findings:

(1) The project meets the criteria set out in subdivision (b) of the statute.

(2) If the incentive or concession includes the waiver, reduction or modification of development or zoning standards, the waiver, reduction or modification is necessary to make the affordable units economically feasible. Such feasibility shall be shown by an analysis prepared as described in section 16-423.

(3) The applicant has proposed a satisfactory method to guarantee that the sales or rental prices will be established as stated in the application.

(4) The applicant has agreed to execute the agreement referred to in section 16-422.

(5) The affordable units are dispersed throughout the project, have a number of bedrooms proportionate to the number of bedrooms in other units in the project, and do not differ in appearance, size and amenities from other units in the project, except as provided in section 16-417.

Sec. 16-420. Procedures for city council to decide application.

(A) Within 30 days of the date that the planning commission renders its decision, the city council shall hold a public hearing on the application for a density bonus permit and shall consider the planning commission's recommendation, which the city council may affirm, deny or modify. The city clerk shall give notice of the hearing as provided in Government Code section 65091. At the same time, the city clerk shall also give the applicant written notice of the date, time and place of the hearing. The city council may continue the public hearing.

(B) Within 30 days of the close of the public hearing, the city council shall adopt a resolution granting or denying the application for a density bonus permit. If the project meets the requirements set out in subsection E of section 16-419, the city council shall grant a density bonus permit, including a density bonus and additional concessions or incentives as required by the statute, except as set out in subsection (C). The city council shall grant the concessions or incentives requested by the applicant unless the city council makes a written finding, based on substantial evidence, of either of the following:

(1) The concessions or incentives are not required in order to provide for affordable housing costs, as defined in Health and Safety Code section 50052.5, or for rents for the targeted

units to be set as specified in subdivision (c) of the statute.

(2) The concessions or incentives would have a specific adverse effect, as defined in paragraph (2) of subdivision (d) of Government Code section 65589.5, on public health and safety or the physical environment or on any real property listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low and moderate income households.

(C) The city council may grant a density bonus but not additional concession or incentive if the city council makes a written finding, based on substantial evidence, that the additional concession or incentive is not required in order to provide for affordable housing costs, as defined in Health and Safety Code section 50052.5, or for rents for the targeted units to be set as specified in subdivision (c) of the statute.

(D) If the city council grants a density bonus permit, the resolution shall include the findings set out in subparts (1) through (5) of subsection (E) of section 16-419 and shall state any conditions on which the permit is approved.

(E) A density bonus permit shall automatically expire, without notice or hearing, two years after the date of adoption of the city council resolution granting the permit, unless by that date the project for which the permit was granted is complete or is substantially underway, as shown by issuance of a grading, foundation or building permit and the construction of substantial improvements.

Sec. 16-421. Waiver, reduction or modification of standards.

Procedures by which an applicant proposing a housing development that meets the requirements set out in subdivision (b) of the statute may apply for the waiver, reduction or modification of development and zoning standards governing such items as minimum lot size, side yard setbacks and placement of public works improvements include:

(A) Application for amendment of the ordinance or other enactment imposing such standards.

(B) If the subject property is in a planned development zone, application for exercise of the discretion granted to the planning commission in planned development zones.

(C) If the subject property is not in a planned development zone, application for a zone change to add a planned development overlay to the zoning of the subject property, together with application for exercise of the discretion granted to the planning commission in planned development zones.

(D) Application for a planned residential group.

(E) Application for a density bonus permit.

(F) Application for a variance.

Sec. 16-423. Continued affordability.

(A) No project may be granted a density bonus or other concession or incentive pursuant to subdivisions (b)(1) or (2) of the statute unless the applicant executes an agreement in a form approved by both the city attorney and the director of housing or the secretary of the community development commission, ensuring the continued affordability of all lower income density bonus units. The agreement shall be recorded before final map or parcel map approval or, if a map is not part of the project, before issuance of building permits.

(B) The term of the agreement shall be 30 years, or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program.

(C) The agreement shall establish specific compliance standards and specific remedies available to the city if such compliance standards are not met. The agreement shall, among other things, specify the number of lower income affordable units by number of bedrooms; standards for qualifying household incomes or other qualifying criteria, such as age; standards for maximum rents or sales prices; the person responsible for certifying tenant or owner incomes; procedures by which vacancies will be filled and units sold; required annual report and monitoring fees; restrictions imposed on lower income affordable units on sale or transfer; and methods of enforcing such restrictions.

(D) No project may be granted a density bonus or other concession or incentive pursuant to subdivision (b)(4) of the statute unless the applicant executes an agreement in a form approved by both the city attorney and the director of housing or the secretary of the community development commission, ensuring that the initial occupants of the moderate-income units described in subdivision (c)(2) of the statute are persons and families of moderate income. The applicant shall require such persons to execute such other documents as the city requires to impose the requirements of subdivision (c)(2) concerning resale of the moderate-income units.

Sec. 16-423. Feasibility analysis.

The feasibility analysis referred to in sections 16-415(A)(3) and 16-419(E)(2) shall identify the potential gap between construction costs and unit sales prices affordable to the target income groups, and the incentives necessary to bridge the gap. The analysis shall include:

(a) The number of affordable units proposed and the target income groups.

(b) An estimate of the financial gap per unit and for all affordable units in the project. The estimate shall be based on affordable sales prices for the affordable units, calculated on the basis of Ventura County income data.

(c) Identification of incentives requested by the applicant and the estimated financial value thereof.

(d) Identification of any gap financing requested of the City of Oxnard, the City of Oxnard Housing Authority or the City of Oxnard Community Development Commission.

(e) Identification of the applicant's financial contribution to bridge the gap, such as reduced or eliminated profit on affordable units.

Part 2. Resolution No. 11,643 is repealed on the effective date of ordinance.

Part 3. Within fifteen days after passage, the City Clerk shall cause this ordinance to be published one time in a newspaper of general circulation within the City. Ordinance No. was first read on November 8, 2005, and finally adopted on November 15, 2005, to become effective thirty days thereafter..

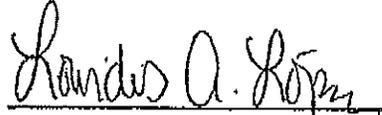
AYES: Councilmembers Holden, Herrera, Maulhardt, Zaragoza and Flynn.

NOES: None.

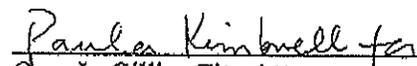
ABSENT: None.


Dr. Thomas E. Holden, Mayor

ATTEST:


for Daniel Martinez, City Clerk

APPROVED AS TO FORM:


Gary L. Gillig, City Attorney