CITY OF OXNARD CALIFORNIA

COMMUNITY DEVELOPMENT DIRECTOR
STAFF REPORT

TO: Jeff Pengilley, Community Development Director

FROM: Daniel Houck, Associate Planner

DATE: December 17, 2024

SUBJECT: Project Name: 1105 Capri Way Residence; Planning and Zoning Permit No. 24-400-02 (Coastal Development Permit) to allow for the proposed residence to be constructed on caissons instead of driven piles as conditioned previously, at 1105 Capri Way (APN 191-0-081-365)

1) **Recommendation:** That the Community Development Director:
   a) Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 Class 3 (New Construction); and

   b) Adopt a Resolution approving Planning and Zoning Permit No. 24-400-02 (Coastal Development Permit), subject to certain findings and conditions.

2) **Project Description and Applicant:** A request to allow for changes to a previously approved single-family residence.
   a) The previously approved two-story 5,610 square-foot single-family residential building consisting of 4,145 square-feet of habitable area, an attached 644 square-foot three-car garage, 690 square-foot storage space, and 5 deck areas totaling 1,332 sq. ft. of deck space on a 4,848 square-foot vacant lot.
   b) The applicant is currently requesting a new CDP in order to modify condition 57 that states the residence is to be built on driven piles as the applicant is now requesting to be allowed to use caissons. This change shall only allow the additional option to use Caissons, so the project retains the option to use driven piles. No changes are currently proposed to the residence.

   The Project is located at 1105 Capri Way within the Residential Existing (REX) land use designation and Beachfront Residential (R-BF) zoning district within the Coastal Zone (Attachment A) For the purposes of this Staff Report, the foregoing project description shall be referred to as the **"Project."** Filed by Walt Philipp, on behalf of Integral Design, Inc. & Construction LLC, on behalf of the property owner Ana Kozanian, 4260 Commonwealth Avenue, La Canada Flintridge, California, 91011 (the **"Applicant**").

3) **Authority:** Pursuant to Oxnard City Code Section 17-10(C)(1) Coastal Development Permits within the R-B-1 zone are subject to the approval of the Community Development Director.

4) **Existing & Surrounding Land Uses:** The subject property is an undeveloped 4,848

square-foot lot. The subject property has a Local Coastal Plan Land Use Designation of "Residential Existing" (REX) and a zoning designation of Beachfront Residential (R-B-1). The following table describes the Land Use and Zoning Designations of the Project site and existing land uses immediately adjacent to the site, which are also illustrated on the attached maps.

The following table summarizes the land uses and zoning designation of the Project site and adjacent properties, which are also illustrated on Attachment A.

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Residential Existing (REX)	Beachfront Residential (R-BF)	Vacant
North	Residential Existing (REX)	Beachfront Residential (R-BF)	Residential Duplexes
South	Residential Existing (REX)	Beachfront Residential (R-BF)	Residential Duplexes
East	Residential Existing (REX)	Single-Family Beach (R-B1)	Residential
West	Recreational Area (REC)	Coastal Recreation (RC)	Public Beach

5) Background Information:

a) On April 5, 1988, the City Council approved the Oxnard Shores Settlement Agreement to settle a dispute regarding public beach access within the Coastal Zone.
b) On April 12, 1988, the City Council approved Tentative Subdivision Map for Tract No. 4380 and an associated Development Agreement.
c) On October 17, 1989, Oxnard City Council approved Tract Map No. 4380, which created the subject lot.
d) On October 31, 1989, the Oxnard Shores Settlement Agreement was recorded as Document No. 89-174512 of Official Records of Ventura County.

The above actions established the seaward property lines for the parcels that were part of the Settlement Agreement, dedicated the land between these property lines and the mean high tide to the public for recreational uses, and created vertical access paths to the beach. The beach access paths are spaced in such a manner that build-out of Tract No. 4380 would not preclude convenient public access to the beach. Additionally, Tract No. 4380 includes parcels to be used for beach access (Parcels P, Q, and R). The Settlement Agreement also established that owners of the lots within Tract 4380 shall have the right to develop lots into single dwelling units in accordance with the development standards outlined in the R-BF zone district.

a) On permit June 22, 2023 planning and zoning permit number 22-400-05 was approved by the Community Development Director to allow the construction of the proposed

two-story single family residence on the vacant lot.

b) On August 21, 2023 a building permit was submitted for the approved residence. The permit is still in plan check.

c) On August 19, 2024 this Coastal Development Permit was submitted to modify the conditions of approval.

6) Environmental Determination: In accordance with Section 15303 (Class 3, New Construction or Conversion of Small Structures) of the State of California Environmental Quality Act (CEQA) Guidelines, projects involving "construction of small structures such as one single-family residence" may be found to be exempt from the requirements of CEQA. This proposed Project meets the requirements of a Class 3 Categorical Exemption because it consists of one single-family residence. The Applicant has also submitted evidence from a biologist that demonstrates it is unlikely that any special status species would occur on the site due to the prior grading, the size of the property, the property's decades-long isolation from the dune system, and surrounding development and human activity. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, staff recommends that the Community Development Director accept the Notice of Exemption (Attachment C) attached to the staff report.

7) Analysis:

a) *General Discussion:* In accordance with Section 17-25(C)(1) of the Coastal Zoning Ordinance and the Oxnard Shores Settlement Agreement, construction of the Project is subject to approval of a Coastal Development Permit by the Community Development Director.

b) *Local Coastal Plan Consistency:* The proposed project's consistency with the Local Coastal Plan is discussed in the following table:

POLICY	DISCUSSION
Local Coastal Policy No. 3 (p. III-5)*: All urban development shall be restricted to the area within the urban-rural boundary, as defined by Map 1 and the Land Use Map.*	The subject property is within an urban area as noted on Map 6 in the Coastal Land Use Plan. Furthermore, the Coastal Land Use Map specifically notes that urban residential uses are concentrated in the Oxnard Shores area (p. II-3). Therefore the Project is consistent with this policy.
Local Coastal Policy No. 6 (p. III-10)*: ...only uses permitted in areas designated on the land use map with the Resource Protection Zone.*	The subject property is not in an area that is designated as environmentally sensitive, there is not sensitive habitat or native vegetation on-site, and there are no wetlands in the vicinity of the proposed development. Therefore the Project is consistent with this policy.
Local Coastal Policy No. 39 (p. III-24): *All applications for grading and building permits and subdivisions shall be reviewed for threats from hazards such as seismic activity, liquefaction, tsunami run-up, seiche,*	The beachfront property is subject to threats from seismic activity, liquefaction, tsunami run-up, beach erosion, and storm wave run-up. A *Coastal Hazard and Wave Run-up Study* (GeoSoils, Inc. January 25, 2022) were prepared for the Project. The structure will be built on piles and elevated above the storm wave

beach erosion, flood, storm wave run-up, and expansive soils. Geologic reports may be required in known hazard areas. Appropriate mitigation measures shall be applied to minimize threats from any hazards.	run-up threat (see Condition of Approval No. 56). The piles will be driven deep enough to address the liquefaction and beach erosion threats. Additionally, the engineering for the structure will be reviewed in accordance with the California Building Code and all recommendations made in the *Coastal Hazard and Wave Run-up Study will be incorporated to address potential threats of natural hazards to the maximum amount possible.* Additionally, a raised livable area and breakaway wall panels on the ground floor are incorporated into the engineering to mitigate the threat of natural hazards (see Condition of Approval No. 58). Therefore the Project is consistent with this policy.
Local Coastal Policy No. 40 (p. III-25): *If new development is located within the 100-year flood and storm wave run-up area…it shall be designed and engineered to withstand the effects of the flooding and wave run-up without the use of seaways or other protective structures…Any person developing property within the 100-year flood line shall agree to indemnify and hold the City harmless from any liability or damages resulting from the construction of his development…Any development located on the beach shall be designed to assure lateral access.*	The structure will be elevated on the piles at a height sufficient to allow storm waves to run under and around the structure through breakaway panels (see Condition of Approval No. 58). This design prevents the need for protective devices, such as rock or concrete barriers, in the event of a storm with significant wave run-up. Pursuant to the Oxnard Shores Settlement Agreement, the proposed development would not block lateral access along the coastline. The project does not require a protective barrier that would block lateral access. Given that every beachfront structure is inherently prone to natural hazards, such as catastrophic storm events and tsunami, the City of Oxnard requires that the Developer agree to indemnify and hold the City harmless from any liability (see Condition of Approval No. 6). Therefore the Project is consistent with this policy.
Local Coastal Policy No. 72 (p III-53): *Public access to and along the shoreline and the Inland Waterway shall be required as a condition of permit approval for all new developments between the shoreline an the first public roadway inland from the shore, except as provided…..Exceptions for vertical access-ways may be made when adequate vertical access exists nearby (500 feet).*	The subject property is approximately 100 feet south of a 15-foot wide vertical beach access owned by the State Lands Commission known as Parcel "F" of Tract No. 4380. Similarly, sufficient access exists along the shoreline, as this lot was established pursuant to the terms of the Oxnard Shores Settlement Agreement. Therefore the Project is consistent with this policy.

c) *Conformance with Coastal Zoning Development Standards:* The property has already been approved to develop the proposed single family dwelling. The proposed project only consists of the modification of the previously approved conditions of approval to

change the method for which the pilings are constructed. The proposed project has been previously evaluated for consistency with applicable development standards of the Beachfront Residential (R-BF) zone, as follows:

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLY?
Off-street parking (OCC 16-622(F))	Two garage spaces for up to five bedrooms.	Three car garage spaces for five bedrooms.	Yes
Minimum and maximum bottom of structure (OCC 17-25(D)(1))	The minimum elevation of the bottom of the lowest structural member shall be +14 feet NGVD, or one foot above the calculated maximum wave run-up or wave crest elevation, whichever produces the highest elevation. The maximum elevation of the bottom shall be +17 NGVD, unless a coastal engineering report substantiates the need for a higher elevation based on wave runup and wave force ratio.	The bottom of the lowest structural member is +18.66 feet NGVD, which is consistent with the recommendations found in the *Coastal Hazard and Wave Run-up Study* produced for the project site by GeoSoils, Inc. (GeoSoils, Inc. January 25, 2022).	Yes
Maximum building height (OCC 17-25(D)(2))	For lots wider than 33 feet wide, two stories, not to exceed 25 feet from the bottom of the lowest shore parallel horizontal structural member to the highest peak of the roof. In no case shall the top of the roof elevation exceed +47.0 feet NGVD.	Two stories at 22 feet from the bottom of the lowest shore parallel horizontal structural member to the highest peak of the roof. Peak roof height is 41.66 feet NGVD.	Yes
Garage floor elevation (OCC 17-25(D)(3))	Minimum elevation of +13.0 feet NGVD, and shall be high enough to provide a minimum downward slope of 2% for the driveway surface towards the street.	Floor elevation of +13.0 feet NGVD, with a downward slope of 4% for the driveway surface towards the street.	Yes
Minimum lot width (OCC 17-25(D)(4))	30 feet	40 feet existing	Yes
Front yard setback (seaward/west) (OCC	0 feet - none	6”	Yes

17-25(D)(5)(b)(i))			
Rear yard setback (OCC 17-25(D)(5)(b)(ii))	15 feet to structure with minimum 20 feet to center of garage door	15 feet to structure and 20 feet to center of garage door	Yes
Side yard setback (OCC 17-25(D)(6))	For lots greater than 33 feet wide: five feet.	Five feet on both the northern and southern sides.	Yes
Special Requirements (OCC 17-25(E)(2))	No fences, walls, or hedges may be permitted as lot enclosures.	Project does not include fences, walls, or hedges designed as lot enclosures	Yes
Special Requirements (OCC 17-25(E)(3))	Minimum distance between a garage door and the most parallel rear property line shall be 20 feet.	Project includes a garage door located 20 feet from the rear property line.	Yes
Special Requirements (OCC 17-25(E)(5))	All dwellings shall be constructed on pilings.	Proposed dwelling will be constructed on pilings (see Condition of Approval No. 56).	Yes

No other changes are proposed that would alter the ***project's*** compliance with applicable development standards as previously determined under Resolution No. 22-400-05

d) ***Site Design:*** The proposed development on the 4,848 square-foot lot has been designed to maximize available space; the proposed residence will be located with a six inch setback along the western (front) property line, 15 feet from the eastern (rear) property line, and five feet from each side property line.

The project site will be accessed from a new driveway off Capri Way. The driveway will be constructed of concrete to match the walkway leading to the front entrance. The proposed project will be subject to conditions of approval which require conformance with the approved plans and applicable permits for any future modifications (Condition Nos. 2 and 11).

In accordance with Section 17-49(B) of the Local Coastal Zoning Ordinance, parking will be provided in the proposed 591 square-foot three-car garage

e) *Building Design:* The proposed five bedroom single-family dwelling features a mid-century modern architectural style with an exterior primarily composed of a white color stucco. The building is designed with a porch and a deck with glass guardrails off the Southern side and two decks off the western (Ocean) side. The second floor and garage door exteriors have V-Groove wood siding. The building features a flat roof with a parapet. The proposed materials, colors, and architectural embellishments are complementary to existing development in the vicinity of the project site. A walkway is provided along the south elevation from Capri Way to the front door.

f) *Landscaping and Open Space:* Landscaping is proposed within planter boxes at the rear

of the property adjacent to the sidewalk on both sides of the driveway. Two *Washingtonia robustas* (Mexican Fan Palm) and groundcover will be planted in the northern landscape area, and a different groundcover will be planted in the southern landscape area. The proposed project will be subject to conditions of approval (Condition Nos. 2 and 23) to require *Washingtonia robusta* be planted. *Washingtonia robusta* is a consistent street tree along Mandalay Beach Road and Capri Way. The project will also be subject to a condition of approval (Condition No. 18) to require the applicant to submit a landscape plan for review and approval with the building permit.

g) *Beach Access:* The subject lot is 40 feet north of a 15-foot wide beach access pathway (Tract 4380) which connects the beach to Capri Way. Since the structure will be constructed on piles (now as caissons instead of driven piles) and raised above the potential storm wave run-up, there will be no need for protective devices such as rock or concrete barriers which would preclude lateral access along the shore. Similarly, approximately 125 feet of vertical access is provided between the residence and ocean, as this lot was established pursuant to the terms of the Oxnard Shores Settlement Agreement.

8) Community Workshop and Public Input: The previously approved project went to a community workshop on February 13, 2023. For the meeting the applicant mailed notices to property owners within the Oxnard Shores Neighborhood and posted a notice of the meeting on the project site with a brief description and contact information for the case planner and the applicant. During the February 13, 2023 Community Workshop, two interested members of the public were in attendance to ask questions about the proposed project. These questions pertained to the design of the proposed residence. During the Community Workshop, no one expressed opposition to the proposed project.

Given that the proposed project is only to modify the conditions of an approved project involving no changes to the physical residence, a second Community Workshop was not held; however, public noticing was provided for this Director hearing.

9) Appeal Procedure: In accordance with Section 17-58(I) of the City Code, the Community Development Director's decision may be appealed to the Planning Commission within ten working days following notice of the decision of the Director to the applicant and interested parties. Appeal forms may be obtained from the Planning Division's Office and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the Planning Commission is not filed within 10 working days of the Community Development Director's decision, the decision of the Community Development Director shall be considered final and a Notice of Final Action shall be filed on the 11th working day with the California Coastal Commission (CCC).

Attachments:
A. Maps (Vicinity, Aerial, Local Coastal Plan, Zoning)
B. Project Plans
C. CEQA Notice of Exemption
D. Approved Resolution No. 22-400-05 (Previously Approved Coastal Development Permit)
E. Draft Resolution No. 24-400-02

Vicinity Map

CITY OF OXNARD CALIFORNIA

Oxnard Planning

September 6, 2024

PZ 24-400-02
Location: 1105 Capri Way
APN: 1900081365

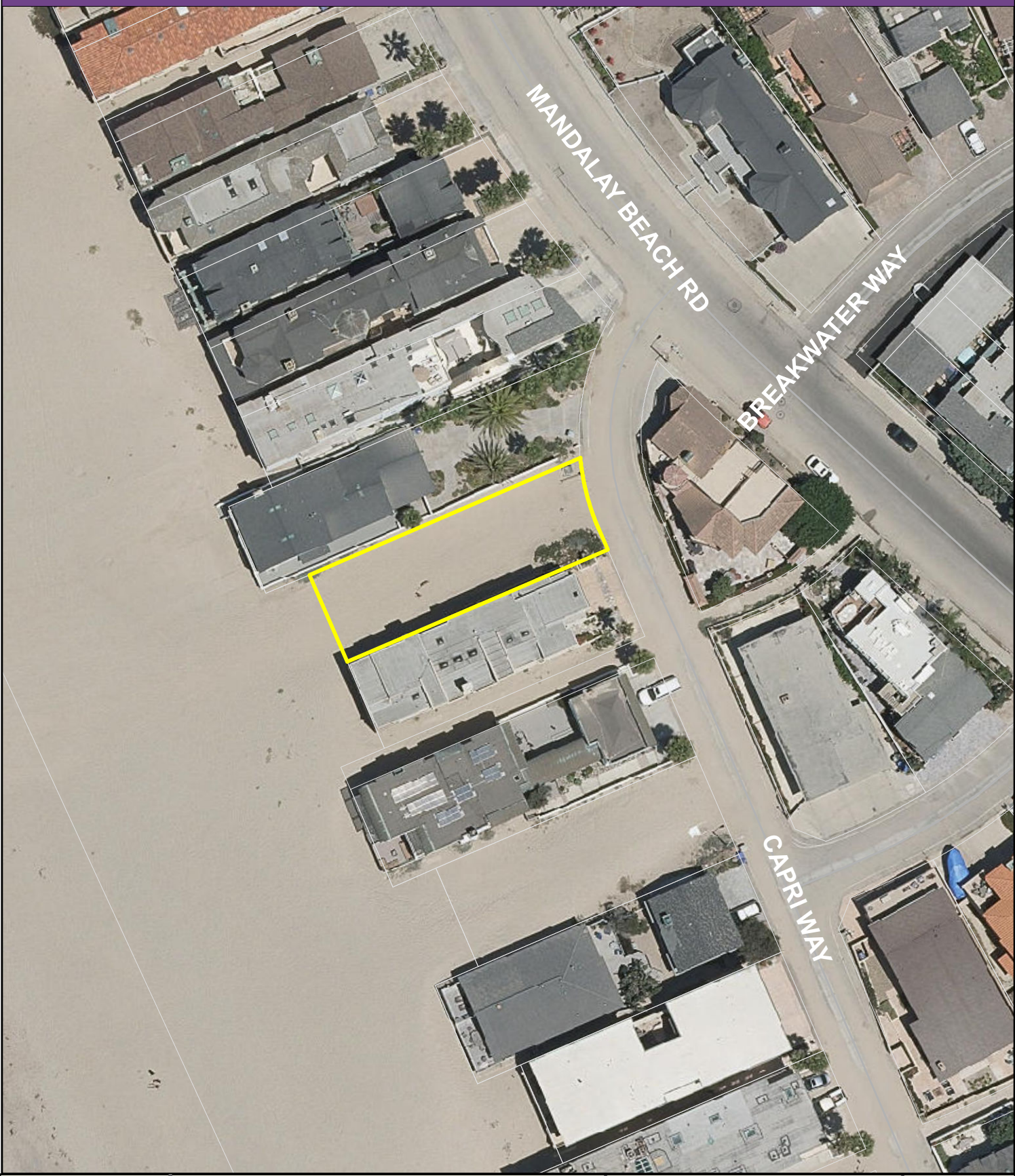
Vicinity Map

Miles
0 0.5 1 1.5 2

N

1:70,000

Aerial Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

September 6, 2024

PZ 24-400-02
Location: 1105 Capri Way
APN: 1900081365

0 12.5 25 50 75 100 Feet

Aerial Map

N

Zoning/Specific Plan Map

CITY OF OXNARD CALIFORNIA

Oxnard Planning

September 6, 2024

PZ 24-400-02
Location: 1105 Capri Way
APN: 1900081365

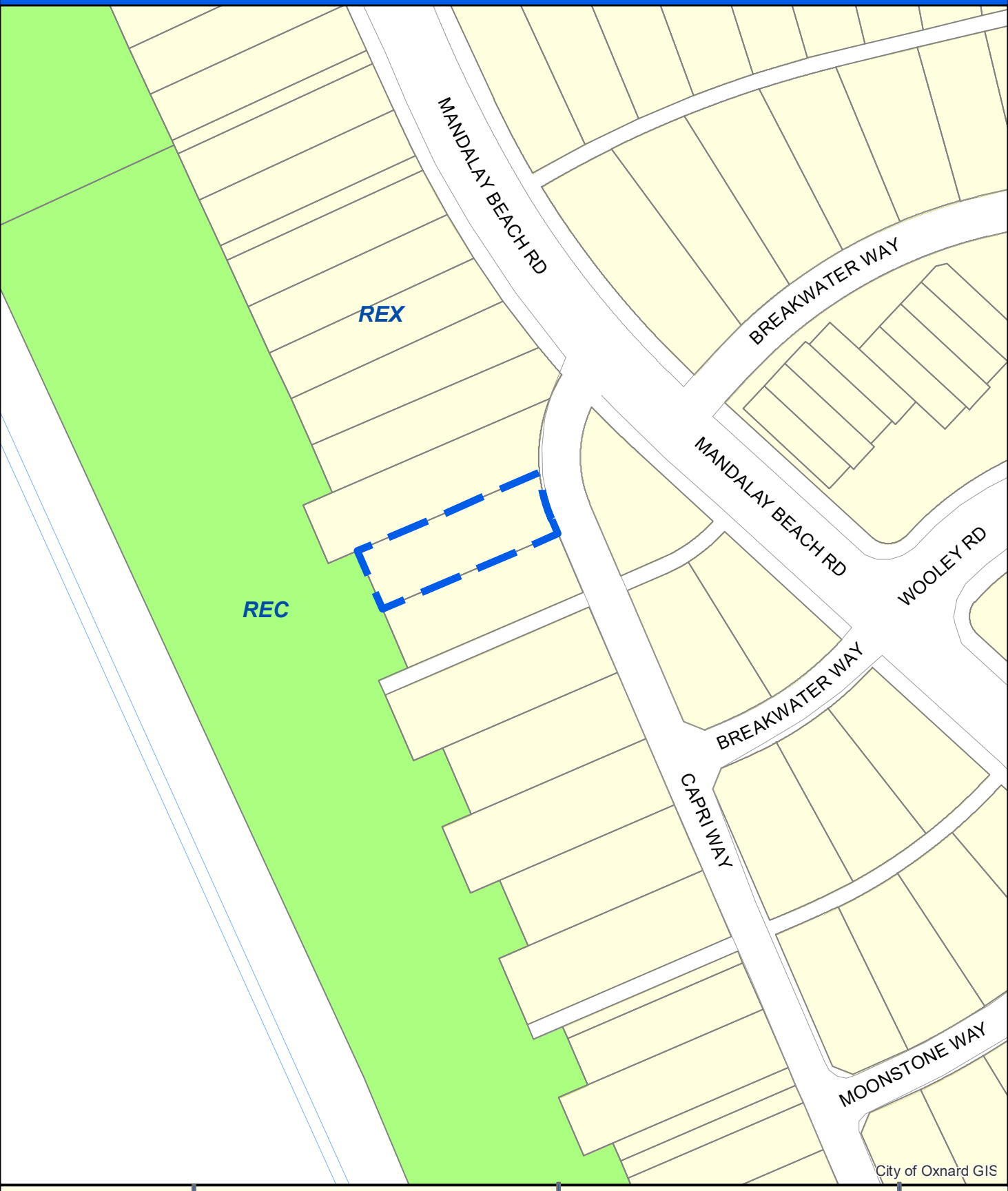
Feet
0 12.5 25 50 75 100

Zoning/Specific Plan Map

N

1:1,000

2030 General Plan Land Use Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

September 6, 2024

PZ 24-400-02
Location: 1105 Capri Way
APN: 1900081365

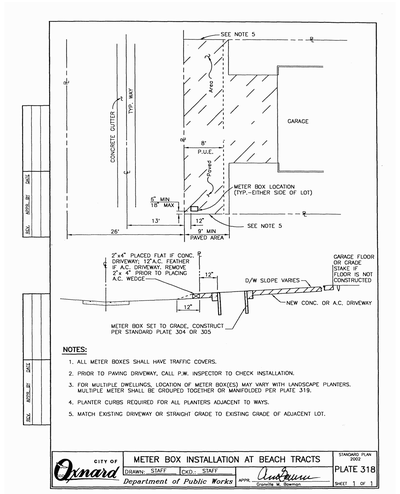
Feet
0 25 50 100

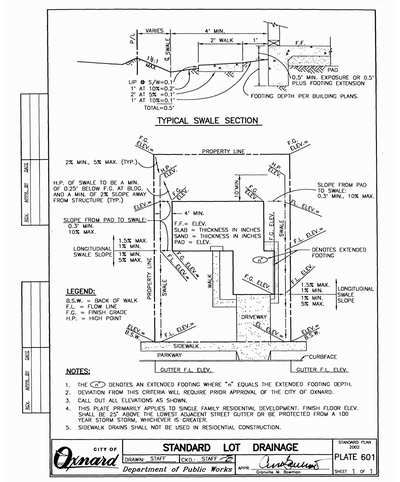
2030 General Plan Land Use Map

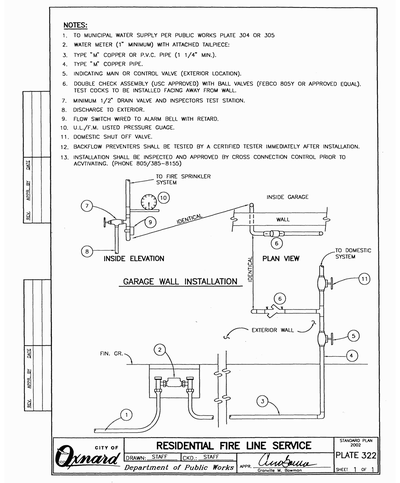
N

1:1,000

KOZANIAN RESIDENCE | 1105 CAPRI WAY, OXNARD, CA







"STRUCTURAL OBSERVATION PROGRAM"

PER CBC 1704.3 & 1704.3.1

1. THE OWNER SHALL EMPLOY THE ENGINEER LICENSED IN THE STATE OF CALIFORNIA WHO IS RESPONSIBLE FOR THE STRUCTURAL DESIGN TO DO STRUCTURAL OBSERVATION.
   a. ENGINEER RESPONSIBLE FOR STRUCTURAL DESIGN: LAIMA REEDER 805-958-1700 LIC. NO. 39400
   b. ENGINEER OF RECORD TO DO STRUCTURAL OBSERVATION: LAIMA REEDER 805-958-1700 LIC. NO. 39400
   c. THE ENGINEER RESPONSIBLE FOR THE STRUCTURAL OBSERVATION, THE CONTRACTOR, AND APPROPRIATE SUBCONTRACTOR SHALL HOLD A PRE-CONSTRUCTION MEETING TO REVIEW THE DETAILS OF THE STRUCTURAL SYSTEM TO BE STRUCTURALLY OBSERVED.
2. FOUNDATION LIST THE STRUCTURAL ELEMENTS TO BE OBSERVED PRIOR TO PLACEMENT OF CONCRETE IN FOUNDATION:
   a. PILINGS
   b. ANCHOR BOLTS AND HOLDOWN ANCHOR BOLTS.
   c. GRADE BEAM REINFORCEMENT.
3. FLOOR FRAMING STRUCTURAL ELEMENTS TO BE OBSERVED PRIOR TO ROOF COVERING:
   a. PLYWOOD DIAPHRAGM BOUNDARY AND FIELD NAILING.
   b. SHEAR TRANSFER NAILING AT SHEAR WALLS AND DRAG LINES.
   c. FLOOR FRAMING MEMBERS.
   d. DRAG STRUT NAILING.
3. ROOF FRAMING STRUCTURAL ELEMENTS TO BE OBSERVED PRIOR TO ROOF COVERING:
   a. PLYWOOD DIAPHRAGM BOUNDARY AND FIELD NAILING.
   b. SHEAR TRANSFER NAILING AT SHEAR WALLS.
   c. ROOF FRAMING MEMBERS.
   d. DRAG STRUT NAILING.
4. EXTERIOR FRAMING STRUCTURAL ELEMENTS TO BE OBSERVED PRIOR TO PREWRAP:
   a. SHEAR PANEL NAILING AND HOLDOWNS.
   b. SHEAR PANEL SILL NAILING.
   c. METAL TIE STRAPS.
5. FINAL FRAMING STRUCTURAL ELEMENTS TO BE OBSERVED FOR FINAL VISIT FOR THE COMPLETE STRUCTURAL SYSTEM:
   a. BALANCE OF ALL FRAMING ELEMENTS.
6. REPORTS: ENGINEER OF RECORD OR THE DESIGNATED ENGINEER SHALL SUBMIT REPORTS ON THE CITY OF OXNARD PRESCRIBED FORM.

STATEMENT OF SPECIAL INSPECTION

SPECIAL INSPECTION PER CBC 1705 IS REQUIRED FOR THE FOLLOWING:

A. CONCRETE WITH f'c> 2500 PSI PER TABLE 1705.3 ON ENGINEER'S CALCULATION FOR 2500 PSI. UPGRADE TO 3000 PSI DOES NOT REQUIRED DEPUTY INSPECTION.

B. SOILS - REQUIRED DEPTH FOR DEEP FOUNDATIONS TABLE 1705.6

C. FIELD WELDING PER AISC 360 TABLE N5.4-1, N5.4-2, N5.4-3

D. STRUCTURAL WOOD FOR SEISMIC FORCE RESISTING SYSTEM

SITE DRAINAGE

EXCEPTION: DRAINS OR SWALES MAY BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE IF PHYSICAL BARRIERS PROHIBIT THE 6 INCHES OF FALL WITHIN 10 FT.

IMPERVIOUS SURFACES WITHIN 10 FT. SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING FOUNDATION. PERVIOUS SURFACES SHALL BE SLOPED 5% AWAY FROM FOUNDATION.

REQUIRED FEATURES PER CF1R-PDF-OIE

1. DUCTS WITH HIGH LEVEL OF INSULATION
2. CEILING HAS HIGH LEVEL OF INSULATION
3. WINDOW OVERHANGS AND/OR FINS
4. NON-STANDARD DUCT LOCATION (ANY LOCATION OTHER THAN ATTIC)
5. RECIRCULATING WITH DEMAND CONTROL, OCCUPANCY/MOTION SENSOR
6. NORTHWEST ENERGY EFFICIENCY ALLIANCE (NEEA) RATED HEAT PUMP WATER HEATER; SPECIFIC BRAND/MODEL, OR EQUIVALENT, MUST BE INSTALLED

HERS FEATURES TO BE FIELD VERIFIED

1. QUALITY INSULATION INSTALLATION
2. INDOOR AIR QUALITY VENTILATION
3. KITCHEN RANGE HOOD
4. MAXIMUM AIRFLOW
5. VERIFIED EER/EER2
6. FAN EFFICACY WATTS/CFM
7. VERIFIED HSPF
8. VERIFIED HEAT PUMP RATED HEATING CAPACITY
9. DUCT LEAKAGE TESTING
10. DUCTS LOCATED ENTIRELY IN CONDITIONED SPACE CONFIRM BY DUCT LEAKAGE TESTING

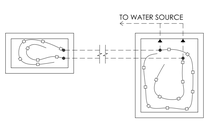
LANDSCAPE STANDARD CONDITIONS

1. PRIOR TO ISSUANCE OF A CERTIFICATE IF OCCUPANCY, DEVELOPER SHALL INSTALL LANDSCAPE AND AUTOMATIC IRRIGATION SYSTEMS THAT HAVE BEEN APPROVED BY PARKS AND FACILITIES SUPERINTENDENT.

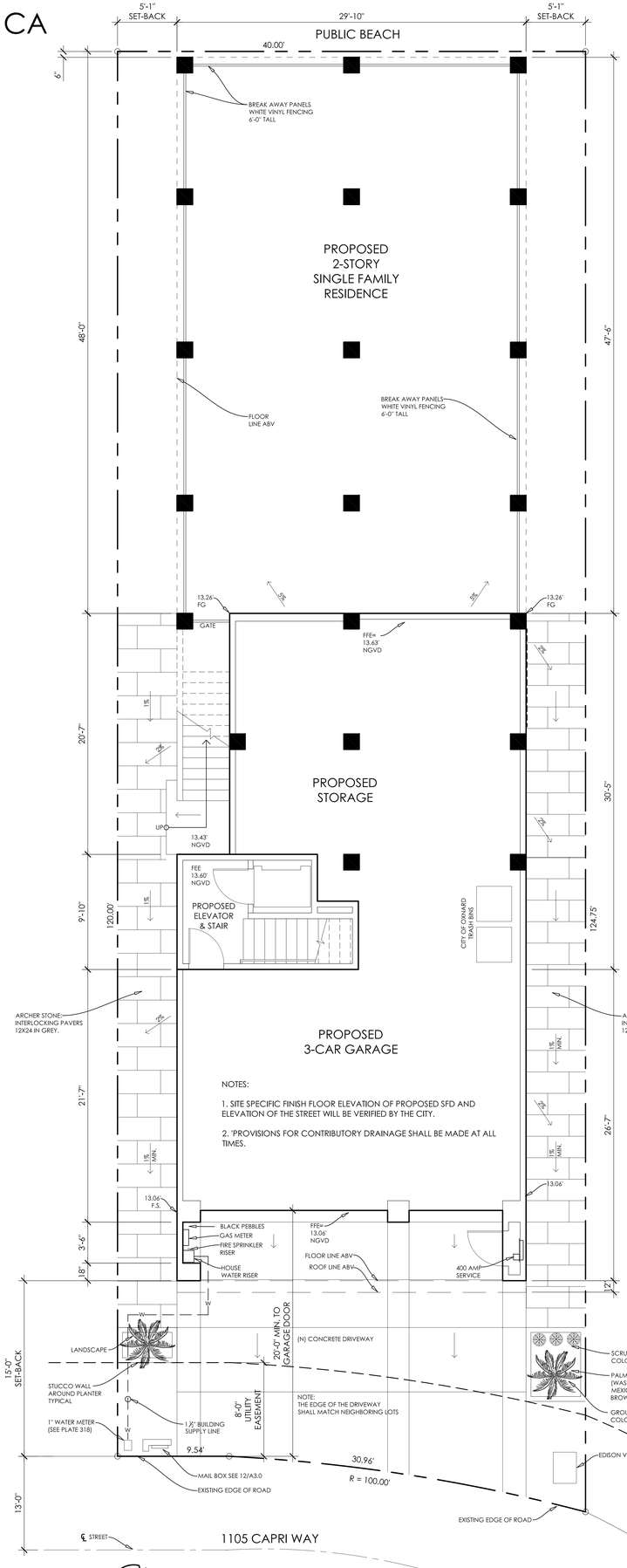
2. DEVELOPER SHALL INSTALL AN IRRIGATION SYSTEM THAT INCLUDES A WATER SENSOR SHUT OFF DEVICE AS A WATER CONSERVATION MEASURE.

3. ALL LANDSCAPING AND IRRIGATION COMPLY WITH ORDINANCE NO. 2822, WHICH ADOPTED THE CITY OF OXNARD LANDSCAPE WATER CONSERVATION STANDARDS, AND APPLICABLE WATER CONSERVATION REQUIREMENTS OF THE STATE OF CALIFORNIA.

- ¾" SCHEDULE 40 PVC
- DRIP TUBING HOSE WITH EMITTERS
- ¾" VALVES
- TIME CLOCK WITH RAIN SENSOR IN GARAGE
- ¾" PVC RISER



IRRIGATION SYSTEM PLAN



PROPOSED SITE PLAN

¼" = 1'-0"

NOTES:
1. NO GRADING IS REQUIRED FOR THIS PROJECT
2. SHORING NOT REQUIRED FOR THIS PROJECT

INDEX

C	SITE PLAN, PROJECT INFO.
LS	LAND SURVEY
T.24-1	ENERGY COMPLIANCE
T.24-2	ENERGY COMPLIANCE
A1.1	GREEN CODE COMPLIANCE
A1.2	GREEN CODE COMPLIANCE
A1.3	PLANNING CONDITION OF APPROVAL
A2.1	WINDOW & DOOR SCHEDULE, ELEVATOR INFORMATION
A2.2	FIREPLACE INFORMATION
A3.0	GENERAL NOTE, BEST MANAGEMENT PRACTICES AND DETAILS
A3.1	LOWER FLOOR & FIRST FLOOR PLAN
A3.2	SECOND FLOOR & ROOF PLAN
A4.1	ELEVATIONS
A5.1	SECTIONS
A5.2	SECTIONS
A5.3	GRID LINE ELEVATIONS
S1.1	STRUCTURAL NOTES, STRUCTURAL DESIGN CRITERIA, & EARTH WORK PROCEDURES
S1.2	FASTENING SCHEDULE & NOTCH AND DRILLING LIMITS
S2	FOUNDATION & FIRST FLOOR FRAMING
S3	SECOND FLOOR FRAMING & ROOF FRAMING
S4	CAISSON DETAILS
SD1	DETAILS
SD2	DETAILS
SD3	DETAILS
SD4	DETAILS
SD5	DETAILS
SD6	RIGID FRAME DETAILS
E1	LOWER FLOOR &FIRST FLOOR FLOOR ELECTRICAL
E2	SECOND FLOOR ELECTRICAL
P1	LOWER FLOOR & FIRST FLOOR PLUMBING
P2	SECOND FLOOR PLUMBING
P3	PLUMBING GENERAL NOTES, GAS ISOMETRIC, DRAIN LINE & VENTS, AND WATER PIPING PLAN
M1	LOWER FLOOR & FIRST FLOOR MECHANICAL
M2	SECOND FLOOR MECHANICAL
HFX1	HARDY PANEL (ANCHORAGE DETAILS)
HFX2	HARDY PANEL (FRAMING DETAILS)
HFX3	HARDY PANEL (FLOOR SYSTEM DETAILS)

ADDRESS NOTES

1. THE ADDRESS MUST BE VISIBLE AND LEGIBLE FROM THE STREET OR FRONTAGE ROAD.
2. PERMANENT ADDRESS NUMBERS CAN BE PROVIDED ON THE MAILBOX OR ON A PERMANENT SIGN OR POST ADJACENT TO THE DRIVEWAY ENTRANCE OF A FLAT LOT

FIRE SPRINKLER NOTES

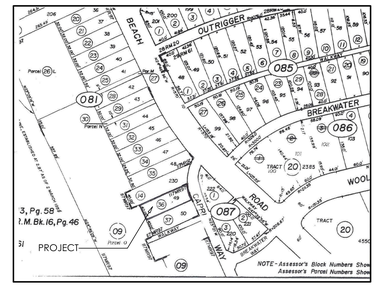
1. A WATER FLOW SWITCH CONNECTED TO THE FIRE SPRINKLER SYSTEM SHALL ANNUNCIATE AN EXTERIOR MOUNTED BELL.
2. PENDANT SPRINKLERS WITHIN 3'-0" OF THE CENTER OF A CEILING FAN, SURFACE-MOUNTED CEILING LUMINAIRE OR SIMILAR OBJECTS SHALL BE CONSIDERED TO BE OBSTRUCTED, AND ADDITIONAL SPRINKLERS SHALL BE INSTALLED.
3. SPRINKLER PROTECTION SHALL PROVIDE COVERAGE OF ELEVATOR.
4. SPRINKLER COVERAGE IS REQUIRED IN ALL BATHROOMS AND POWDER ROOMS REGARDLESS OF SQUARE FOOTAGE OR NFPA 13 EXCEPTIONS, PER THE OXNARD FIRE MARSHALL.
5. SPRINKLER PROTECTIONS IS REQUIRED UNDER EXTERIOR ROOFS, CANOPIES, AND OVERHANGS OVER 4'-0" IN WIDTH. ADDITIONAL SPRINKLER HEADS MAY BE REQUIRED BASED ON FIELD CONDITIONS DEEMED NECESSARY BY THE FIRE INSPECTOR.

BASE FLOOD ELEVATION

1. BASE FLOOD ELEVATION IS 18.66' NGVD (21.00 NAVD). PROPOSE BUILDING SHALL BE LOCATED 12 INCHES ABOVE BFE

OXNARD FIRE DEPARTMENT

INSPECTION REQUEST SMALL BE SUBMITTED 48 HOURS IN ADVANCE @ OXNARD.ORG/FIRE PREVENTION



PARCEL MAP

N.T.S.

BUILDING ANALYSIS

TWO STORY SINGLE FAMILY RESIDENCE WITH 3-CAR GARAGE	
TYPE OF OCCUPANCY:	TYPE R-3/U
TYPE OF CONSTRUCTION:	TYPE V-B
FIRE SPRINKLERS:	REQUIRED
MAXIMUM BUILDING HEIGHT: ABOVE 19.66 NGVD	22'-0"
COASTAL ZONE	R-BF

AREAS HABITABLE

FIRST FLOOR	1,700 S.F.
SECOND FLOOR	2,445 S.F.
TOTAL FLOOR AREA	4,145 S.F.

AREAS NON-HABITABLE

ENTRY, STAIRS, ELEVATOR	131 S.F.
GARAGE	644 S.F.
STORAGE	690 S.F.
TOTAL AREA	1,465 S.F.

OTHER AREAS

ENTRY PORCH	80 S.F.
DECK #1	343 S.F.
DECK #2	144 S.F.
DECK #3	99 S.F.
DECK #4	75 S.F.
DECK #5	591 S.F.
TOTAL AREA	1,332 S.F.
LOT AREA	4,848 S.F.
LOT COVERAGE	64.3 %

CONSULTANTS

STRUCTURAL ENGINEER
LAIMA B. REEDER
4048 OCEAN DRIVE
OXNARD, CA
805-985-1700

SOILS ENGINEER
HEATHCOTE GEOTECHNICAL
1884 EASTMAN AVENUE
VENTURA, CA
805-644-9978

WAVE RUN-UP
DAVID SKELLY COASTAL ENGINEER
1771 TATTEHAM ROAD
ENCINITAS, CA 92024
619-995-8378

CAD SERVICES
OSCAR RAMIREZ
3730 MAPLE STREET
VENTURA CA, 93003
805-432-6462

SURVEYOR
LES EVERARD SURVEYORS
5201 CLEMSON STREET
VENTURA, CA
805-289-9407

SCOPE OF WORK

NEW TWO STORY SINGLE FAMILY RESIDENCE WITH A THREE CAR GARAGE TO BE CONSTRUCTED ON CAISSONS, DECKS AND SOLAR PANELS ARE ALSO INCLUDED IN THE PERMITS.

CONSTRUCTION TO COMPLY WITH:

2022 CRP
2022 CPC
2022 CMC
2022 CEC
2022 Cal GREEN
2022 CBC
2022 CEn c
2022 CFC
2022 CRC

INSURANCE & LICENSE

GENERAL CONTRACTOR SHALL BE LICENSED & CARRY GENERAL LIABILITY INSURANCE NAMING OWNER AS ADDITIONALLY INSURED.

SUBCONTRACTOR SHALL BE LICENSED & CARRY WORKMANS COMP. & GENERAL LIABILITY INSURANCE.

OSHA

SUBCONTRACTORS SHALL COMPLY WITH OSHA SAFETY REQUIREMENTS.

SOIL COMPACTION REPORT

SOIL COMPACTION REPORT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT THE JOB SITE PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.

DEFERRED SUBMITTAL

1. UNDER A SEPARATE SUBMITTAL AND PERMIT A NFPA 13D FIRE SPRINKLER SYSTEM IS REQUIRED FOR RESIDENTIAL ONE AND TWO STORY FAMILY DWELLING.
2. UNDER A SEPARATE SUBMITTAL AND PERMIT A PHOTOVOLTAIC SYSTEM IS REQUIRED.

FEMA FLOOR ELEVATION CERTIFICATION INFORMATION

PRIOR TO FINAL INSPECTION A LICENSED SURVEYOR SHALL CERTIFY IN A FEMA FLOOD ELEVATION CERTIFICATION REPORT THAT:

"I,_____, CERTIFY THAT THE BUILDING LOCATED AT 1105 MANDALAY BEACH ROAD, COMPLIES WITH THE REQUIREMENTS OF THE OXNARD CITY CODE:

A. IN THE REPORT THE FOLLOWING SHALL BE NOTED:
   1. THE NGVD BASE ELEVATION.
   2. THE HIGHEST AND LOWEST GARAGE FLOOR ELEVATION, THE FLOOR ELEVATIONS;
   3. THE AVERAGE HEIGHT OF THE ROOF;
   4. THE LOWEST AND HIGHEST SPOT OF THE BUILDING;
B. A SECTION PLAN SHALL ACCOMPANY THE REPORT NOTING MAJOR ELEVATION POINTS ON THE DRAWINGS.

CONSTRUCTION

ATTENTION
THESE PLANS, SPECIFICATIONS AND DRAWINGS ARE THE PROPERTY OF AND ARE PROTECTED BY A COPYRIGHT OF INTEGRAL DESIGN INC. THEY OR ANY OTHER PLANS, SPECIFICATIONS OR DESIGNS OF SUBSTANTIAL SIMILARITY SHALL NOT BE COPIED OR USED ON ANY OTHER WORK EXCEPT BY EXPRESS WRITTEN AGREEMENT WITH INTEGRAL DESIGN, INC.

Integral Design, Inc. & Construction
WALT PHILIPP
950 COUNTY SQUARE DRIVE, SUITE 116
VENTURA, CALIFORNIA 93003
805-644-5595 (OFFICE)

Ara & Eliza Kozanian Trust
PROPOSED NEW TWO STORY SINGLE FAMILY DWELLING
ADDRESS: 1105 CAPRI WAY, OXNARD SHORES
TRACT: 4380
LOT: 49 A.P. NO. 191-0-081-365

SITE PLAN & PROJECT INFO

REVISIONS

DATE
08/07/24

SHEET NO.
C

NOTICE OF EXEMPTION (NOE)

☐ **To:** Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: City of Oxnard
Community Development Department
214 South C Street
Oxnard, CA 93030

☐ **To:** Ventura County Clerk-Recorder &
Registrar of Voters
Hall of Administration, Main Plaza
800 South Victoria Avenue,
Ventura, CA 93009-1260

Project Title: 1105 Capri Way Residence

Project Applicant: Walt Philipp

Project Location - Specific: 1105 Capri Way, Oxnard, CA, 93035, Ventura County, APN 191-0-081-365.

Description of Nature, Purpose, and Beneficiaries of Project: Planning and Zoning Permit No. 24-400-02 (Coastal Development Permit): A request to allow for changes to a previously approved single-family residence located at 1105 Capri Way. The previously approved permit is a two-story 5,610 square-foot single-family residential building consisting of 4,145 square-feet of habitable area, an attached 644 square-foot three-car garage, 690 square-foot storage space, and 5 deck areas totaling 1,332 sq. ft. of deck space on a 4,848 square-foot vacant lot. The applicant is currently requesting a new CDP in order to modify condition 57 that states the residence is to be built on driven piles as the applicant now intends to use caissons. This is in conformance with the City of Oxnard 2030 General Plan. The site is located within the Residential Beachfront coastal zoning designation (R-B-1). Requested by applicant Walt Philipp on Behalf of the property owner Ana Kozanian, 4260 Commonwealth Avenue, La Canada Flintridge, California, 91011.

Name of Public Agency Approving Project (Lead Agency): City of Oxnard

Name of Person or Agency Carrying Out Project (Applicant): Walt Philipp, Designated Agent

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☑ Categorical Exemption:

☐ Statutory Exemptions. State code number: Section 15061(b)(3) and Section 15378(b)(5)

Reason(s) why project is exempt: Pursuant to the California Environmental Quality Act (Public Resources Code Sections 21000 et seq., "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations Sections 15000 et seq., the "CEQA Guidelines"), the request changes to the conditions of approval are for a proposed single family residence, which is exempt under §15303 (Class 3, New Construction or Conversion of Small Structures). No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption.

Lead Agency Contact Person: Daniel Houck, Associate Planner, 805-385-7556

_____ _____

Joe Pearson II, AICP Date
Planning and Environmental Services Manager
City of Oxnard

Note: Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

RESOLUTION NO. 22-400-05

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 22-400-05 (COASTAL DEVELOPMENT PERMIT) TO AUTHORIZE CONSTRUCTION OF A TWO-STORY 5,610 SQUARE-FOOT SINGLE FAMILY RESIDENCE ON A 4,848 SQUARE-FOOT BEACH FRONT VACANT SITE LOCATED AT 1105 CAPRI WAY (APN: 191-0-008-136) WITHIN THE BEACHFRONT RESIDENTIAL (R-BF) ZONE, IN THE OXNARD SHORES NEIGHBORHOOD SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY WALT PHILIPP, INTEGRAL DESIGN, INC. & CONSTRUCTION, LLC, 950 COUNTY SQUARE DRIVE, SUITE 116, VENTURA, CALIFORNIA.

WHEREAS, on September 7, 2022, filed by Walt Philipp, Integral Design, Inc. & Construction, LLC, (the **"Applicant"** and/or **"Permittee"**), submitted a request for a Coastal Development Permit, pursuant to Oxnard City Code Section 17-57 through 17-58, to allow the construction of a two-story 5,610 square-foot single-family residential building consisting of 4,145 square-feet of habitable area, an attached 644 square-foot three-car garage, 690 square-foot storage space, and 5 deck areas totaling 1,332 sq. ft. of deck space on a 4.848 square foot vacant lot, located at 1105 Capri Way; and

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Class 3 Categorical Exemption (Section 15303(b)). Further, the project does not trigger any of the Exceptions to the Exemptions (Section 15300.2) to defeat the Exemption:

(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located. A project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply to all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The project site has a 2030 General Plan/Local Coastal Plan land use designation of Residential Existing (REX) and a Coastal Zoning designation of Beachfront Residential (R-BF). The Project site is surrounded by residential developments and coastal recreation. The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The proposed Coastal Development Permit request for construction of a 5,154 square-foot two-story 6,942 square-foot single family residence on a 4,848 square-foot beach front vacant site located at 1105 Capri Way (APN: 191-0-008-136) within the Residential Beach Front (R-BF) zone. Proposed development includes 4,145 square-feet of habitable area, an attached 644 square-foot three-car garage, 690 square-foot storage, and 5 deck areas totaling 1,332 sq. ft. of deck space. The project is exempt from environmental review pursuant to Section 15303 (New Construction of Small Structures), Class 3 of the California Environmental Quality Act (CEQA) Guidelines.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

The proposed Coastal Development Permit request for construction of a 5,610 square-foot single-family residential building on a 4.848 square foot vacant lot will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The project will not alter the residential character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is surrounded on all sides by residential development. Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements, which are required as mitigation by an adopted negative declaration or certified EIR.

The project is not located in or adjacent to a state designated scenic highway.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site, which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The proposed project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code as confirmed by staff on March 20, 2023.

(f) Historical Resources. A categorical exemption shall not be used for a project, which may cause a substantial adverse change in the significance of a historical resource.

The project site is undeveloped and does not contain an existing or potential landmark, point of interest, or historic resource, and it is not located within an existing, proposed, or potential Historic District. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

WHEREAS, on **June 22, 2023**, the Community Development Director of the City of Oxnard (**"Director"**) conducted a duly noticed public hearing to consider an application for Planning and Zoning Permit No. 22-400-05 (Coastal Development Permit), filed by Walt Philipp, Integral Design, Inc. & Construction, LLC, in accordance with 17-57(B)(5) of the Oxnard City Code; and

WHEREAS, the Community Development Director finds that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this Resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD:

SECTION 1. Based on the entire record before the Community Development Director and all written and oral evidence presented, the Community Development Director finds, after due study, deliberation and public hearing that the following circumstances exist:

(1) **The proposed use is conditionally permitted within the subject (R-BF) sub-zone and conforms with all of the applicable provisions of this chapter.**

As specified in Section 17-25 (C) (1) of the Oxnard City Code (OCC), a single family residential use is a conditionally permitted use in the R-BF sub-zone with a Coastal Development Permit. The project site has a General Plan and Local Coastal Plan land use designation of Residential Existing (REX). As discussed in the staff report, the proposed Project complies with all the development standards of the R-BF subzone, applicable provisions of Chapter 17 of the Oxnard City Code.

(2) **The proposed use will not impair the integrity and character of the subject sub-zone.**

The Project design and use complies with the development standards of the R-BF sub-zone related to setbacks, building height, interior yard space, and parking of Section 17-25 (D) of the Oxnard City Code related to architectural design,

building mass, lighting, color, and privacy. The Project also complies with Special Requirements (E) of the Oxnard City Code and will be constructed on pilings. As proposed and conditioned, the Project is not expected to negatively affect the integrity or character of the R-BF sub-zone or immediate neighborhood.

(3) **The location and intensity of use of the subject site would be physically suitable and would protect and maintain adjacent coastal resources for the land use being proposed.**

The Project site is surrounded by coastal recreation and existing urban development, mainly single-family residential uses. The Local Coastal Program planned for this lot to be developed with single-family uses. The lot is undeveloped and devoid of any coastal resources.

As discussed in the staff report, the proposed Project and use are consistent with uses considered and permitted by the Coastal Beachfront Residential (R-BF) zone, including the design standards. Construction activities, anticipated uses, and development design will be subject to standard construction requirements of the Building and Fire Codes. The proposed use is compatible with existing surrounding uses and future development of the area. Therefore, the location and proposed intensity of the Project is suitable for the site and implementation would not affect coastal resources.

(4) The proposed use would be compatible with the land uses presently on the subject site.

The Project site is undeveloped and the lot was previously created for single-family and other residential land uses. The subject site is adequate in terms of size, and is designed to meet the development standards prescribed in the R-BF zone requirements. Therefore, the proposed project would be compatible with the land use presently on, and anticipated for, the subject property.

(5) The proposed use would be compatible with existing and future land uses within the sub-zone and the general area in which the proposed use would be located.

The proposed single-family residence is allowed in the R-BF subzone. The surrounding lots are developed with residential development, and future uses on the adjacent R-BF parcels include residential development.

As proposed and conditioned, the Project will meet the development standards of the Coastal Beachfront Residential (R-BF). The subject site is adequate in terms of size, and is designed to meet the development standards prescribed in the R-BF zone requirements.

Therefore, the proposed single-family residence will be compatible with the surrounding residential development and future land uses within the subzone and general area in which the proposed project would be located.

(6) **There are adequate public services for the proposed use, including, but not limited to fire and police protection, water, sanitation and public utilities and services to ensure that the proposed use will not be detrimental to public health and safety.**

The Project is planned infill development that has access to public services. The proposed development would be compatible with surrounding development and would not require significant expansion of existing public services. The surrounding development has adequate fire, police, water, sanitation, and utility services. Therefore, there are adequate public services for the proposed use to ensure that the proposed use will not be detrimental to public health and safety.

(7) **The Proposed use will provide a type and level of public access consistent with the access policies and standards of the certified Oxnard Coastal Land Use Plan.**

Implementation of the proposed Project will not affect public access to the beach as the subject site will not have a fence and will not restrict direct access. The proposed project is not on a beach public access way and will not block any existing beach public access ways. Therefore, present public access to the beach would remain unchanged by this Project and will be consistent with the Oxnard Coastal Land Use Plan.

(8) **The proposed use will be appropriate in light of an established need, based upon the underlying goals and objectives of specific Oxnard Coastal Land Use Plan policies, applicable to the proposed location.**

The proposed Project would provide the City additional housing in the Coastal Zone. As indicated in Map 3 of the Oxnard Local Coastal Plan (LCP), the subject site is in the Oxnard Dunes Neighborhood, which is one of the Coastal Zone areas planned for residential development. The Project site is identified in both the LCP and the General Plan with a designation of Residential Existing. Continued construction of residential developments on undeveloped coastal lots indicates a market demand and active interest from individuals who desire to live near the beach. Therefore, the proposed use is appropriate in light of established need, based upon the goals and objectives in the LCP.

(9) **The proposed use would be consistent with all the applicable policies of the certified Oxnard Coastal Land Use Plan.**

The project site is an undeveloped lot surrounded by existing residential development. The proposed Project would provide the City additional housing in the Coastal Zone without endangering any natural habitats or resources. The Project would not impact public access to the beach. As discussed in the staff report, the Project complies with the zoning development standards and adheres to both General Plan and certified LCP policies for residential land uses.

SECTION 2. In accordance with the California Environmental Quality Act (CEQA), determines that the Project will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, Section 15303(b) (New Construction or Conversion of Small Structures) of the State CEQA Guidelines. The Project consists of construction of a single-family residential structure with fewer than six dwellings in an urbanized area with similar development, on a lot that is devoid of any natural resource value. There is no substantial evidence that the Project will have a significant effect on the environment, and no Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. The Planning and Environmental Services Manager is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to Section 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

SECTION 3. Based on the findings set forth herein, the Community development Director hereby approves Planning and Zoning Permit No. 22-400-05 (Coastal Development Permit), subject to the attached conditions of approval.

SECTION 4. The decision of the Community Development Director shall be final unless an appeal of the action is filed in accordance with the provisions of Section 17-58 (H) of the Oxnard City Code.

CONDITIONS OF APPROVAL

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-1*) while some are taken from environmental documents (e.g. *MND-S2*).

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	PL	Planning Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Landscape Design	CE	Code Compliance

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).

2. This permit is granted for the plans dated June 22, 2023, ("the plans") on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor change to the plans is approved by the Planning and Environmental Services Manager ("Planning Manager"). A minor change may be granted for minimal changes to the extent of use or size of structures or of the design, materials or colors of structures or masonry walls, found to be in substantial conformance with the approved plans. Substantial conformance shall be determined by the Planning and Environmental Services Manager. A Coastal Development Permit Amendment shall be required for substantial changes or increases in such items. (PL, *G-2*)

3. This permit shall automatically become null and void 24 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. A one time extension to this permit may be granted for a maximum of 12 additional months. The request for the extension shall be applied for prior to the expiration of the permit (PL, *G-3*)

4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Planning and Environmental Services Manager allows the Developer to provide security or an executed

agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)

5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, *G-5*)

6. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. (CA, *G-6*)

7. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, *G-7*)

8. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning and Environmental Services Manager. (PL, *G-8*)

9. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, *G-9*)

10. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, *G-10*)

11. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, *G-11*)

12. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, *G-12*)

13. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, *G-13*)

14. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, *G-14*)

15. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, *G-15*).

16. Prior to issuance of building permits, Developer shall execute an agreement, in a form approved by the City Attorney, to hold harmless, indemnify and defend the City, its City Council, and each member thereof, and every officer, employee, representative or agent of City, from any and all liability, claims, demands, actions, damages (whether in contract or tort, including personal injury, death at any time, or property damage), costs and financial loss, including all costs and expenses and fees of litigation or arbitration, that arise directly or indirectly from the City's approval of this permit or other permits; from construction of the project or any part thereof approved herein; and from land failure, erosion, inundation, or wave attacks on the subject property or on any property near or adjacent thereto, arising out of or resulting from or caused by work performed or authorized by Developer. (PL/CA, *G-16*)

17. The subject Coastal Development Permit shall not become effective until 10 working days have elapsed without appeal to the Planning Commission following the notice of the decision of the Director to the Developer. Such notice to the Developer shall be given by Planning Division staff as described by Sections 17-58 H through J of the Oxnard City Code. (PL, *G-17*)

LANDSCAPE STANDARD CONDITIONS

18. Prior to issuance of building permits or the proposed use is initiated, whichever comes first, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Planning Division and obtain approval of such plans. (PK/DS, *PK-2*)

19. Prior to issuance of a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by Parks and Facilities Superintendent. (PK, *PK-3*)

20. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensure compliance. (PK, *PK-4*)

21. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, *PK-22*)

22. Developer shall include a note on the Landscape Plans submitted to the Building and Engineering Division for a building permit that "all landscaping and irrigation comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards, and applicable water conservation requirements of the State of California". (PK, PK-24)

LANDSCAPE SPECIAL CONDITIONS

23. Landscaping shall consist of (2) 8' brown trunk *Washingtonia robustas*, with 5 gallon (minimum) colorful shrubs and colorful ground covers which conform to City Landscape requirements. (PK)

FIRE DEPARTMENT STANDARD CONDITIONS

24. All roof covering materials on the project property shall be of non-combustible or fire retardant materials approved by the Fire Chief and in compliance with the City Code. (FD, *F-2*)

25. All structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations. (FD, *F-5*)

26. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)

27. Developer shall provide automatic fire sprinklers as required by the City Code and shall contact the Fire Chief to ascertain the location of all connections. (FD, *F-12*)

28. Developer shall install a carbon monoxide detector on each level of the residence in accordance with the manufacturer's specifications. The detector shall be hardwired with a battery backup. (FD, *F-17*)

FIRE DEPARTMENT SPECIAL CONDITIONS

29. Fire sprinkler coverage is required for:
    a. Patios, overhangs or any other projections that are 48" or more from the structure.
    b. Open areas beneath stairs that serve a habitable space or when that area is accessible for storage or has mechanical equipment.
    c. The protection of the forced air unit when located in the attic or other areas that are normally inaccessible.

30. All emergency egress/Fire Department access windows or doors that serve any room that can be utilized for sleeping, shall have access to a public right-of-way without re-entering the structure.

POLICE DEPARTMENT STANDARD CONDITIONS

31. A condition of approval requires compliance with the Outdoor Lighting Code & Guideline
    a. Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
    b. Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the exceptions:
        i. Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.
        ii. Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to on 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque to keep light from shining directly up.
    c. Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on the abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.

32. Lighting instruments shall be full cut-off and installed so that light does not directly illuminate property outside the project site. Instruments shall not create glare for motorists or pedestrians.

33. Should an alarm system be installed, it shall be compliant with Oxnard City Code 11-95 through 11-100. Motion detection burglary or intrusion alarm systems shall utilize "Dual Technology" sensors capable of differentiating between human movement and non-human movement.

34. Lighted street address fixture is required.

PLANNING DIVISION STANDARD CONDITIONS

35. Plans submitted by Developer with building permit applications shall show on the building elevation sheets all exterior building materials and colors, including product and finish manufacturer name, color name and number, and surface finish type (such as: stucco with sand finish, plaster with smooth finish) to be used in construction. (PL/B, PL-1)

36. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Community Development Director in all sets of construction documents and specifications for the project. (PL, *PL-3*)

37. Before the City issues building permits, Developer shall provide to the Planning and Environmental Services Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Planning Commission. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)

38. Developer acknowledges that because of population limitations placed on the City by the Air Quality Management Program, approval of this permit does not guarantee that the City will issue building permits. The City's issuance of building permits may be delayed as a result of implementation of an air quality plan. (PL, *PL-5*)

39. In order to minimize light and glare on the project property, all parking lot and exterior structure light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway. (PL, *PL-9*)

40. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities. (B/DS, *PL-11*)

41. During construction, Developer shall control dust by the following activities:
    a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code section 23114, with special attention to sub sections 23114(b)(2)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
    b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (B/DS, *PL-12*)

42. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)

43. Because of water limitations placed upon the City by its water providers, approval of this permit does not guarantee that the City will issue building permits. Issuance of building permits may be delayed as a result of implementation of a water conservation or allocation plan. (PL, *PL-15*)

44. Prior to issuance of building permits, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, *PL-16*).

45. Developer shall install all roof and building rain gutters and downspouts to integrate as closely as possible with building design elements, including matching adjacent building colors as closely as possible. Developer shall submit a plan and scheme for approval by the Planning Division Manager prior to issuance of building permits. (PL, *PL-18)*

46. Developer shall provide utility meters, mailboxes and address directories, placed in decorative cabinets and clustered for efficient access for residents and service persons. Developer shall coordinate placement and design of such items accordingly, with the Planning Division Manager, the appropriate utility service provider and the United States Postal Service, prior to issuance of building permits. (PL, *PL-19)*

47. Developer shall provide automatic garage door opener for the garage. (PL/B, *PL-20*)

48. Garages closer than 23 feet to the front property line shall have sectional roll-up garage doors. (PL/B, *PL-21*)

49. Additions and patio covers shall conform to the requirements of the R-BF zone setbacks, or as otherwise approved by this permit, and match the materials and style of the residence. (PL/B, *PL-27*)

50. Developer shall participate in the City's Public Art Program by paying the Public Art fee prior to issuance of building permits, in accordance with City Council Resolution No. 14,124. *(*PL, *PL-50)*

51. All construction activities shall occur only between the hours of 7:00 am to 6:00 pm Monday through Saturday in accordance with Section 7-188(D) of the Oxnard City Code.

PLANNING DIVISION SPECIAL CONDITIONS

52. Developer shall not obstruct pedestrian or vehicular traffic on Capri Way or the associated sidewalk during construction and maintenance activities. (PL)

53. Developer shall maintain the construction site free of litter and the accumulation of construction debris. (PL)

54. Developer shall paint utility meter panels to match structures upon which it is located. Such panels shall be located to take advantage of screening (e.g., landscaping or other building elements) from public right of ways, to the maximum extent feasible.

55. Prior to grading permit approval, Developer shall include on the grading plans a reproduction of all conditions of this permit pertaining to dust control requirements. (PL)

56. Developer shall construct the improvements on driven pilings in accordance with Exhibit 6 of the settlement agreement in Oxnard Shores Oceanfront Lot Owners Association, et al. v. City of Oxnard, et al.. (PL/DS)

57. Developer acknowledges and agrees to complete the following steps to mitigate the impacts associated with pile driving:

    a. Developer shall distribute a written notice to all property owners within a 300-foot radius of the subject property informing them of the upcoming pile driving and providing the name and contact information for the Foreman and/or Developer. This notice shall be distributed no less than 60 days prior to pile driving. The City shall furnish an updated mailing list with a 300-foot radius in an electronic format to the Developer within two weeks of the Developer requesting the mailing list. The City will not charge additional fees for the updated electronic mailing list. The Developer will be responsible for the costs associated with mailing the notifications. The Developer shall furnish a copy of the pile driving notification and a signed statement confirming mailed notices were sent to all property owners who were on the City furnished updated mailing list to the City at the preconstruction meeting referenced below. Developer shall also provide Planning Manager and Deputy Building Official with a written notification confirming that the notice has been completed prior to issuance of a building permit;

    b. Prior to issuance of a building permit, Developer shall coordinate and attend a preconstruction meeting with the Building and Engineering Division to verify and review all pile driving requirements. Attendees shall include the pile driving/drilling Foreman, Developer, Deputy Inspector, Deputy Building Official and Case Planner. The request for this meeting shall be made to the Building and Engineering Division by the Developer or their designee and include a minimum 72 hours notice in advance of the meeting;

    c. Developer shall prepare and submit a predrilling and noise mitigation plan for approval during the plan review process. This plan shall consist of: 1) an identification of methods used to reduce the driving duration, force, and resulting vibration impacts to surrounding properties during pile driving; and 2) an identification of methods used to reduce the noise impacts to surrounding properties during pile driving, including detailed description of any noise reduction techniques or equipment proposed, as verified by an acoustical report, technical report, or other objective data;

    d. Developer shall limit pile driving activities to the hours of 9:00 a.m. through 4:30 p.m., Monday through Friday; and

e. Developer acknowledges that the approval of the Building Official is conditional and may be revoked immediately if the aforementioned requirements are not completed and strictly adhered to during construction. (PL/B, PL-50)

58. Developer shall provide breakaway panels painted to match the structure that cover approximately 50% of the linear area between the first floor of the structure and the sand below in order to screen the pilings. (PL)

59. Developer shall provide mailbox detail that is theme-coordinated with the architecture of the building, subject to approval by the Planning and Environmental Services Manager. (PL)

60. Developer shall remove any and all graffiti from the project premises, including but not limited to graffiti within the building, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. (PL)

61. The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), Rule 55 (Fugitive Dust), and Rule 55.1 (Removal of Visible Roadway Accumulations). (PL)

62. Prior to issuance of demolition permits for any structure on the site, Developer shall provide evidence of notifying the Air Pollution Control District of such demolition. Demolition and/or renovation activities shall be conducted in compliance with APDC regularities regarding Asbestos (Rule 63.7). (MND, C-8)

63. Plans submitted by Developer with building permit applications shall include mailbox design with details that incorporate architectural design features that complement the building, subject to approval by the Planning and Environmental Services Manager. (PL)

64. Throughout construction, Developer shall sweep adjacent streets and roads at least once per day, preferably at the end of the day, so that any visible soil material and debris from the construction site is removed from the adjacent roadways. (PL)

65. Subject to the approval of the respective property owners, the applicant shall prepare a pre-construction photo survey of existing conditions of adjacent properties, including the condominium complex located on the northern corner of Mandalay Beach Road and Wooley Road (5243-5279 Wooley Road). The survey shall identify the condition of existing structures, including buildings, walls, fences, and other structures in the area.

66. The Project shall abide by Oxnard City Code Section 17-25(E)(2) - "Fencing: no fences, walls, or hedges may be permitted as lot enclosures."

ENVIRONMENTAL RESOURCES DIVISION

67. A Construction and Demolition Waste Management Plan (ERDC-1) must be submitted to the Environmental Resources Division for review and approval prior to issuance of a building

permit establishing a goal that at least 65% of the waste generated on the project will be diverted from the landfill.

68. After completion of construction and prior to a certificate of occupancy being issued, a Construction and Demolition Waste Management Report (ERDC-2) must be submitted that demonstrates that at least 65% of the waste generated on the project has been diverted from the landfill. This Report must also include legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities.
69. Any/all organic waste that is generated must be diverted from landfill disposal, as material of this type is not allowed in a trash dumpster. If landscaping is performed by an entity other than the City of Oxnard (i.e. self-haul or third party private hauler), the landscape service providers must be informed, in writing, of this condition and the property management must complete and submit an Alternative Services Certification annually.

70. Developer shall arrange for materials collection during construction, demolition, and occupancy with the City's Environmental Resources Division or Developer shall arrange for self-hauling. Regardless of hauling methods, all materials collected must be conveyed to the Del Norte Regional Recycling and Transfer Station.

71. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

72. Developer shall pay plan check and processing fees in effect at the time of construction plan submittal and shall pay development fees, encroachment permit fees, and other applicable fees in effect at permit issuance. (DS-1)

73. Developer shall protect building pads from inundation during a 1% chance (100 year) storm. (DS-5)

74. Before connecting the project to existing sewer and water service laterals, Developer shall inspect (pothole or video) existing lateral(s) and arrange for City staff to view inspection results. Developer shall make repairs to such facilities as determined necessary by City staff. Developer shall bring all existing water services into compliance with current City standards including removal of unused water or sewer laterals by disconnection at the main. (DS-7)

75. Curb cut widths and design shall conform to City ordinances, standards, and policies in effect at the time City issues an encroachment permit. (DS-9)

76. The conditions of this resolution shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, that may or may not be shown on the improvement plans. (DS-21)

77. Developer shall pay the cost of all inspections of on site and off site improvements. (DS-22)

78. Developer shall be responsible for all project related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)

79. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer. (DS-38)

80. Developer shall install adequately sized water services and meters to each lot or unit in accordance with City standards in effect at the time of building permit issuance. There shall be no interconnections between structures. (DS-42)

81. Developer shall be responsible for and bear the cost of replacement of all existing survey monumentation (e.g., property corners) disturbed or destroyed during construction, and shall file appropriate records with the Ventura County Surveyor's Office. (DS-64)

82. Developer shall provide three City refuse containers for each lot or unit. An alternative number of containers may be approved by the Environmental Resources Division. (DS-67)

BUILDING AND ENGINEERING DIVISION SPECIAL CONDITIONS

83. The Developer shall take sufficient precautions during construction to prevent ocean wave run-up from passing through the project site and into the street right-of-way. Failure to take adequate precautions will result in Developer being assessed street cleanup costs. (DS)

84. Developer shall repair and/or replace any existing broken or damaged sidewalk, curb gutter, or asphalt paving adjacent to property as directed by the City Inspector. (DS)

85. The Developer's architect and engineer shall provide written certification that the structure complies with all Federal Emergency Management Agency (FEMA) requirements including, but not limited to, the Floodplain Management Chapter of the Oxnard City Code. This shall include, but not be limited to, the filing of a FEMA "elevation certificate." (DS)

86. Developer shall have the building plans prepared such that the lowest horizontal portion of the structural members of the lowest floor is elevated above the Base Flood Elevation (BFE) as required by the City Municipal Code Section 18-39. (DS)

87. Developer shall submit a Letter of Drainage Assessment describing the disposition of surface runoff and drainage will not be directed to the neighboring lots. (DS)

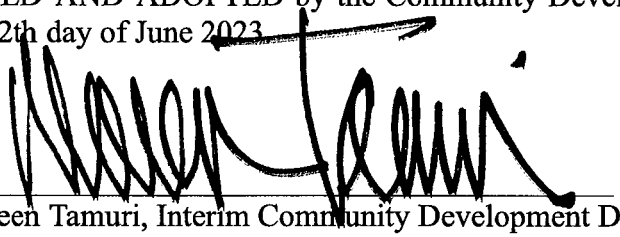
88. Locate large planter, walls, and trees outside of the 8-foot utility easement. (DS)

89. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall prepare and submit an erosion control plan to the City for review and approval. (DS)

90. Developer shall construct a level concrete pad for storage of three (3) refuse containers out of view of the public street. Developer shall provide a paved path from the storage location to the street curb. All gates or doors along the path shall be constructed with a minimum of 36-inches of clear space to allow passage of the City issued containers. (DS)

91. Developer shall obtain a grading and encroachment permit to perform any onsite and offsite grading and construction not covered by the Building Permit. (DS)

PASSED AND ADOPTED by the Community Development Director of the City of Oxnard on this 22th day of June 2023.



Maureen Tamuri, Interim Community Development Director

RESOLUTION NO. PZ 24-400-02

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 24-400-02 (COASTAL DEVELOPMENT PERMIT), TO AUTHORIZE THE MODIFICATION OF CONDITION 56 OF PZ 22-400-05 TO BE CHANGED TO ALLOW THE RESIDENCE TO BE CONSTRUCTED ON CAISSONS LOCATED AT 1105 CAPRI WAY (APN: 191-0-091-285) WITHIN THE OXNARD SHORES NEIGHBORHOOD IN THE SINGLE FAMILY BEACH RESIDENTIAL (R-B1) ZONING DISTRICT AND WITHIN THE COASTAL ZONE, SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY PROPERTY WALT PHILIPP ON BEHALF OF OWNER ANA KOZANIAN, 4260 COMMONWEALTH AVENUE, LA CANADA FLINTEIDGE, CA 91011

WHEREAS, on August 20, 2024, Walt Philipp (the **"Applicant"** and/or **"Developer"**) submitted a request for a Coastal Development Permit, pursuant to Oxnard City Code Section 17-57 through 17-58, to modify a condition of approval.

WHEREAS, on June 22, 2023, the Community Development Director approved Planning and Zoning Permit No. 22-400-05 to initially allow the construction of the proposed 5,610 residence.

WHEREAS, Planning and Zoning Permit No. 24-400-02 is the request to modify conditions of approval of permit 22-400-05 by changing the language that states the residence shall be built on driven pilings to allow other types of pilings as the developer is now proposing to use caissons instead.

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Class 3 Categorical Exemption (Section 15303 (Construction or Conversion of Small Structures)). Further, the project does not trigger any of the Exceptions to the Exemptions (Section 15300.2) to defeat the Exemption:

(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located. A project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply to all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The project site has a 2030 General Plan/Local Coastal Plan land use designation of Residential Existing (REX) and a Coastal Zoning designation of Beachfront Residential (R-BF). The Project site is surrounded by residential developments and coastal recreation. The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the

project will have no impact on an environmental resource of hazardous or critical concern.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The proposed Coastal Development Permit request for construction of a 5,610 square-foot two-story single family residence on a 4,848 square-foot beach front vacant site located at 1105 Capri Way (APN: 191-0-008-136) within the Residential Beach Front (R-BF) zone. Proposed development includes 4,145 square-feet of habitable area, an attached 644 square-foot three-car garage, 690 square-foot storage, and 5 deck areas totaling 1,332 sq. ft. of deck space. The project is exempt from environmental review pursuant to Section 15303 (New Construction of Small Structures), Class 3 of the California Environmental Quality Act (CEQA) Guidelines.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

The proposed Coastal Development Permit request for construction of a 5,610 square-foot single-family residential building on a 4.848 square foot vacant lot will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The project will not alter the residential character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is surrounded on all sides by residential development. Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements, which are required as mitigation by an adopted negative declaration or certified EIR.

The project is not located in or adjacent to a state designated scenic highway.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site, which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The proposed project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code as confirmed by staff on March 20, 2023.

(f) Historical Resources. A categorical exemption shall not be used for a project, which may cause a substantial adverse change in the significance of a historical resource.

The project site is undeveloped and does not contain an existing or potential landmark, point of interest, or historic resource, and it is not located within an existing, proposed, or potential Historic District. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

WHEREAS, on December 17, 2024, the Community Development Director of the City of Oxnard (**"Director"**) conducted a duly noticed public hearing to consider an application for Planning and Zoning Permit No. 24-400-02 (Coastal Development Permit), filed by Walt Philipp in accordance with 17-57(B)(5) of the Oxnard City Code; and

WHEREAS, the Community Development Director finds that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this Resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD:

SECTION 1. Based on the entire record before the Community Development Director and all written and oral evidence presented, the Community Development Director finds, after due study, deliberation and public hearing that the following circumstances exist:

(1) **The proposed use is conditionally permitted within the subject (R-BF) sub-zone and conforms with all of the applicable provisions of this chapter.**

As specified in Section 17-25 (C) (1) of the Oxnard City Code (OCC), a single family residential use is a conditionally permitted use in the R-BF sub-zone with a Coastal Development Permit. The project site has a General Plan and Local Coastal Plan land use designation of Residential Existing (REX). As discussed in the staff report, the proposed Project complies with all the development standards of the R-BF subzone, applicable provisions of Chapter 17 of the Oxnard City Code.

(2) **The proposed use will not impair the integrity and character of the subject sub-zone.**

The Project design and use complies with the development standards of the R-BF sub-zone related to setbacks, building height, interior yard space, and parking of Section 17-25 (D) of the Oxnard City Code related to architectural design, building mass, lighting, color, and privacy. The Project also complies with Special Requirements (E) of the Oxnard City Code and will be constructed on pilings. As

proposed and conditioned, the Project is not expected to negatively affect the integrity or character of the R-BF sub-zone or immediate neighborhood.

(3) **The location and intensity of use of the subject site would be physically suitable and would protect and maintain adjacent coastal resources for the land use being proposed.**

The Project site is surrounded by coastal recreation and existing urban development, mainly single-family residential uses. The Local Coastal Program planned for this lot to be developed with single-family uses. The lot is undeveloped and devoid of any coastal resources.

As discussed in the staff report, the proposed Project and use are consistent with uses considered and permitted by the Coastal Beachfront Residential (R-BF) zone, including the design standards. Construction activities, anticipated uses, and development design will be subject to standard construction requirements of the Building and Fire Codes. The proposed use is compatible with existing surrounding uses and future development of the area. Therefore, the location and proposed intensity of the Project is suitable for the site and implementation would not affect coastal resources.

(4) The proposed use would be compatible with the land uses presently on the subject site.

The Project site is undeveloped and the lot was previously created for single-family and other residential land uses. The subject site is adequate in terms of size, and is designed to meet the development standards prescribed in the R-BF zone requirements. Therefore, the proposed project would be compatible with the land use presently on, and anticipated for, the subject property.

(5) The proposed use would be compatible with existing and future land uses within the sub-zone and the general area in which the proposed use would be located.

The proposed single-family residence is allowed in the R-BF subzone. The surrounding lots are developed with residential development, and future uses on the adjacent R-BF parcels include residential development.

As proposed and conditioned, the Project will meet the development standards of the Coastal Beachfront Residential (R-BF). The subject site is adequate in terms of size, and is designed to meet the development standards prescribed in the R-BF zone requirements.

Therefore, the proposed single-family residence will be compatible with the surrounding residential development and future land uses within the subzone and general area in which the proposed project would be located.

(6) **There are adequate public services for the proposed use, including, but not limited to fire and police protection, water, sanitation and public utilities and services to ensure that the proposed use will not be detrimental to public health and safety.**

The Project is planned infill development that has access to public services. The proposed development would be compatible with surrounding development and would not require significant expansion of existing public services. The surrounding development has adequate fire, police, water, sanitation, and utility services. Therefore, there are adequate public services for the proposed use to ensure that the proposed use will not be detrimental to public health and safety.

(7) **The Proposed use will provide a type and level of public access consistent with the access policies and standards of the certified Oxnard Coastal Land Use Plan.**

Implementation of the proposed Project will not affect public access to the beach as the subject site will not have a fence and will not restrict direct access. The proposed project is not on a beach public access way and will not block any existing beach public access ways. Therefore, present public access to the beach would remain unchanged by this Project and will be consistent with the Oxnard Coastal Land Use Plan.

(8) **The proposed use will be appropriate in light of an established need, based upon the underlying goals and objectives of specific Oxnard Coastal Land Use Plan policies, applicable to the proposed location.**

The proposed Project would provide the City additional housing in the Coastal Zone. As indicated in Map 3 of the Oxnard Local Coastal Plan (LCP), the subject site is in the Oxnard Dunes Neighborhood, which is one of the Coastal Zone areas planned for residential development. The Project site is identified in both the LCP and the General Plan with a designation of Residential Existing. Continued construction of residential developments on undeveloped coastal lots indicates a market demand and active interest from individuals who desire to live near the beach. Therefore, the proposed use is appropriate in light of established need, based upon the goals and objectives in the LCP.

(9) **The proposed use would be consistent with all the applicable policies of the certified Oxnard Coastal Land Use Plan.**

The project site is an undeveloped lot surrounded by existing residential development. The proposed Project would provide the City additional housing in the Coastal Zone without endangering any natural habitats or resources. The Project would not impact public access to the beach. As discussed in the staff report, the Project complies with the zoning development standards and adheres to both General Plan and certified LCP policies for residential land uses.

SECTION 2. In accordance with the California Environmental Quality Act (CEQA), determines that the Project will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, Section 15303(b) (New Construction or Conversion of Small Structures) of the State CEQA Guidelines. The Project consists of construction of a single-family residential structure with fewer than six dwellings in an urbanized area with similar development, on a lot that is devoid of any natural resource value. There is no substantial evidence that the Project will have a significant effect on the environment, and no Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. The Planning and Environmental Services Manager is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to Section 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

SECTION 3. Upon approval of Planning and Zoning Permit 24-400-02, the Community Development Director of the City of Oxnard after conducting the public hearing hereby repeals Community Development Director Resolution No. 22-400-05, Coastal Development Permit No. 22-400-05, allowing the development of a 5,610 square-foot residence at 1105 Capri Way, and said Resolution shall be of no further force and effect.

SECTION 4. Based on the findings set forth herein, the Community development Director hereby approves Planning and Zoning Permit No. 24-400-02 (Coastal Development Permit), subject to the attached conditions of approval.

SECTION 5. The decision of the Community Development Director shall be final unless an appeal of the action is filed in accordance with the provisions of Section 17-58(H) of the Oxnard City Code.

CONDITIONS OF APPROVAL

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-1*) while some are taken from environmental documents (e.g. *MND-S2*).

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	PL	Planning Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Public Works, Landscape Design	CE	Code Compliance

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).

2. This permit is granted for the plans dated December 17, 2024, ("the plans") on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor change to the plans is approved by the Planning and Environmental Services Manager ("Planning Manager"). A minor change may be granted for minimal changes to the extent of use or size of structures or of the design, materials or colors of structures or masonry walls, found to be in substantial conformance with the approved plans. Substantial conformance shall be determined by the Planning and Environmental Services Manager. A Coastal Development Permit Amendment shall be required for substantial changes or increases in such items. (PL, *G-2*)

3. This permit shall automatically become null and void 24 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. A one time extension to this permit may be granted for a maximum of 12 additional months. The request for the extension shall be applied for prior to the expiration of the permit (PL, *G-3*)

4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Planning and Environmental Services Manager allows the Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)

5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, *G-5*)

6. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend (with counsel selected by the City in its discretion) and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. (CA, G-6)

7. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, *G-7*)

8. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the

City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning and Environmental Services Manager. (PL, *G-8*)

9. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, *G-9*)

10. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, *G-10*)

11. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, *G-11*)

12. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, *G-12*)

13. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, *G-13*)

14. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, *G-14*)

15. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, *G-15*).

16. Prior to issuance of building permits, Developer shall execute an agreement, in a form approved by the City Attorney, to hold harmless, indemnify and defend the City, its City Council, and each member thereof, and every officer, employee, representative or agent of City, from any and all liability, claims, demands, actions, damages (whether in contract or tort, including personal injury, death at any time, or property damage), costs and financial loss, including all costs and expenses and fees of litigation or arbitration, that arise directly or indirectly from the City's approval of this permit or other permits; from construction of the project or any part thereof approved herein; and from land failure, erosion, inundation, or wave attacks on the subject property or on any property near or adjacent thereto, arising out of or resulting from or caused by work performed or authorized by Developer. (PL/CA, *G-16*)

17. The subject Coastal Development Permit shall not become effective until 10 working days have elapsed without appeal to the Planning Commission following the notice of the decision of the Director to the Developer. Such notice to the Developer shall be given by Planning Division staff as described by Sections 17-58 H through J of the Oxnard City Code. (PL, *G-17*)

LANDSCAPE STANDARD CONDITIONS

18. Prior to issuance of building permits or the proposed use is initiated, whichever comes first, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Planning Division and obtain approval of such plans. (PK/DS, *PK-2*)

19. Prior to issuance of a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by Parks and Facilities Superintendent. (PK, *PK-3*)

20. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensure compliance. (PK, *PK-4*)

21. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, *PK-22*)

22. Developer shall include a note on the Landscape Plans submitted to the Building and Engineering Division for a building permit that "all landscaping and irrigation comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards, and applicable water conservation requirements of the State of California". (PK, PK-24)

LANDSCAPE SPECIAL CONDITIONS

23. Landscaping shall consist of (2) 8' brown trunk *Washingtonia robustas*, with 5 gallon (minimum) colorful shrubs and colorful ground covers which conform to City Landscape requirements. (PK)

FIRE DEPARTMENT STANDARD CONDITIONS

24. All roof covering materials on the project property shall be of non-combustible or fire retardant materials approved by the Fire Chief and in compliance with the City Code. (FD, *F-2*)

25. All structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations. (FD, *F-5*)

26. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)

27. Developer shall provide automatic fire sprinklers as required by the City Code and shall contact the Fire Chief to ascertain the location of all connections. (FD, *F-12*)

28. Developer shall install a carbon monoxide detector on each level of the residence in accordance with the manufacturer's specifications. The detector shall be hardwired with a battery backup. (FD, *F-17*)

FIRE DEPARTMENT SPECIAL CONDITIONS

29. Fire sprinkler coverage is required for:
    a. Patios, overhangs or any other projections that are 48" or more from the structure.
    b. Open areas beneath stairs that serve a habitable space or when that area is accessible for storage or has mechanical equipment.
    c. The protection of the forced air unit when located in the attic or other areas that are normally inaccessible.

30. All emergency egress/Fire Department access windows or doors that serve any room that can be utilized for sleeping, shall have access to a public right-of-way without re-entering the structure.

POLICE DEPARTMENT STANDARD CONDITIONS

31. A condition of approval requires compliance with the Outdoor Lighting Code & Guideline
    a. Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
    b. Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the exceptions:
        i. Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.
        ii. Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to on 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque to keep light from shining directly up.
    c. Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on the abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.

32. Lighting instruments shall be full cut-off and installed so that light does not directly illuminate property outside the project site. Instruments shall not create glare for motorists or pedestrians.

33. Should an alarm system be installed, it shall be compliant with Oxnard City Code 11-95 through 11-100. Motion detection burglary or intrusion alarm systems shall utilize "Dual Technology" sensors capable of differentiating between human movement and non-human movement.

34. Lighted street address fixture is required.

PLANNING DIVISION STANDARD CONDITIONS

35. Plans submitted by Developer with building permit applications shall show on the building elevation sheets all exterior building materials and colors, including product and finish manufacturer name, color name and number, and surface finish type (such as: stucco with sand finish, plaster with smooth finish) to be used in construction. (PL/B, PL-1)

36. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Community Development Director in all sets of construction documents and specifications for the project. (PL, *PL-3*)

37. Before the City issues building permits, Developer shall provide to the Planning and Environmental Services Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Planning Commission. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)

38. Developer acknowledges that because of population limitations placed on the City by the Air Quality Management Program, approval of this permit does not guarantee that the City will issue building permits. The City's issuance of building permits may be delayed as a result of implementation of an air quality plan. (PL, *PL-5*)

39. In order to minimize light and glare on the project property, all parking lot and exterior structure light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway. (PL, *PL-9*)

40. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities. (B/DS, *PL-11*)

41. During construction, Developer shall control dust by the following activities:
    a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code section 23114, with special attention to sub sections 23114(b)(2)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
    b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic

watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (B/DS, *PL-12*)

42. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)

43. Because of water limitations placed upon the City by its water providers, approval of this permit does not guarantee that the City will issue building permits. Issuance of building permits may be delayed as a result of implementation of a water conservation or allocation plan. (PL, *PL-15*)

44. Prior to issuance of building permits, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, *PL-16*).

45. Developer shall install all roof and building rain gutters and downspouts to integrate as closely as possible with building design elements, including matching adjacent building colors as closely as possible. Developer shall submit a plan and scheme for approval by the Planning Division Manager prior to issuance of building permits. (PL, *PL-18)*

46. Developer shall provide utility meters, mailboxes and address directories, placed in decorative cabinets and clustered for efficient access for residents and service persons. Developer shall coordinate placement and design of such items accordingly, with the Planning Division Manager, the appropriate utility service provider and the United States Postal Service, prior to issuance of building permits. (PL, *PL-19)*

47. Developer shall provide automatic garage door opener for the garage. (PL/B, *PL-20*)

48. Garages closer than 23 feet to the front property line shall have sectional roll-up garage doors. (PL/B, *PL-21*)

49. Additions and patio covers shall conform to the requirements of the R-BF zone setbacks, or as otherwise approved by this permit, and match the materials and style of the residence. (PL/B, *PL-27*)

50. Developer shall participate in the City's Public Art Program by paying the Public Art fee prior to issuance of building permits, in accordance with City Council Resolution No. 14,124. *(*PL*, PL-50)*

51. All construction activities shall occur only between the hours of 7:00 am to 6:00 pm Monday through Saturday in accordance with Section 7-188(D) of the Oxnard City Code.

PLANNING DIVISION SPECIAL CONDITIONS

52. Developer shall not obstruct pedestrian or vehicular traffic on Capri Way or the associated sidewalk during construction and maintenance activities. (PL)

53. Developer shall maintain the construction site free of litter and the accumulation of construction debris. (PL)

54. Developer shall paint utility meter panels to match structures upon which it is located. Such panels shall be located to take advantage of screening (e.g., landscaping or other building elements) from public right of ways, to the maximum extent feasible.

55. Prior to grading permit approval, Developer shall include on the grading plans a reproduction of all conditions of this permit pertaining to dust control requirements. (PL)

56. Developer shall construct the improvements on pilings in accordance with Exhibit 6 of the settlement agreement in Oxnard Shores Oceanfront Lot Owners Association, et al. v. City of Oxnard, et al.. (PL/DS)

57. Developer acknowledges and agrees to complete the following steps to mitigate the impacts associated with pile driving, if driven pilings are to be used:

    a. Developer shall distribute a written notice to all property owners within a 300-foot radius of the subject property informing them of the upcoming pile driving and providing the name and contact information for the Foreman and/or Developer. This notice shall be distributed no less than 60 days prior to pile driving. The City shall furnish an updated mailing list with a 300-foot radius in an electronic format to the Developer within two weeks of the Developer requesting the mailing list. The City will not charge additional fees for the updated electronic mailing list. The Developer will be responsible for the costs associated with mailing the notifications. The Developer shall furnish a copy of the pile driving notification and a signed statement confirming mailed notices were sent to all property owners who were on the City furnished updated mailing list to the City at the preconstruction meeting referenced below. Developer shall also provide Planning Manager and Deputy Building Official with a written notification confirming that the notice has been completed prior to issuance of a building permit;

    b. Prior to issuance of a building permit, Developer shall coordinate and attend a preconstruction meeting with the Building and Engineering Division to verify and review all pile driving requirements. Attendees shall include the pile driving/drilling Foreman, Developer, Deputy Inspector, Deputy Building Official and Case Planner. The request for this meeting shall be made to the Building and Engineering Division by the Developer or their designee and include a minimum 72 hours notice in advance of the meeting;

    c. Developer shall prepare and submit a predrilling and noise mitigation plan for approval during the plan review process. This plan shall consist of: 1) an identification of methods used to reduce the driving duration, force, and resulting vibration impacts to surrounding properties during pile driving; and 2) an identification of methods used to reduce the noise impacts to surrounding

properties during pile driving, including detailed description of any noise reduction techniques or equipment proposed, as verified by an acoustical report, technical report, or other objective data;

d. Developer shall limit pile driving activities to the hours of 9:00 a.m. through 4:30 p.m., Monday through Friday; and

e. Developer acknowledges that the approval of the Building Official is conditional and may be revoked immediately if the aforementioned requirements are not completed and strictly adhered to during construction. (PL/B, PL-50)

58. Developer shall provide breakaway panels painted to match the structure that cover approximately 50% of the linear area between the first floor of the structure and the sand below in order to screen the pilings. (PL)

59. Developer shall provide mailbox detail that is theme-coordinated with the architecture of the building, subject to approval by the Planning and Environmental Services Manager. (PL)

60. Developer shall remove any and all graffiti from the project premises, including but not limited to graffiti within the building, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. (PL)

61. The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), Rule 55 (Fugitive Dust), and Rule 55.1 (Removal of Visible Roadway Accumulations). (PL)

62. Prior to issuance of demolition permits for any structure on the site, Developer shall provide evidence of notifying the Air Pollution Control District of such demolition. Demolition and/or renovation activities shall be conducted in compliance with APDC regularities regarding Asbestos (Rule 63.7). (MND, C-8)

63. Plans submitted by Developer with building permit applications shall include mailbox design with details that incorporate architectural design features that complement the building, subject to approval by the Planning and Environmental Services Manager. (PL)

64. Throughout construction, Developer shall sweep adjacent streets and roads at least once per day, preferably at the end of the day, so that any visible soil material and debris from the construction site is removed from the adjacent roadways. (PL)

65. Subject to the approval of the respective property owners, the applicant shall prepare a pre-construction photo survey of existing conditions of adjacent properties, including the condominium complex located on the northern corner of Mandalay Beach Road and Wooley Road (5243-5279 Wooley Road). The survey shall identify the condition of existing structures, including buildings, walls, fences, and other structures in the area.

66. The Project shall abide by Oxnard City Code Section 17-25(E)(2) - "Fencing: no fences, walls, or hedges may be permitted as lot enclosures."

ENVIRONMENTAL RESOURCES DIVISION

67. A Construction and Demolition Waste Management Plan (ERDC-1) must be submitted to the Environmental Resources Division for review and approval prior to issuance of a building permit establishing a goal that at least 65% of the waste generated on the project will be diverted from the landfill.

68. After completion of construction and prior to a certificate of occupancy being issued, a Construction and Demolition Waste Management Report (ERDC-2) must be submitted that demonstrates that at least 65% of the waste generated on the project has been diverted from the landfill. This Report must also include legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities.
69. Any/all organic waste that is generated must be diverted from landfill disposal, as material of this type is not allowed in a trash dumpster. If landscaping is performed by an entity other than the City of Oxnard (i.e. self-haul or third party private hauler), the landscape service providers must be informed, in writing, of this condition and the property management must complete and submit an Alternative Services Certification annually.

70. Developer shall arrange for materials collection during construction, demolition, and occupancy with the City's Environmental Resources Division or Developer shall arrange for self-hauling. Regardless of hauling methods, all materials collected must be conveyed to the Del Norte Regional Recycling and Transfer Station.

71. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

72. Developer shall pay plan check and processing fees in effect at the time of construction plan submittal and shall pay development fees, encroachment permit fees, and other applicable fees in effect at permit issuance. (DS-1)

73. Developer shall protect building pads from inundation during a 1% chance (100 year) storm. (DS-5)

74. Before connecting the project to existing sewer and water service laterals, Developer shall inspect (pothole or video) existing lateral(s) and arrange for City staff to view inspection results. Developer shall make repairs to such facilities as determined necessary by City staff. Developer shall bring all existing water services into compliance with current City standards including removal of unused water or sewer laterals by disconnection at the main. (DS-7)

75. Curb cut widths and design shall conform to City ordinances, standards, and policies in effect at the time City issues an encroachment permit. (DS-9)

76. The conditions of this resolution shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, that may or may not be shown on the improvement plans. (DS-21)

77. Developer shall pay the cost of all inspections of on site and off site improvements. (DS-22)

78. Developer shall be responsible for all project related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)

79. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer. (DS-38)

80. Developer shall install adequately sized water services and meters to each lot or unit in accordance with City standards in effect at the time of building permit issuance. There shall be no interconnections between structures. (DS-42)

81. Developer shall be responsible for and bear the cost of replacement of all existing survey monumentation (e.g., property corners) disturbed or destroyed during construction, and shall file appropriate records with the Ventura County Surveyor's Office. (DS-64)

82. Developer shall provide three City refuse containers for each lot or unit. An alternative number of containers may be approved by the Environmental Resources Division. (DS-67)

BUILDING AND ENGINEERING DIVISION SPECIAL CONDITIONS

83. The Developer shall take sufficient precautions during construction to prevent ocean wave run-up from passing through the project site and into the street right-of-way. Failure to take adequate precautions will result in Developer being assessed street cleanup costs. (DS)

84. Developer shall repair and/or replace any existing broken or damaged sidewalk, curb gutter, or asphalt paving adjacent to property as directed by the City Inspector. (DS)

85. The Developer's architect and engineer shall provide written certification that the structure complies with all Federal Emergency Management Agency (FEMA) requirements including, but not limited to, the Floodplain Management Chapter of the Oxnard City Code. This shall include, but not be limited to, the filing of a FEMA "elevation certificate." (DS)

86. Developer shall have the building plans prepared such that the lowest horizontal portion of the structural members of the lowest floor is elevated above the Base Flood Elevation (BFE) as required by the City Municipal Code Section 18-39. (DS)

87. Developer shall submit a Letter of Drainage Assessment describing the disposition of surface runoff and drainage will not be directed to the neighboring lots. (DS)

88. Locate large planter, walls, and trees outside of the 8-foot utility easement. (DS)

89. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall prepare and submit an erosion control plan to the City for review and approval. (DS)

90. Developer shall construct a level concrete pad for storage of three (3) refuse containers out of view of the public street. Developer shall provide a paved path from the storage location to the street curb. All gates or doors along the path shall be constructed with a minimum of 36-inches of clear space to allow passage of the City issued containers. (DS)

91. Developer shall obtain a grading and encroachment permit to perform any onsite and offsite grading and construction not covered by the Building Permit. (DS)

PASSED AND ADOPTED by the Community Development Director of the City of Oxnard on this 17th day of December, 2024.

_____

Jeff Pengilley, Community Development Director

CITY OF OXNARD CALIFORNIA

COMMUNITY DEVELOPMENT DIRECTOR
STAFF REPORT

TO: Community Development Director

FROM: Daniel Houck, Associate Planner

DATE: December 17, 2024

SUBJECT: **Project Name: The Pointe Apartments;** Planning and Zoning Permit No. 23-200-01 (Development Design Review) Property located at 2801 North Oxnard Blvd (APN: 132-0-110-315).

1) **Recommendation:** That the Community Development Director ("**Director**"):

   a) Find the Project to be consistent with Final Environmental Impact Report (FEIR No. 00-03) and subsequent addendums prepared for the RiverPark Specific Plan and therefore exempt from further environmental review pursuant to Sections 15162 through 15164 and 15183 of the CEQA Guidelines; and

   b) Adopt Resolution PZ 23-200-01 approving Planning and Zoning Permit No. 23-200-01 (Development Design Review Permit), subject to certain findings and conditions.

2) **Project Description and Applicant:** A request for a Development Design Review (DDR) Permit to authorize the construction of a 546,524 square foot building comprised of 341,324 square feet of apartment building reaching 4 stories and 280 residential units as well as a 205,200 square foot 5.5-story centrally located parking structure with 490 residential parking spaces on a 4.85-acre project site. The project will include associated landscape and hardscape improvements. The 280 residential unit apartment building consists of 17 studio apartments, 143 one-bedroom units, 104 two-bedroom units, and 16 three-bedroom units. The project is also conditioned to provide forty two (42) affordable units. The Project is located at 2801 North Oxnard Blvd within the Residential Very High/Commercial Regional land use designation of the RiverPark Specific Plan (RPSP) (Attachment A). For purposes of this Staff Report, the foregoing project description shall be referred to as the "Project." The project application was filed by Ann Walsh of Shea Properties, 2751 Park View Court, Oxnard, CA 93036 (collectively referred to as the "Applicant" or "Developer.")

   Please see the reduced Project plans (Attachment B) for more details.

3) **Existing & Surrounding Land Uses:** The 211,266 square-foot parcel (4.85 acres) across Oxnard Blvd from The Collection is currently vacant and undeveloped. The property is within the RPSP and zoned for multiple family residential very high as well as

commercial regional. The following table summarizes the land uses and zoning designation of the project site and adjacent properties.

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site (2801 Oxnard Blvd)	Commercial Regional	The RiverPark Specific Plan (Residential: Very High or Commercial Regional)	Vacant
North	Commercial Regional	The RiverPark Specific Plan: Mixed Use, Residential High, Commercial Office	Residential Apartments
South	Commercial Regional	The RiverPark Specific Plan: Commercial Convention/Hotel	Service Commercial and Oxnard Blvd
East	Commercial Regional	The RiverPark Specific Plan: Commercial Regional	Commercial (The Collection)
West	Commercial Regional	The RiverPark Specific Plan: Commercial Office	Commercial Office and Residential Apartments

4) **Background:** The RPSP was adopted by the City Council on September 10, 2002, together with the General Plan Amendment, Zone Change, Annexation, Development Agreement, and EIR certification related to the RPSP approval. The original RPSP allowed for the phased development of 2,805 dwelling units and 2,485,000 square feet of commercial development (including approximately 221,000 square feet of existing office development that was approved and built under the Oxnard Town Center Specific Plan, prior to the adoption of the RPSP). The original RPSP was developed following the design principles of the New Urbanism and Smart Growth movements, which emphasized the importance of mixed land uses in close proximity, communities scaled for pedestrian walkability; limiting the need for automobile usage; higher density development, and the importance of physical design. Since the adoption of the original Specific plan there have been seven previous amendments to the RiverPark Specific Plan. The most recent amendment was approved on April 5, 2022. The amendment allowed for changes to the land use plan and text within the RiverPark Specific Plan to allow residential development in districts B, C and D in exchange for a reduction of commercial square footage. The current specific plan would allow for up to 4,068

dwelling units or 2,098,000 square feet of commercial development depending on the development options chosen.

The Pointe Apartments project covers the area designated as District C, which allows for up to 280 units.

5) Environmental Determination: In accordance with the California Environmental Quality Act (CEQA), an environmental impact report (EIR No. 00-03 (Attachment E)) was prepared to analyze potential impacts associated with the approval and implementation of the RPSP and the anticipated build out of the 701-acre specific plan area. On July 16, 2002, the City Council adopted Resolution No. 12,209, upholding the Planning Commission's decision certifying the Final EIR (State Clearinghouse No. 2000051046), and adopting Findings of Fact, Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program.

Mitigation measures identified in FEIR No. 00-03 and subsequent addendums which are relevant have been included as conditions of approval. Since certification of FEIR No. 00-03 and approval of the subsequent addendums, there have been no substantial changes proposed for the RiverPark project, no substantial changes have occurred under which the RiverPark project is being undertaken, and no new information of substantial importance to the RiverPark project has become available. As the proposed use and development is consistent with the development anticipated under the RPSP, the Project necessitates neither changes nor additions to FEIR No. 00-03 including the subsequent addendums. Therefore, no additional environmental review is required pursuant to Public Resources Code Section 21166 and Sections 15162 through 15164 and 15183 of the State CEQA Guidelines.

6) Analysis:

a. ***General Discussion:*** As discussed below, the Project has been found to be consistent with both the General Plan and the RPSP. In accordance with the RPSP, construction of the Project is subject to approval of a Development Design Review (DDR) permit by the Community Development Director.

b. ***General Plan Consistency:*** The City's 2030 General Plan land use designation for the subject site is Commercial Regional (CR) uses which allows retail, commercial, government and residential uses. The proposed use is residential. Approval of this DDR permit has been determined to be consistent with the 2030 General Plan and the property's land use designation.

Consistency with the 2030 General Plan is defined by the relationship between 2030 General Plan policies and the proposed Project. The three consistency classification levels are:

I. Direct Applicability to a Proposed Project or Program (full text of the policy and an explanation).

II. Related or Indirect Applicability to the Proposed Project or Program (policy title and an explanation for each or groups of related or indirectly related policies).

III. No or Distant Applicability to the Proposed Project or Program (all policies not listed as Level I and II are assumed to be consistent).

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-1.2	I	In-fill development, priority to mixed use	The Project site is within a developed area of the City and qualifies as infill.
CD-1.5	I	Housing Variety	The project promotes development of the RiverPark Specific Plan, which includes a variety of housing choices.
CD-1.7	I	Compact Development	Project promotes high density development in the Urban Village setting.
CD-1.9 and 1.10	I	Commute Reduction and Jobs-Housing Balance:	The Project allows for the development of residential development within the RiverPark Specific Plan, which is in close proximity to the multiple office park areas and other commercial businesses within RiverPark and along Oxnard Boulevard.
CD 9.2	I	Revitalization and Redevelopment	The development will improve an empty lot near the 101-Freeway.
ICS-1.2	I	Development Impacts to Existing Infrastructure	The project has been analyzed to ensure the development can be adequately served by existing infrastructure.
ER-10.1- & ICS-19.2	I	Promote use of Native and Water Wise Plants and Water Supply FIndings for Smaller Projects	The Project incorporates native and water wise plants and is conditioned to comply with City's Landscape and Water Conservation Standards (Ordinance No. 2822) and applicable water conservation requirements of the State of California.
H-2.1	I	Adequate Development Opportunities	The project includes the development of the required affordable housing that will be used to meet the City's RHNA requirements, this

H-2.2	I	Balanced Opportunities	housing type will meet the growing need for affordable by design workforce housing. Per the Conditions, the project will be required to have a 15 percent inclusionary requirement.
H-3.4	I	Inclusionary Housing Program	
CD-14.1 CD-14.2	II	Design review process Development Advisory Committee (DAC) functions	The Development Advisory Committee (DAC) review process led to changes in the Project and/or conditions of approval that meet these Level II policies.

As conditioned, the Project is consistent with 2030 General Plan land use designation and the Goals and Policies.

c. ***Conformance with Zoning Development Standards:*** The RPSP provides for an approval process to promote efficient project review and to ensure that development within the RPSP area is consistent with the vision, spirit, design intent and objectives of the RPSP. This review process facilitates development of an efficient, walkable and attractive multi-use community. In accordance with Chapter 7 (Implementation) of the RPSP, the proposed development may be permitted with a DDR, subject to approval by the Community Development (Development Services) Director. The proposed development has been reviewed by the Town Master Planner/Architect (TMP), in accordance with Section 7.8.2.4 of the RPSP. The DAC, with the participation of the TMP, also reviewed the development proposal as part of the development design and review process. The RPSP designates the site as Planning District C: West Corridor Commercial District with a land use of Residential - Very High and Commercial - Regional. This designation anticipated development of the subject residential use, as outlined on page 2.13 of the RPSP. Based on the above the RiverPark TMP and staff have determined that this Project meets the requirements of the RPSP in terms of its location within Planning District C and will be subject to the residential and commercial square footage limitations within Chapter 2 and 7 of the RPSP. RPSP Section 2.5.2.3 establishes that the maximum Residential: Very High development area within District C shall be a maximum of 280 dwelling units and no further commercial shall be allowed in the district. Therefore, the proposed developments comply with the building area requirements of the RPSP.

The RPSP design guidelines for Building Type 7-R (Apartments - Urban) were utilized for the project. The projects comply with all of the development requirements for this building type as well as all other applicable development standards of the RPSP, as outlined in the consistency analysis prepared by the RiverPark TMP (Attachment C). The Applicant worked closely with the DAC to ensure that the building location, massing, height and character was designed to be compatible with existing and anticipated development on the subject property and vicinity. The TMP and staff have determined that the Project is consistent with the design intent, product

type specifications, and design standards of the RPSP.

d) ***Site Design:*** The proposed apartment building is designed as a single four-story wrap around building with a five and a half story centrally located parking structure. The building will face Town Center Drive, Oxnard Blvd, and Clyde River Place, with a vehicular access point on Clyde River Place. The ground floor open space will be located in multiple courtyards around the property that are mostly surrounded by wings that extend out from the central area of the building. Two rooftop decks will also be provided for the use of residents. The site will have an access road along the non-frontage side of the building, which will be used for emergency access and trash service. All four floors include residential units. The entry to each unit faces an interior hallway.

e) ***Circulation and Parking:*** Vehicle access to the subject project is provided via two driveways off of Ventura Road. Parking is to be provided in a five and a half -story 205,200 square foot centrally located parking structure with 490 residential parking spaces. Open parking for visitors and potential tenants is provided in this area. The following table compares the Specific Plan parking requirements with the parking provided as part of the project:

BEDROOM COUNT	PARKING REQUIREMENT PER RPSP	PARKING REQUIRED	TOTAL PROVIDED
Studio and One Bedroom - 160 units	1 space per unit	160 spaces	-
Two Bedroom - 104 units	1.5 spaces per unit	156 spaces	-
Three Bedroom - 16 units	2 spaces per unit	32 spaces	-
Total Project	-	348 spaces	490 spaces

Therefore, the Project complies with the RiverPark Specific Plan requirements. While the Project is in conformance with the parking requirements of the RPSP, as required per the RPSP the project has been required to prepare a Parking Management Plan to designate residential and provide for the allocation of the residential spaces to residents. The attached draft Parking Management Plan includes strategies to ensure residents use on-site resident parking; not visitor parking or on-street parking allocated to (and required for) this project and adjacent uses (Attachment D).

f) ***Building Design:*** The Town Master Planner/Architect reviewed the development proposal to evaluate the project's consistency with the architectural and site design

elements outlined in the Design Guidelines in Chapter 4 of the River Park Specific Plan. Chapter 4 provides illustrations and descriptive information that sets forth neighborhood configuration, residential building design criteria, and block standards consistent with walkable traditional neighborhood designs, including the relationship of the building front to the street and garage access. The proposed Project includes the construction of a 4-story apartment building that fronts onto Oxnard Blvd. The proposed building is designed as a four story wrap around building with a centrally located five and a half story parking structure.

The building is contemporary in style with projecting and recessed elements. Exterior materials are a mixture of stucco, brick/stone veneer, and composite siding with glass and metal railings. Contrasting colors as well as differing parapet heights are used to further reduce the scale of the building elements. The buildings hold to the street edge, screening parking from the street and consistent with the proposed urban feel of the neighborhood. Colors include a more neutral palette, consisting primarily of shades of gray and white, with large glass windows and glass balconies.

g) ***Landscaping and Open Space:*** The Project site provides open space primarily through a series of courtyards, interior amenities, and rooftop decks. The open spaces consist of mostly passive recreation areas with landscaped seating and fire pits. A pool and spa is also provided in the ground floor courtyard, as well as a synthetic turf game lawn. A small dog park and a dog spa are also provided. A majority of the units also have private open space in the form of balconies. The only units without the balconies are the studios, however these units are by far the smallest in number being only 17 total of the 280 and they will still have access to the common open space areas.

h) ***Noise:*** The proposed residences are not expected to generate any excessive noise as a use on the property. Generally, the likely source of noise for a large residential project such as this would be the condenser units. The condenser units are proposed on the roof where they will be less likely to project off property toward the adjacent residences. The decibel level will be checked during the Building Permit submittal and will be approved pursuant to City Code §7-185, which establishes a threshold that the decibel level cannot exceed. Thus, the proposed project will not create significant noise impacts.

7) Development Advisory Committee: The Project was reviewed by necessary members of the Development Advisory Committee (DAC) including the Fire Department, Police Department, Public Works, and Development Services for conditions. These conditions of approval from DAC are included in the attached resolution.

8) Community Workshop and Public Input: The project went through the community workshop on November 20, 2023. At the meeting, the Project Planner and the Applicant presented the Project. No members of the public commented on the project during the

workshop presentations. However, multiple comments were received prior to the workshop from members of the public residing within RiverPark. The comments principally focused on the following issues:

- Congestion and parking are issues that exist within RiverPark and this project would exacerbate those further.
- The architecture was cheap, uninspiring, and looked like identical boxes.

9) **Appeal Procedure:** In accordance with Section 7.9.2.5 (Appeals) of the RiverPark Specific Plan, the Community Development Director's action may be appealed to the Planning Commission within 10 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the Planning Commission is not filed within 10 working days of the Community Development Director's decision, the decision of the Community Development Director shall be considered final.

Attachments:

A. Maps (Vicinity, General Plan, Zoning)
B. Project Plans
C. Development Consistency Analysis
D. Draft Parking Management Plan
E. FEIR No. 00-03 and Subsequent Addendums
F. Director Resolution

Vicinity Map

CITY OF OXNARD CALIFORNIA

Oxnard Planning

November 2, 2023

PZ 23-200-01
Location: 2800 N Oxnard Bl
APN: 1320110315
The Pointe Apts

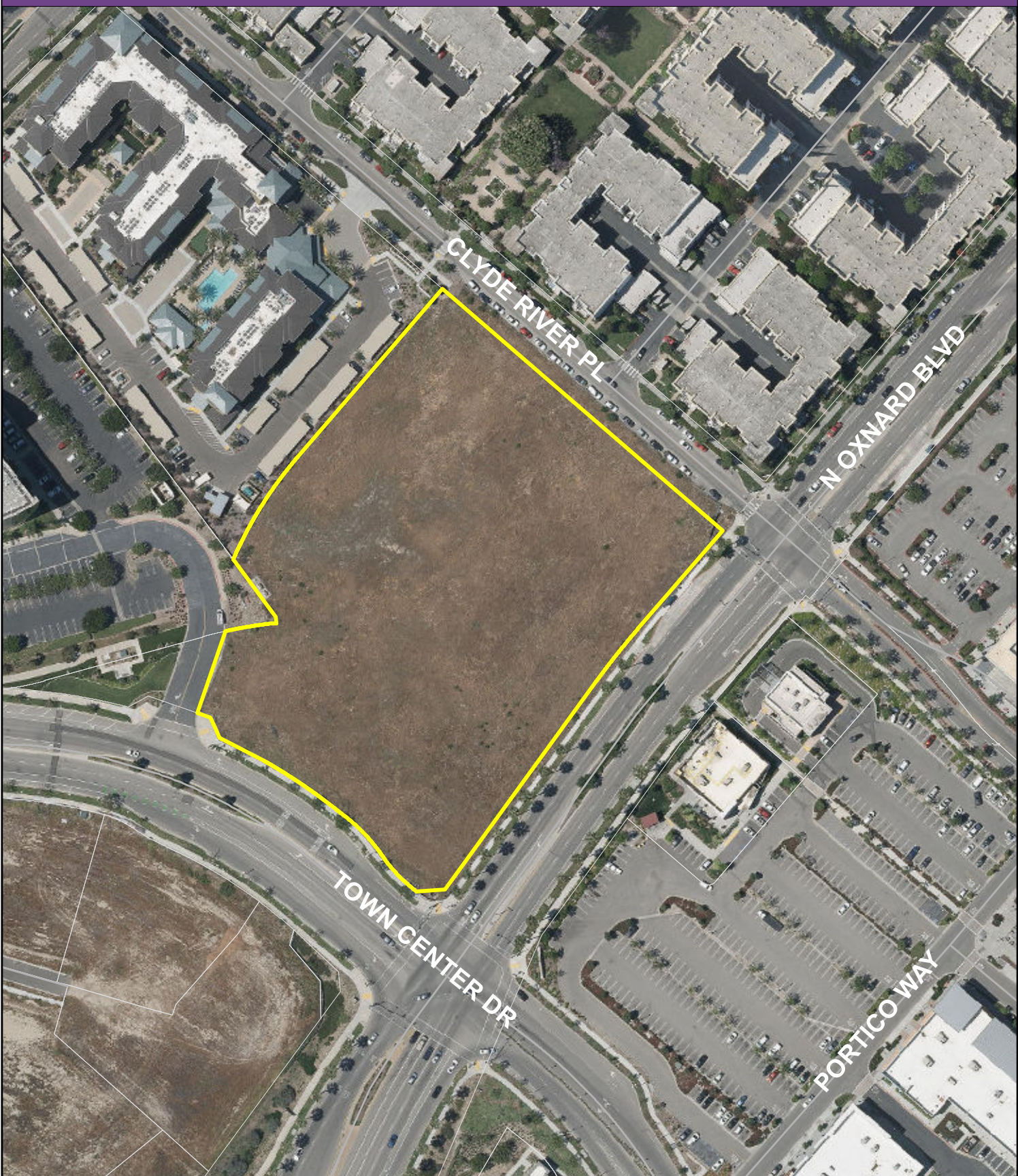
Vicinity Map

Miles
0 0.5 1 1.5 2

N

1:70,000

Aerial Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

November 2, 2023

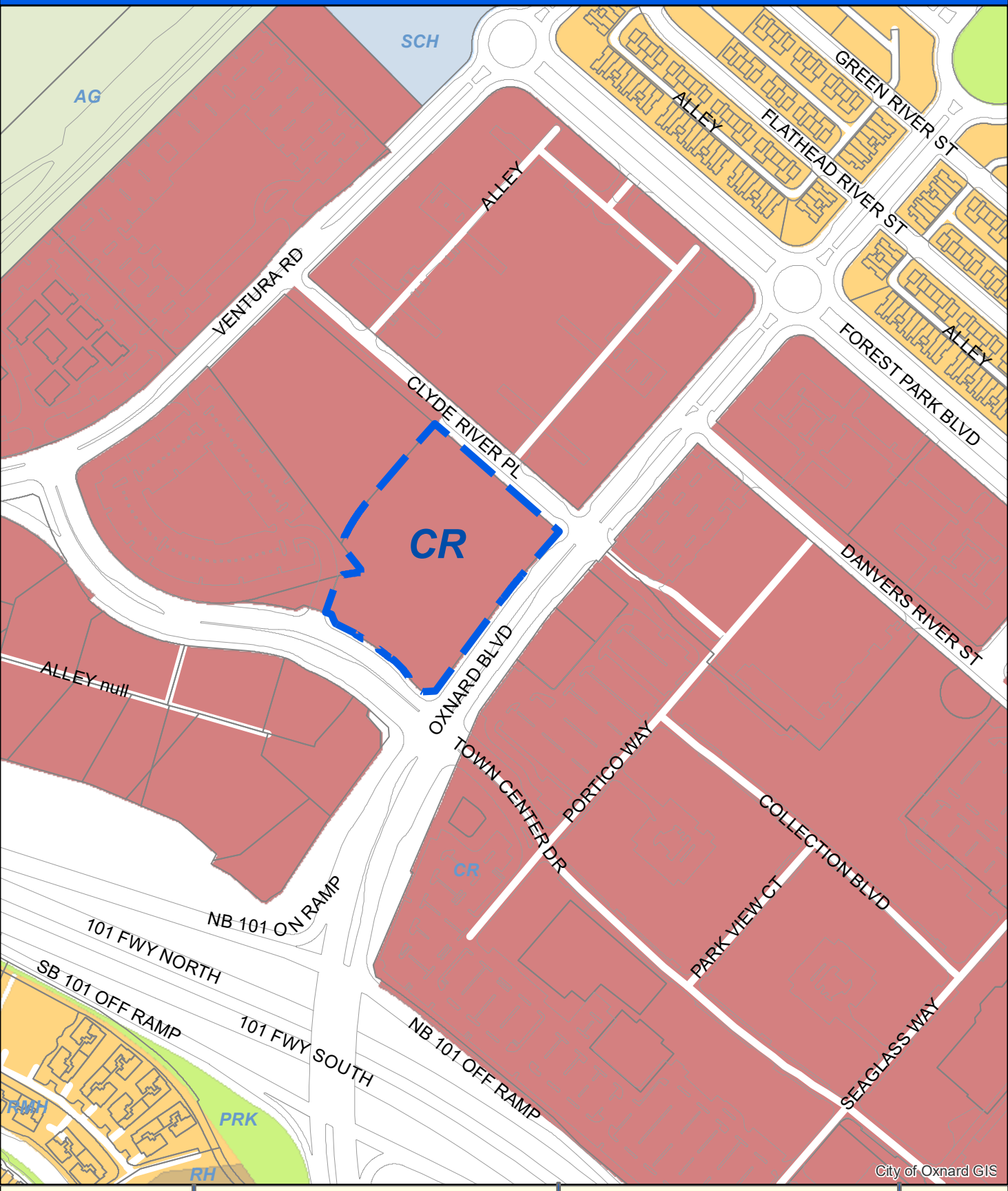
PZ 23-200-01
Location: 2800 N Oxnard Bl
APN: 1320110315
The Pointe Apts

Feet
0 25 50 100 150 200

Aerial Map

N

2030 General Plan Land Use Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

November 2, 2023

PZ 23-200-01
Location: 2800 N Oxnard Bl
APN: 1320110315
The Pointe Apts

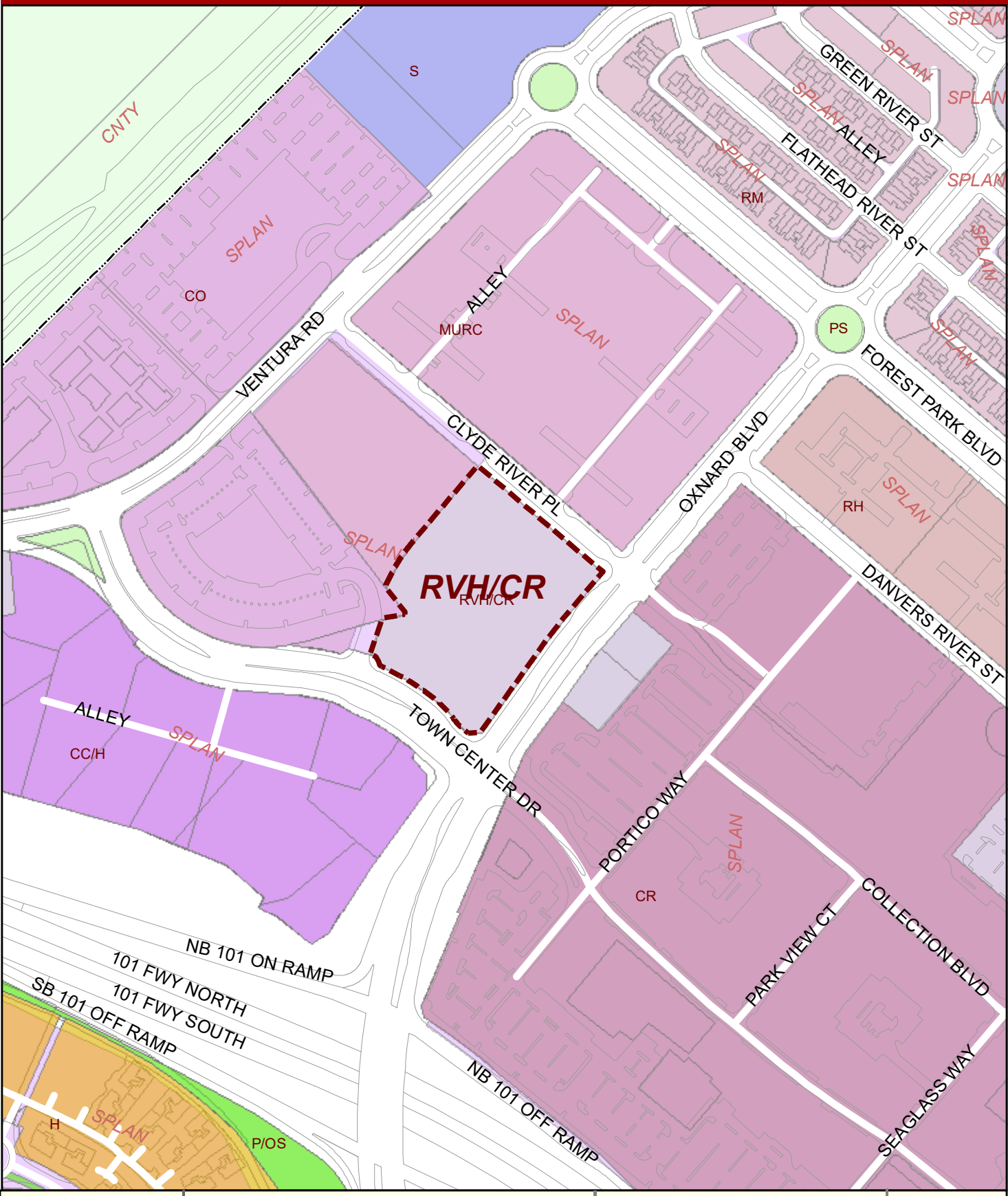
Feet
0 100 200 400

2030 General Plan Land Use Map

N

1:4,000

Zoning/Specific Plan Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

November 2, 2023

PZ 23-200-01
Location: 2800 N Oxnard Bl
APN: 1320110315
The Pointe Apts

0 62.5 125 250 375 500 Feet

Zoning/Specific Plan Map

N

1:4,000

OXNARD: THE POINTE

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

TCA
ARCHITECTS

PROJECT DESCRIPTION

Oxnard The Pointe is a new residential development located in the beautiful coastal city of Oxnard, California. The project is designed to embody the boat house architectural style, with dynamic articulation and overhang shed roofs with exposed rafters. The building will be constructed as a 4 Story Wrap, Type V construction with 280 units in total and a 5.5 Story Type-I Parking structure providing resident/guest parking and secure tenant bicycle parking.

The design concept for The Pointe Apartments is to create a calm and natural environment that reflects the beauty of its coastal location. The exterior color palette will feature neutral and natural colors that blend seamlessly with the surrounding environment. The building will have two roof decks that offer breathtaking sunset ocean views, providing a perfect spot for relaxation and enjoyment. In addition, two generous courtyards will provide residents with access to pool amenities, a game area, and relaxation areas. The complex is pet-friendly and has a dedicated dog park for the furry residents.
Oxnard The Pointe offers an expansive 14,500 square feet of shared amenities, including top-notch leasing, club, fitness and study/work areas. The leasing office will be staffed with knowledgeable and friendly professionals who are dedicated to providing residents with exceptional service. The club area will be a social hub for residents, featuring a variety of amenities such as a pool table, lounge areas, and a kitchen. The fitness area will be equipped with state-of-the-art equipment, providing residents with an excellent workout experience.

PROJECT TEAM

DEVELOPER:

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San Juan Capistrano, CA 92675
Contact: Steve Lynn
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slynn@moranutility.com

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jeff.vanparys@salasobrien.com

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Contact: Jack Li
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jack.li@ampam.com

FIRE ENGINEER:

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P: 508.523.7412
www.wodenfire.com
nmills@wodenfire.com

VICINITY MAP

INDEX

COVER SHEET

GENERAL:

G-1.1	PROJECT INDEX
G-1.2	PROJECT DATA
G-1.3	SITE SURROUNDINGS
G-1.4	EXISTING SITE CONDITIONS

ARCHITECTURE:

A-1.1	BUILDING PLANS: GROUND / ARCHITECTURAL SITE
A-1.2	BUILDING PLANS: 2ND FLOOR
A-1.3	BUILDING PLANS: 3RD FLOOR
A-1.4	BUILDING PLANS: 4TH FLOOR
A-1.5	BUILDING PLANS: RESIDENTIAL ROOF / 5TH PARKING FLOOR
A-1.6	BUILDING PLANS: 6TH PARKING FLOOR (PARTIAL)
A-2.1	UNIT PLANS: STUDIO
A-2.2	UNITS PLANS: ONE BEDROOM
A-2.3	UNITS PLANS: ONE BEDROOM
A-2.4	UNITS PLANS: ONE BEDROOM
A-2.5	UNITS PLANS: ONE BEDROOM
A-2.6	UNITS PLANS: TWO BEDROOM
A-2.7	UNITS PLANS: TWO & THREE BEDROOM
A-3.1	BUILDING ELEVATIONS: EXTERIOR SOUTH
A-3.2	BUILDING ELEVATIONS: EXTERIOR EAST
A-3.3	BUILDING ELEVATIONS: EXTERIOR NORTH
A-3.4	BUILDING ELEVATIONS: EXTERIOR WEST
A-3.5	BUILDING ELEVATIONS: POOL CY. SOUTH & EAST
A-3.6	BUILDING ELEVATIONS: POOL CY. NORTH & WEST
A-3.7	BUILDING ELEVATIONS: CY. SOUTH & EAST
A-3.8	BUILDING ELEVATIONS: CY. NORTH & WEST
A-4.1	BUILDING SECTIONS A & B
A-5.1	BUILDING MATERIALS & COLORS
A-5.2	BUILDING MATERIALS & COLORS
A-5.3	BUILDING MATERIALS & COLORS
A-6.1	BUILDING PERSPECTIVE
A-6.2	BUILDING PERSPECTIVE
A-6.3	BUILDING PERSPECTIVE
A-6.4	BUILDING PERSPECTIVE
A-6.5	BUILDING PERSPECTIVE
A-6.6	BUILDING PERSPECTIVE
A-6.7	BUILDING PERSPECTIVE
A-6.8	BUILDING PERSPECTIVE
A-6.9	BUILDING PERSPECTIVE
A-6.10	BUILDING PERSPECTIVE
A-6.11	BUILDING PERSPECTIVE

CIVIL:

ESP-1	ENGINEERING SITE PLAN - GRADING
ESP-2	ENGINEERING SITE PLAN - UTILITY
ESP-3	ENGINEERING SITE PLAN - EASEMENTS

LANDSCAPE:

L.1	CONCEPTUAL LANDSCAPE PLAN
L.2	LIFESTYLE IMAGERY
L.3	COURTYARD ENLARGEMENT PLAN
L.4	POOL TERRACE ENLARGEMENT PLAN
L.5	ROOF DECK ENLARGEMENT PLANS
L.6	MATERIALS PALETTE
L.7	TREE PLAN
L.8	PLANT PALETTE & NOTES
L.9	WALL AND FENCE PLAN

ELECTRICAL:

E100	ELECTRICAL SITE PLAN
E101	ELECTRICAL SITE PHOTOMETRICS
E102	ELECTRICAL SITE LIGHTING CUTSHEETS
E103	ELECTRICAL SITE LIGHTING CUTSHEETS

PLUMBING:

P0.0	PLUMBING NOTES AND SCHEDULES
P0.1	PLUMBING SITE PLAN

FIRE:

F-1	BUILDING FIRE PLAN - GROUND FLOOR
F-2	BUILDING FIRE PLAN - 2ND FLOOR
F-3	BUILDING FIRE PLAN - 3RD FLOOR
F-4	BUILDING FIRE PLAN - 4TH FLOOR
F-5	BUILDING FIRE PLAN - 5TH FLOOR
F-6	BUILDING FIRE PLAN - 6TH FLOOR

TRASH:

TR0.1	SITE PLAN
TR0.2	STAGING
TR1.0	WEST TRASH ROOMS
TR1.1	NORTHEAST TRASH ROOMS
TR2.0	CHUTE DETAILS

PROJECT DATA

SITE INFORMATION

ASSESSOR PARCEL #	132-0-110-315
ADDRESS	701 Town Center Drive / 2801 North Oxnard Boulevard
SITE AREA	211,298 SF
	4.85 AC

DEVELOPMENT PARAMETERS

		PERMITTED/REQUIRED	PROPOSED
ZONING		CR	RH
SETBACKS	(FRONT/SIDE/REAR)	5'/5'/5'	5'/5'/5'
FAR		N/A	2.59
FLOOR AREA*		N/A	546,524 SF
MAX. BLDG HEIGHT	(PER ZONING)	75'	64'
NUMBER OF UNITS		146 DU - 388 DU	280
DENSITY	(UNITS PER ACRE)	30-80 DU/AC	58 DU/AC

* Floor area includes...

UNIT SUMMARY

UNIT TYPE	Deck Size (SF)** Standard	Deck Size (SF)** Enlarged	Average SF*	Total # Units	Unit Mix	Total Net Rent.
Studio:						
S1	N/A	N/A	588	10	3.6%	5,880
S2	N/A	N/A	616	7	2.5%	4,312
			TOTAL	**17**	**6.1%**	**10,192**
1 Bedroom:						
A1	48	105	685	38	13.6%	26,030
A2	75	177	702	25	8.9%	17,550
A3	75	153	738	27	9.6%	19,926
A4	48	105	752	4	1.4%	3,008
A5	66	N/A	796	4	1.4%	3,184
A6	81	159	836	29	10.4%	24,244
A7	81	162	878	11	3.9%	9,658
A8	77	N/A	943	5	1.8%	4,715
			TOTAL	**143**	**51.1%**	**108,315**
2 Bedrooms:						
B1	75	191	1,098	51	18.2%	55,998
B2	75	191	1,134	32	11.4%	36,288
B3	185	285	1,147	21	7.5%	24,087
			TOTAL	**104**	**37.1%**	**116,373**
3 Bedrooms:						
C1	169	484	1,555	16	5.7%	24,880
TOTAL			**928**	**280**		**259,760**

* Square footage is taken from centerline of parti walls and outside of exterior walls, excluding all decks and balconies.

** Size of the balcony varies per different condition and elevation design. Same unit has several balcony variations. The table lists most common conditions.

FLOOR AREA SUMMARY**

Residential Floor Area	259,760 SF
Circulation \ Lobby	56,336 SF
Leasing	1,730 SF
Residential Amenities	11,594 SF
Roof Decks	1,877 SF
Utilities	10,027 SF
Total Type V Building Area	**341,324 SF**
Type I Parking Structure	**205,200 SF**
TOTAL	**546,524 SF**

BUILDING INFORMATION

4-STORY RESIDENTIAL WRAP - TYPE V CONSTRUCTION
5.5 STORY PARKING STRUCTURE - TYPE I CONSTRUCTION

Site Area	211,298 SF	4.85 AC	
Building Coverage (Footprint)	127,547 SF	2.93 AC	60%
Paved Area	43,043 SF	0.99 AC	20%
Landscape Area	40,708 SF	0.93 AC	19%

PARKING SUMMARY

REQUIRED PARKING

Unit Type	# Units	Ratio	Total
Studio	17	1.0	17
1-Bedroom	143	1.0	143
2-Bedrooms	104	1.5	156
3-Bedrooms	16	2.0	32
	280		**348**
Guest	280	0	0
TOTAL RESIDENTIAL REQ.		**1.24**	**348**

BICYCLE PARKING - RESIDENTIAL REQUIRED/PROVIDED

	Ratio	# BD	Total
Short-term	0.05/BD	416	21
Long-Term	0.15/BD	416	62
		TOTAL	**83**

PROVIDED PARKING

LEVEL	Guest Standard	Guest HC	Guest EV Installed	Resident Standard	Resident HC	Resident EV Capable	Resident EVSE Ready	Resident EVSE Installed	Total Level
Level 1	14	2	3	26	3	10	16	2	76
Level 2	0	0	0	47	4	10	23	5	89
Level 3	0	0	0	48	4	10	23	5	90
Level 4	0	0	0	48	4	10	23	5	90
Level 5	0	0	0	48	4	10	23	5	90
Level 6	0	0	0	32	4	0	14	5	55
TOTAL	**14**	**2**	**3**	**249**	**23**	**50**	**122**	**27**	
								TOTAL PARKING	**490**
								PARKING RATIO	**1.75**

HC	**5%**	**23**
EV Capable	**10%**	**50**
EVSE Ready	25%	**122**
EVSE Installed	**6%**	**27**

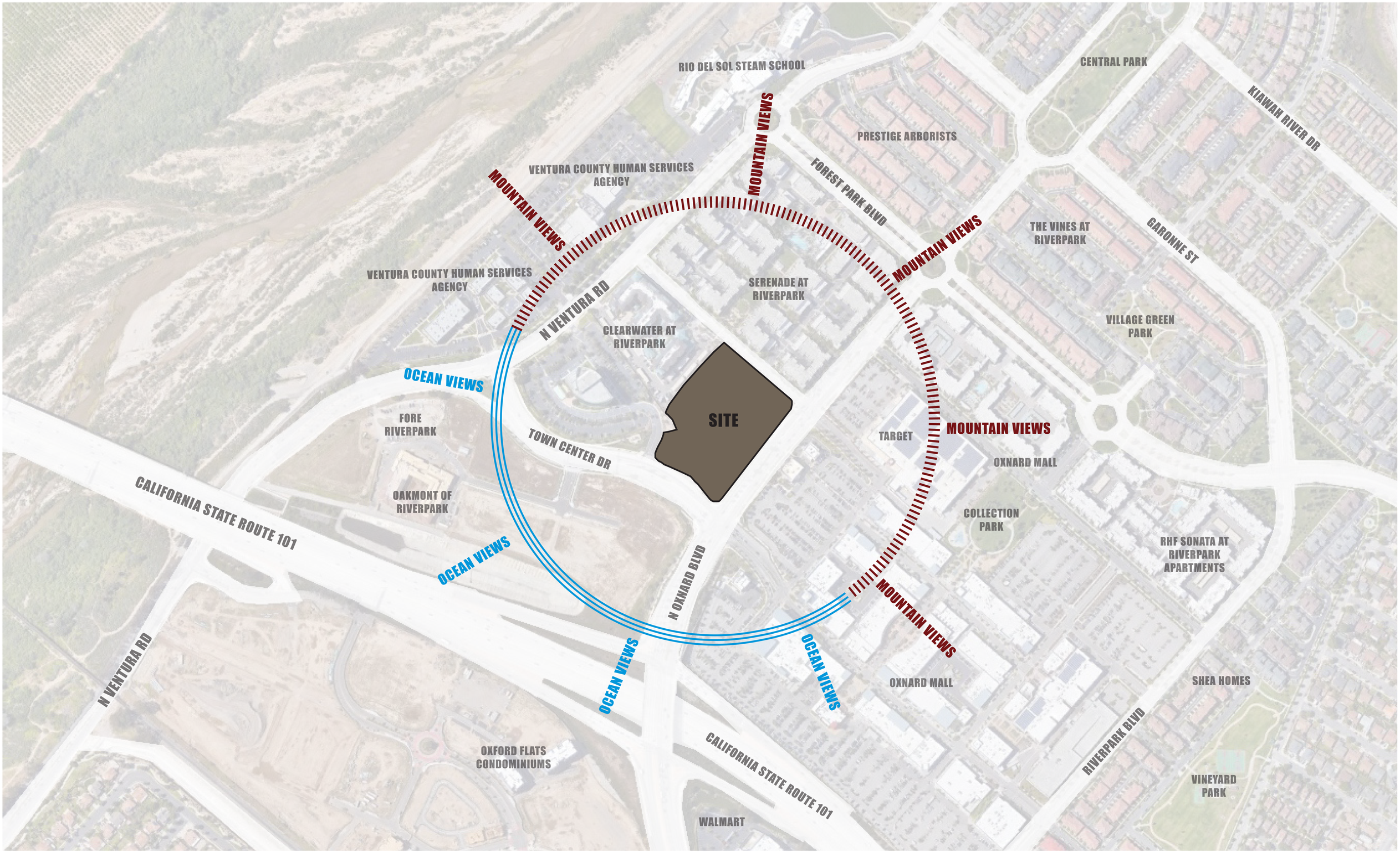
OPEN SPACE SUMMARY

REQUIRED

20% OF LOT AREA (COMMON & PRIVATE AREA COMBINED)		
10% MINIMUM COMMON SPACE		
LOT AREA	211,298 SF	
TOTAL REQ. OPEN SAPCE		**42,260 SF**

PROVIDED

		Total
Private balconies	approx.	22,619 SF
Courtyards	approx.	32,000 SF
Amenities	approx.	11,594 SF
Roof Decks	approx.	1,877 SF
	TOTAL	**68,090 SF**



OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC | Salas O'Brien | WŌDEN | AMPAM Parks Mechanical

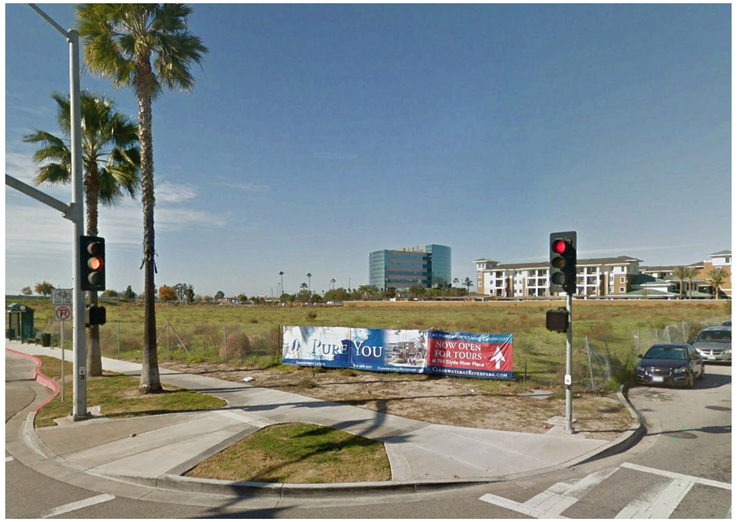
DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

SITE SURROUNDINGS

1 - ALONG SOUTHBOUND ENTERPRISE

2 - ALONG TOWN CENTER DR LOOKING EAST

3 - TOWN CENTER DR & N OXNARD BLVD. INTERSECTION



4 - N OXNARD BLVD. & CLYDE RIVER PL INTERSECTION

5 - ALONG CLYDE RIVER PL LOOKING SOUTH

KEY MAP

NOTE: FOR SITE VEGETATION/FURNITURE/FIXTURES & LIGHTING PLEASE REFER TO LANDSCAPE DRAWINGS. FOR DETAILED SITE INFORMATION PLEASE REFER TO CIVIL DRAWINGS

OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

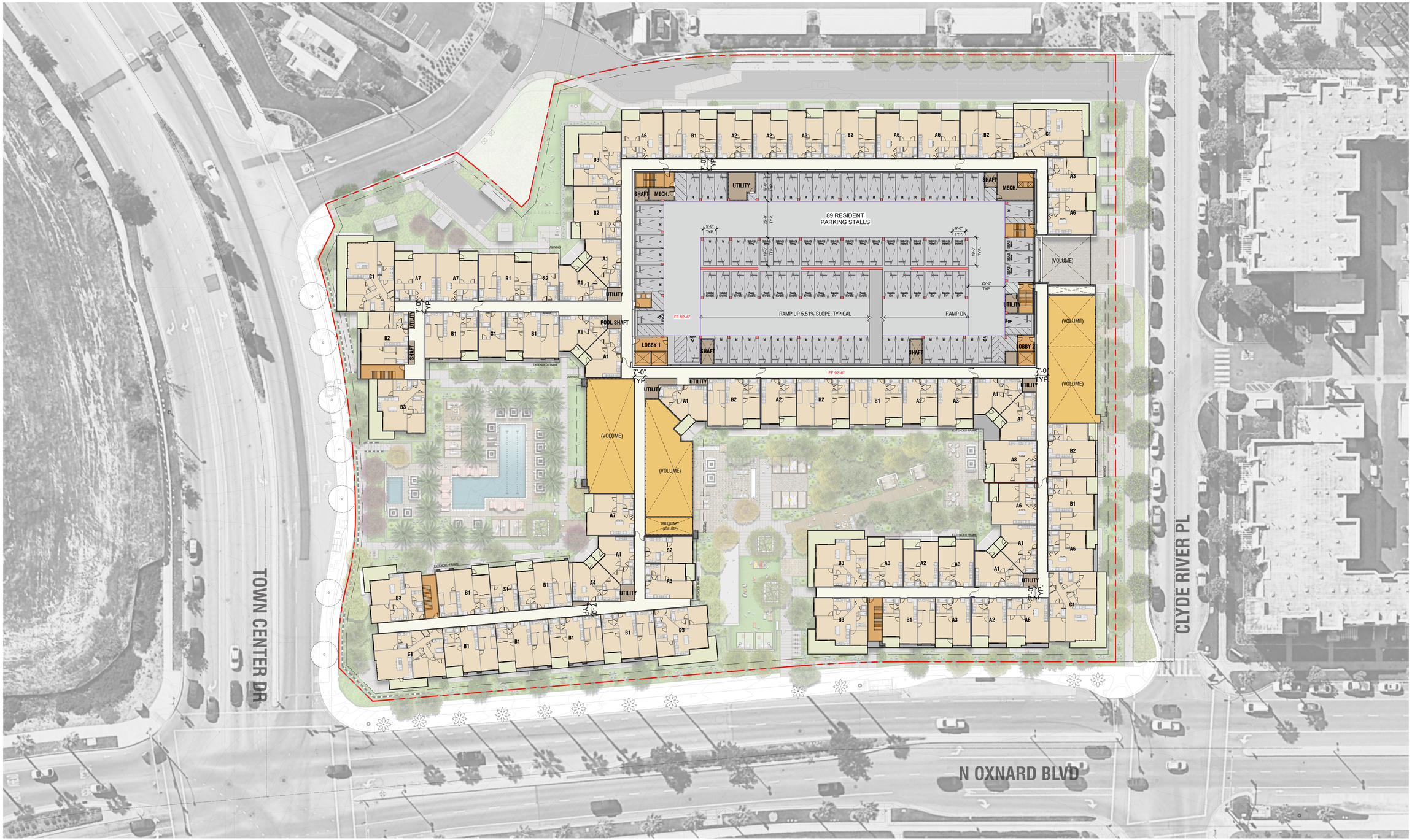
TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | Salas O'Brien | WÖDEN | AMPAM Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

0' 30' 60' 120'

BUILDING PLANS
ARCHITECTURAL SITE PLAN / GROUND FLOOR

A-1.1



OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

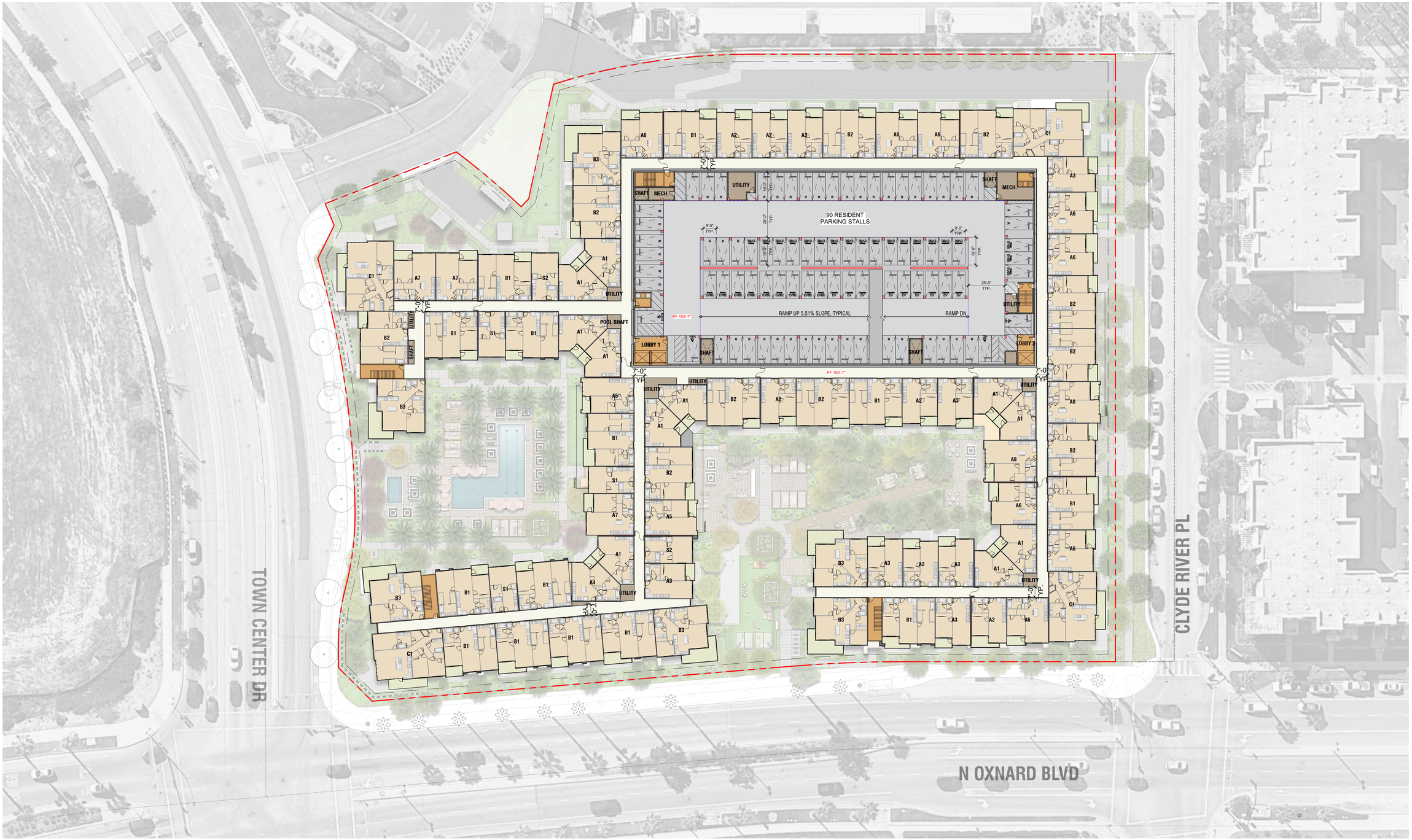
TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC | Salas O'Brien | WŌDEN | AMPAM Parks Mechanical

DEVELOPMENT DESIGN
REVIEW PERMIT
FEBRUARY 1, 2024

0' 30' 60' 120'

BUILDING PLANS
2ND FLOOR

A-1.2



OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

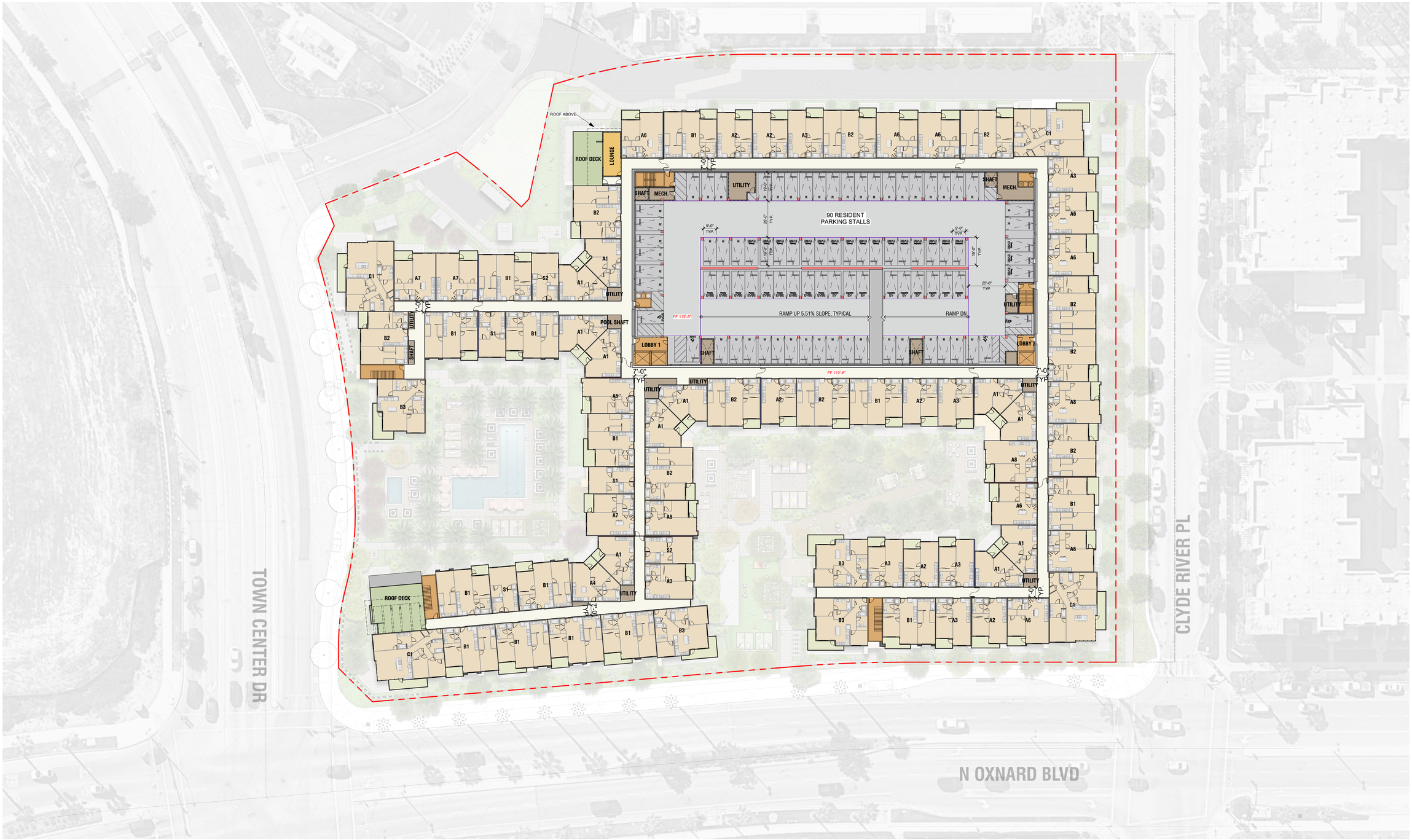
TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | Salas O'Brien | WŌDEN | AMPAM Parks Mechanical

DEVELOPMENT DESIGN
REVIEW PERMIT
FEBRUARY 1, 2024

0' 30' 60' 120'

BUILDING PLANS
3RD FLOOR

A-1.3



OXNARD: THE POINTE

OXNARD, CALIFORNIA
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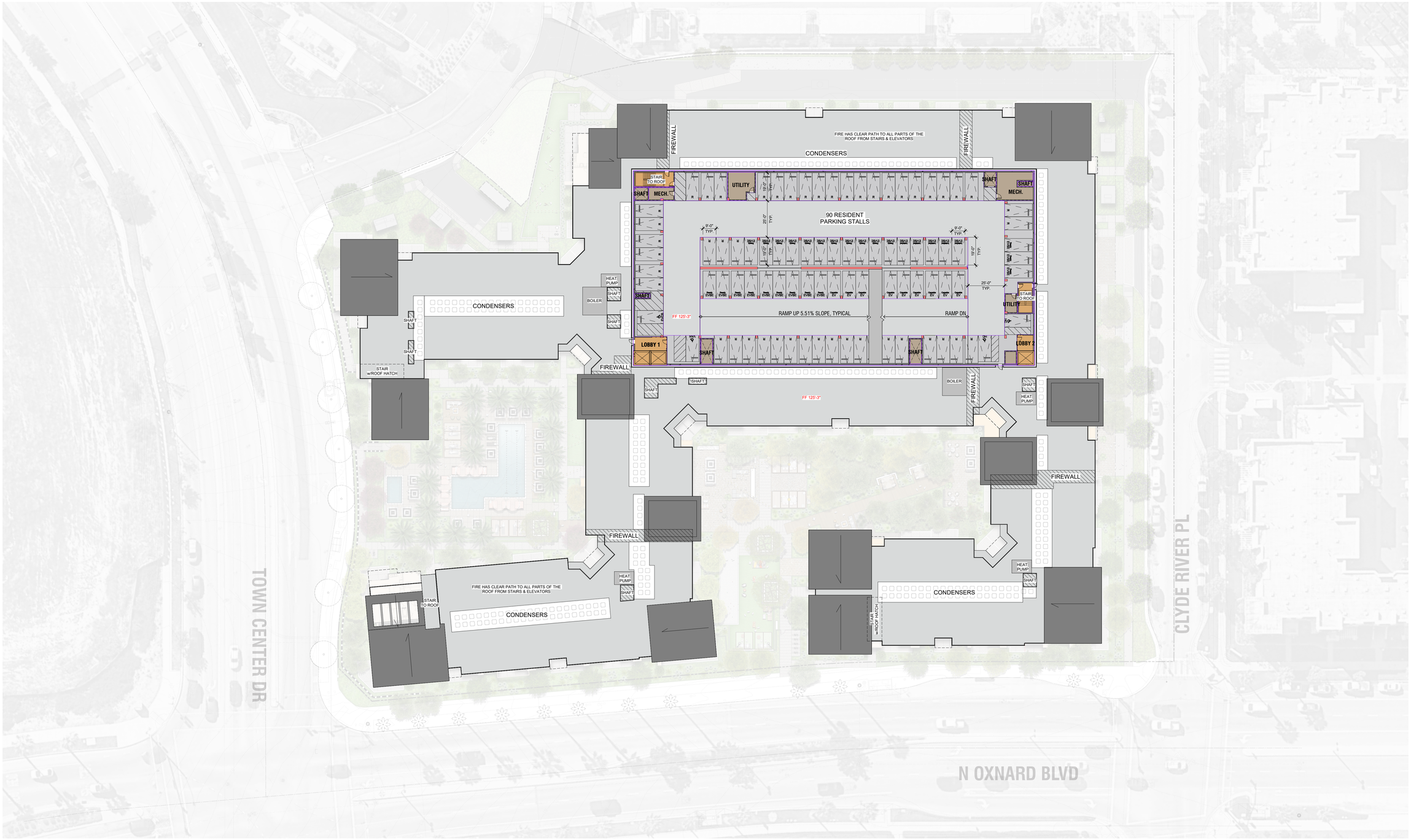
TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | Salas O'Brien | WÖDEN | AMPAM Parks Mechanical

DEVELOPMENT DESIGN
REVIEW PERMIT
FEBRUARY 1, 2024

0' 30' 60' 120'

BUILDING PLANS
4TH FLOOR

A-1.4



NOTE: ROOF EQUIPMENT SHOWN IS AT CONCEPTUAL LEVEL BUT ALL OF IT WILL BE SCREENED BY PARAPETS

OXNARD: THE POINTE

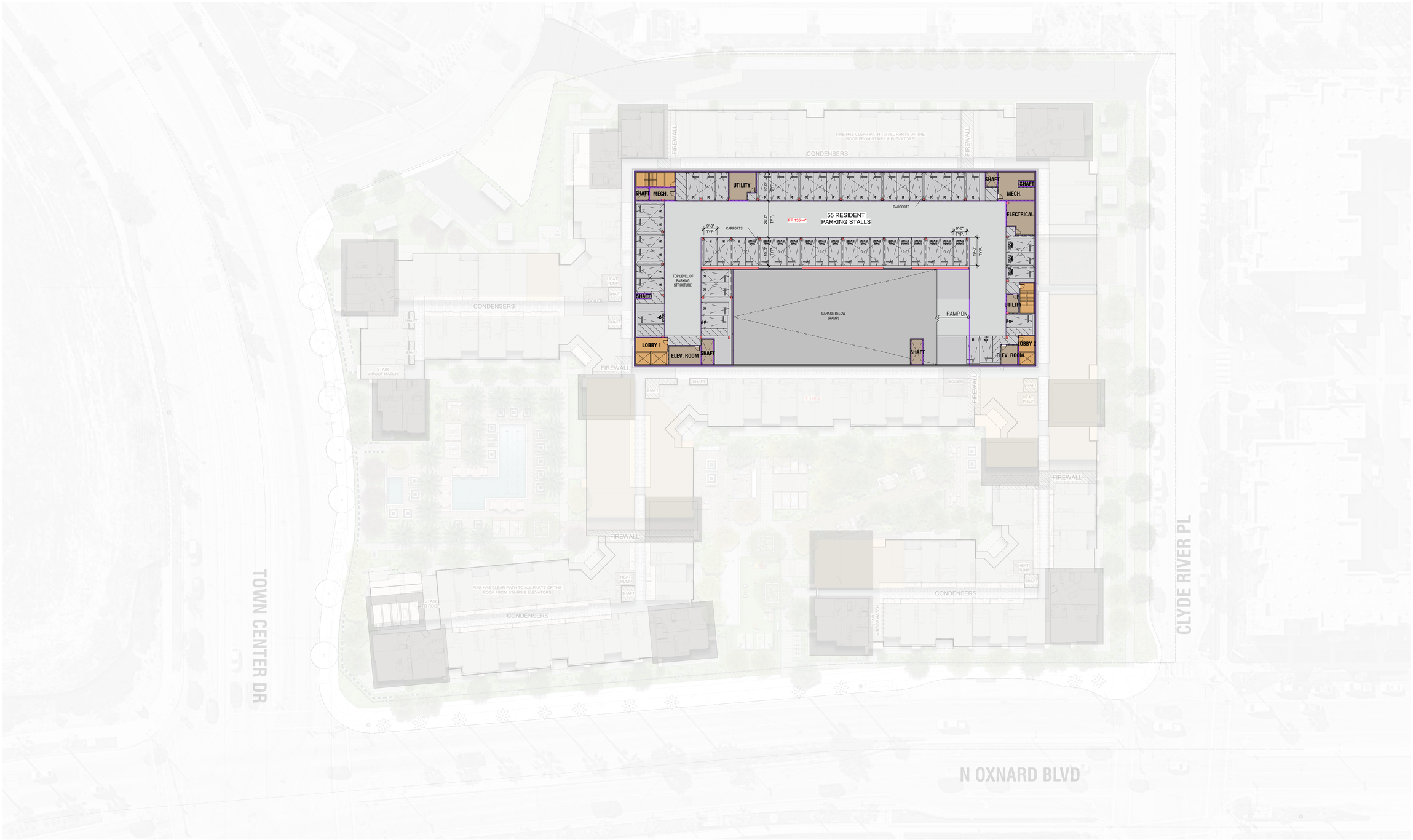
OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

0' 30' 60' 120'

BUILDING PLANS
RESIDENTIAL ROOF / 5TH PARKING FLOOR

A-1.5



OXNARD: THE POINTE

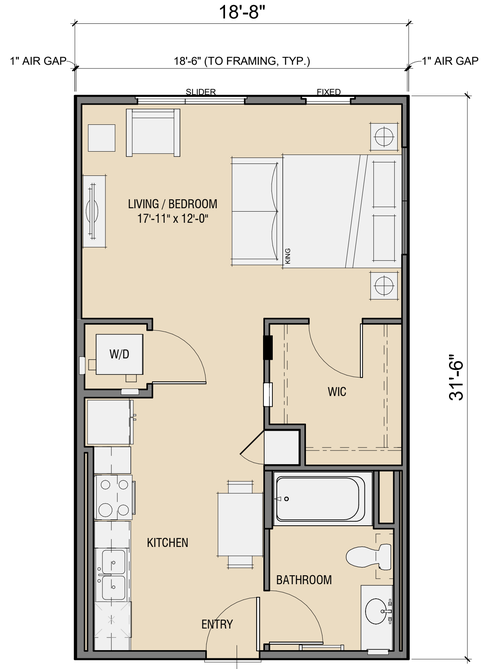
OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

0' 30' 60' 120'

BUILDING PLANS
6TH PARKING FLOOR (PARTIAL)

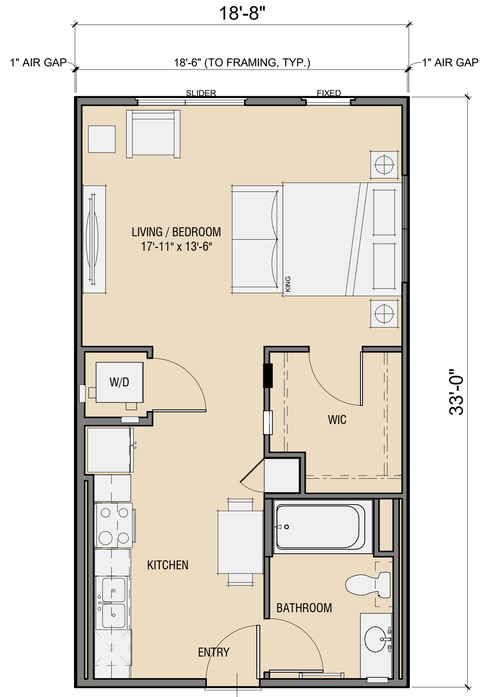
A-1.6



S1

588 SF

TOTAL 10 DU



S2

616 SF

TOTAL 7 DU

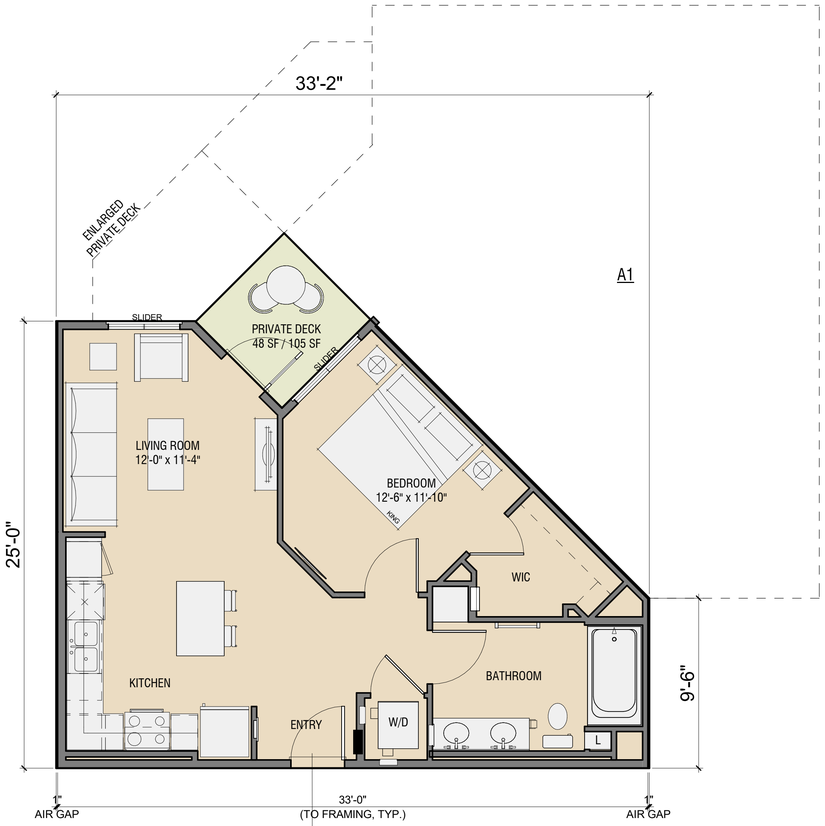
OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

0' 4' 8' 16'

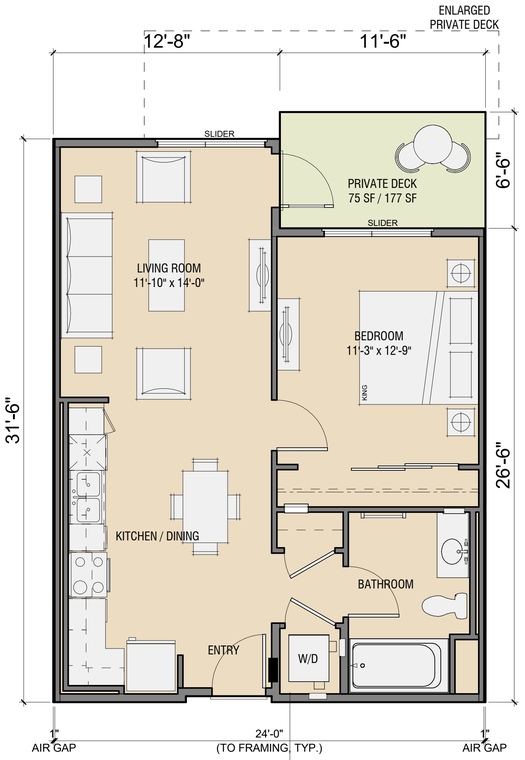
UNIT PLANS
STUDIO



A1

685 SF

TOTAL 38 DU



A2

702 SF

TOTAL 25 DU

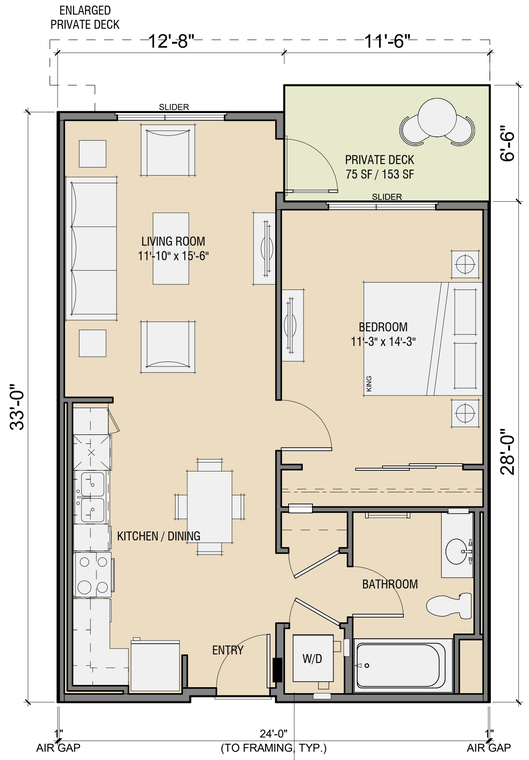
OXNARD: THE POINTE
OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

0' 4' 8' 16'

UNIT PLANS
1 BEDROOM

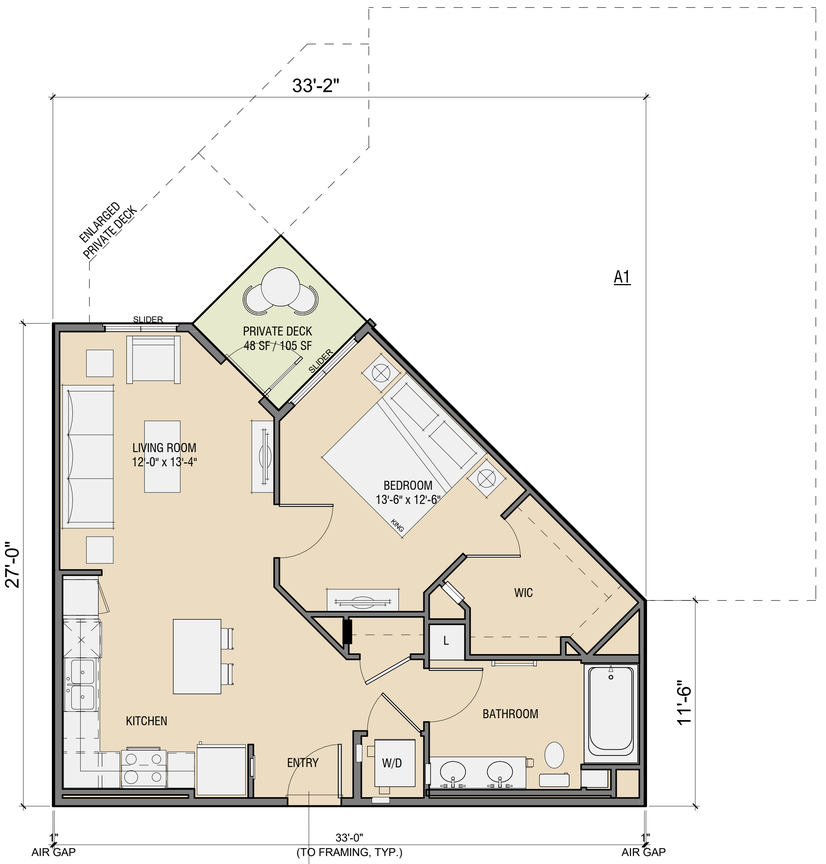
A-2.2



A3

738 SF

TOTAL 27 DU



A4

752 SF

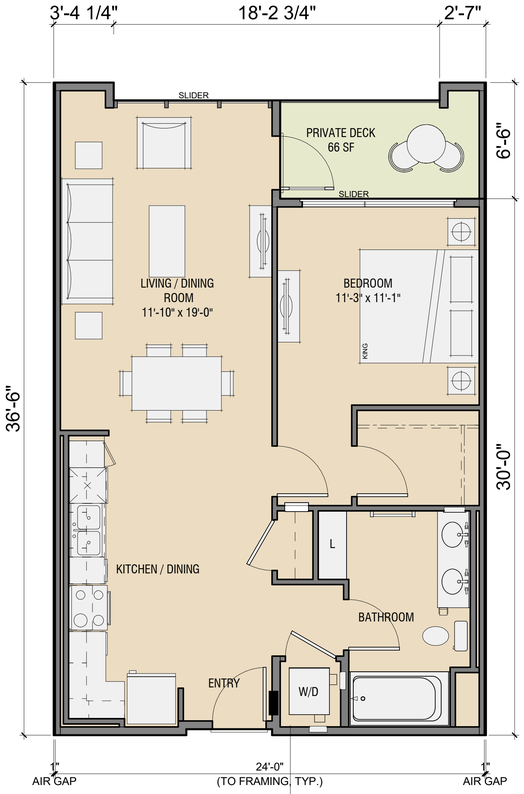
TOTAL 4 DU

OXNARD: THE POINTE
OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN
REVIEW PERMIT
FEBRUARY 1, 2024

0' 4' 8' 16'

UNIT PLANS
1 BEDROOM

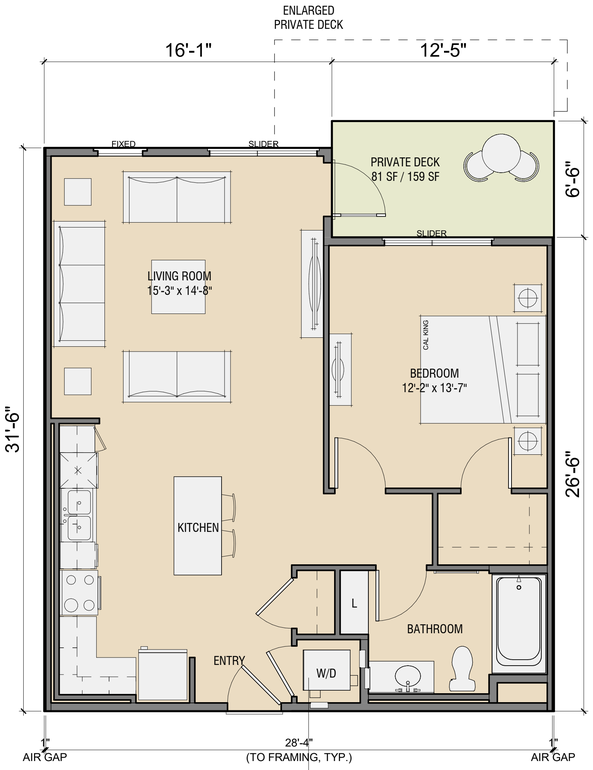


A5

796 SF

(TOWER)

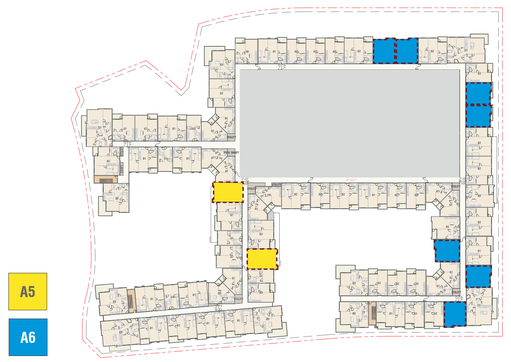
TOTAL 4 DU



A6

836 SF

TOTAL 29 DU



OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

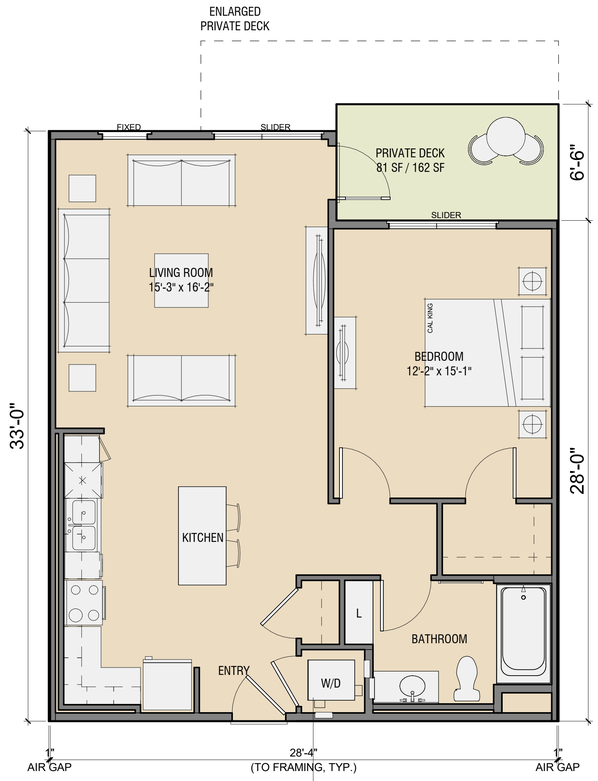
TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | Salas O'Brien | WŌDEN | AMPAM Parks Mechanical

DEVELOPMENT DESIGN
REVIEW PERMIT
FEBRUARY 1, 2024

0' 4' 8' 16'

UNIT PLANS
1 BEDROOM

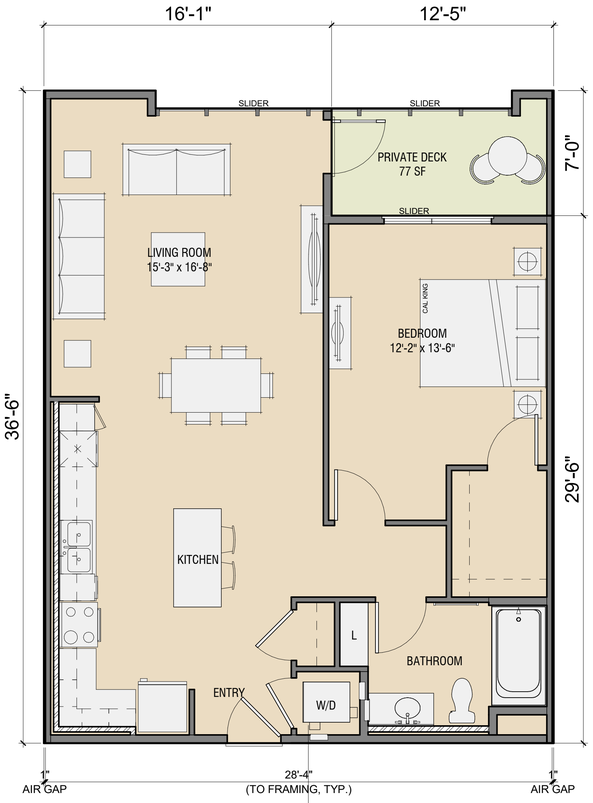
A-2.4



A7

878 SF

TOTAL 11 DU



A8

943 SF

(TOWER)

TOTAL 5 DU

OXNARD: THE POINTE

OXNARD, CALIFORNIA

TCA #2022-047

DEVELOPMENT DESIGN REVIEW PERMIT

FEBRUARY 1, 2024

0' 4' 8' 16'

UNIT PLANS

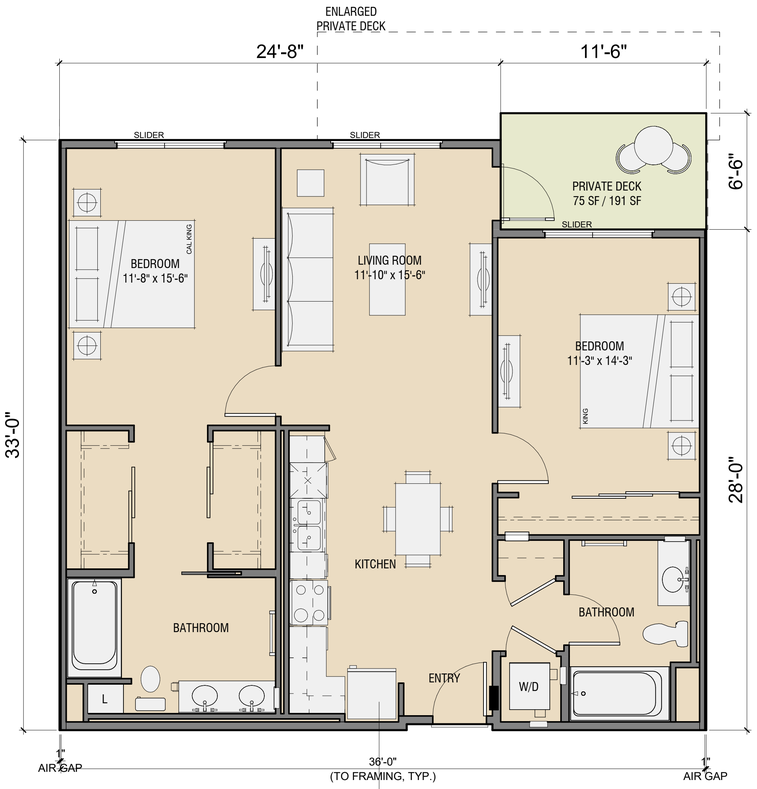
1 BEDROOM

A-2.5

B1

1,098 SF

TOTAL 51 DU



B2

1,134 SF

TOTAL 32 DU

OXNARD: THE POINTE

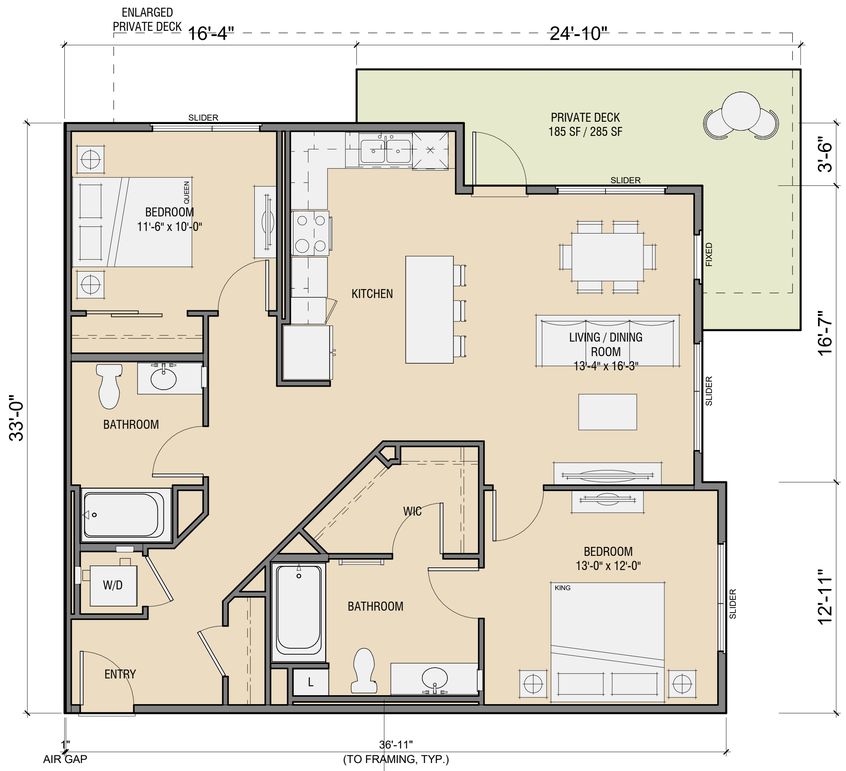
OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN
REVIEW PERMIT
FEBRUARY 1, 2024

0' 4' 8' 16'

UNIT PLANS
2 BEDROOM

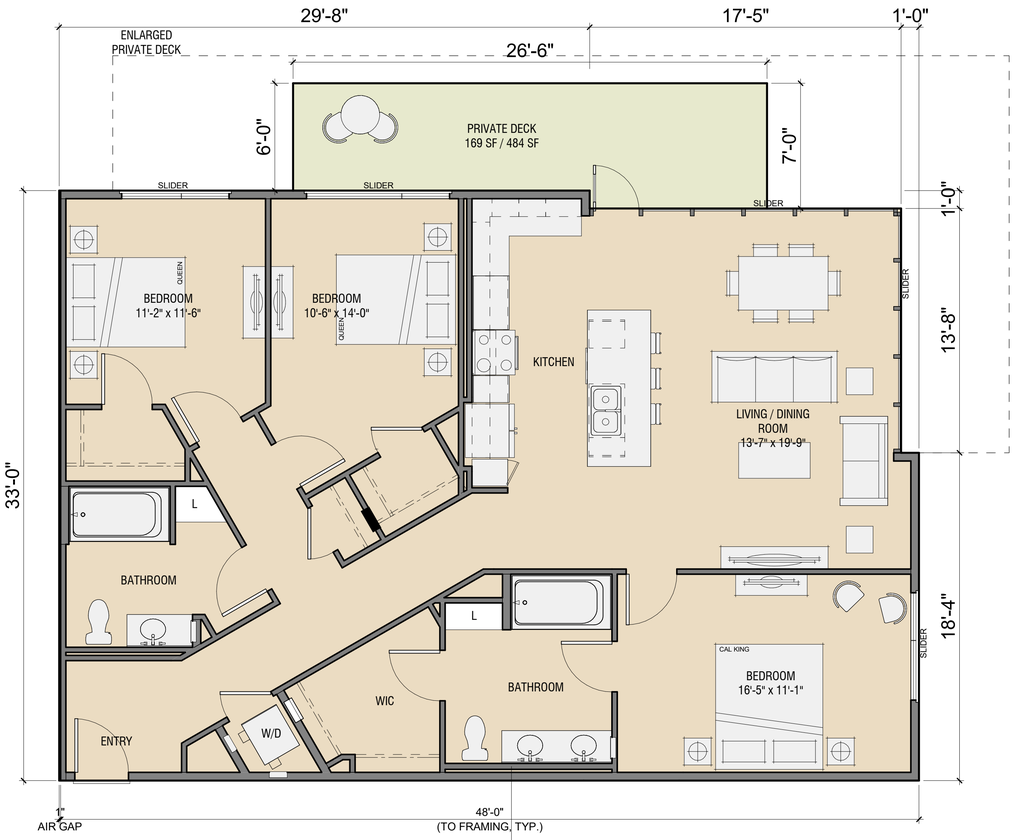
A-2.6



B3

1,148 SF

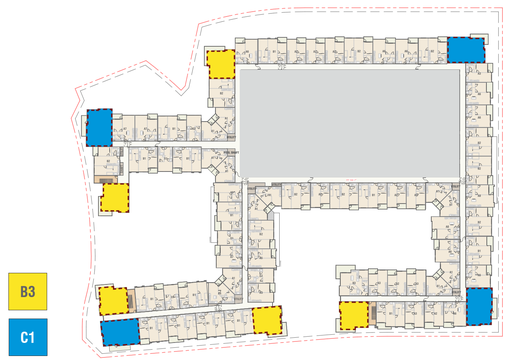
TOTAL 21 DU



C1

1,555 SF

TOTAL 16 DU



OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN
REVIEW PERMIT
FEBRUARY 1, 2024

0' 4' 8' 16'

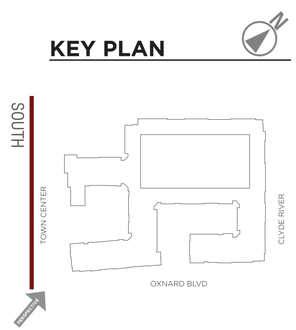
UNIT PLANS
2 & 3 BEDROOM

A-2.7

MATERIAL LEGEND

S1	STUCCO #1
S2	STUCCO #2
S3	STUCCO #3
S4	STUCCO #4
5	COMPOSITE SIDING
6	BRICK / STONE VENEER
7	PICKET RAILING
8	GLASS RAILING
9	STOREFRONT
10	VINYL WINDOW
11	WINDOW WALL
12	PAINTED CONCRETE

KEY PLAN



NOTE: PERSPECTIVE RENDER IS AN ILLUSTRATIVE REPRESENTATION OF DESIGN INTENT AND EXISTING / PROPOSED VEGETATION ONLY. FOR ACTUAL VEGETATION AND SITE FURNITURE / FIXTURES REFER TO LANDSCAPE DRAWINGS.

OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC | Salas O'Brien | WÖDEN | AMPAM Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

0' 16' 32' 64'

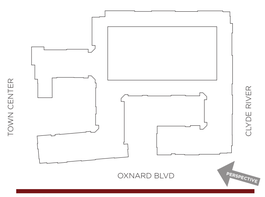
BUILDING EXTERIOR ELEVATIONS
SOUTH

A-3.1

MATERIAL LEGEND

S1	STUCCO #1
S2	STUCCO #2
S3	STUCCO #3
S4	STUCCO #4
5	COMPOSITE SIDING
6	BRICK / STONE VENEER
7	PICKET RAILING
8	GLASS RAILING
9	STOREFRONT
10	VINYL WINDOW
11	WINDOW WALL
12	PAINTED CONCRETE

KEY PLAN



EAST

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OXNARD: THE POINTE
OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | Salas O'Brien | WÖDEN | AMPAM Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

0' 16' 32' 64'

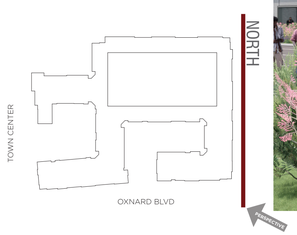
BUILDING EXTERIOR ELEVATIONS
EAST

A-3.2

MATERIAL LEGEND

S1	STUCCO #1
S2	STUCCO #2
S3	STUCCO #3
S4	STUCCO #4
5	COMPOSITE SIDING
6	BRICK / STONE VENEER
7	PICKET RAILING
8	GLASS RAILING
9	STOREFRONT
10	VINYL WINDOW
11	WINDOW WALL
12	PAINTED CONCRETE

KEY PLAN



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OXNARD: THE POINTE
OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | Salas O'Brien | WÖDEN | AMPAM Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

0' 16' 32' 64'

BUILDING EXTERIOR ELEVATIONS
NORTH

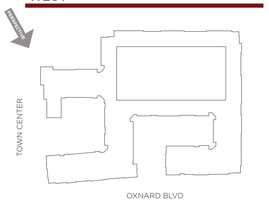
A-3.3

MATERIAL LEGEND

S1	STUCCO #1
S2	STUCCO #2
S3	STUCCO #3
S4	STUCCO #4
5	COMPOSITE SIDING
6	BRICK / STONE VENEER
7	PICKET RAILING
8	GLASS RAILING
9	STOREFRONT
10	VINYL WINDOW
11	WINDOW WALL
12	PAINTED CONCRETE

KEY PLAN

WEST



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OXNARD: THE POINTE
OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC | Salas O'Brien | WÖDEN | AMPAM Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

0' 16' 32' 64'

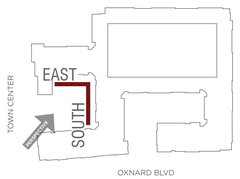
BUILDING EXTERIOR ELEVATIONS
WEST

A-3.4

MATERIAL LEGEND

S1	STUCCO #1
S2	STUCCO #2
S3	STUCCO #3
S4	STUCCO #4
5	COMPOSITE SIDING
6	BRICK / STONE VENEER
7	PICKET RAILING
8	GLASS RAILING
9	STOREFRONT
10	VINYL WINDOW
11	WINDOW WALL
12	PAINTED CONCRETE

KEY PLAN



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OXNARD: THE POINTE
OXNARD, CALIFORNIA
TCA #2022-047

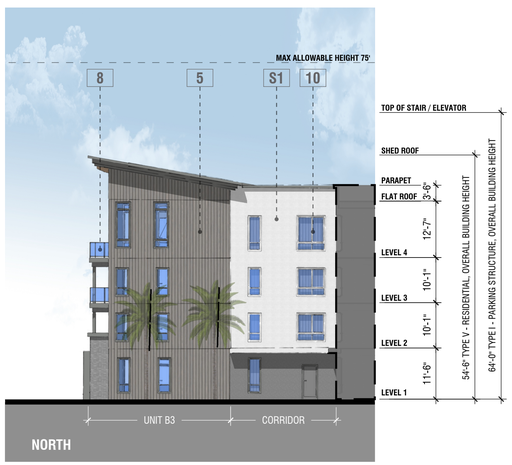
TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | Salas O'Brien | WÖDEN | AMPAM Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

0' 16' 32' 64'

POOL COURTYARD ELEVATIONS
SOUTH & EAST

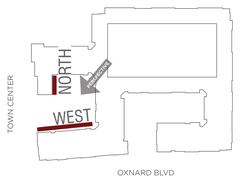
A-3.5



MATERIAL LEGEND

S1	STUCCO #1
S2	STUCCO #2
S3	STUCCO #3
S4	STUCCO #4
5	COMPOSITE SIDING
6	BRICK / STONE VENEER
7	PICKET RAILING
8	GLASS RAILING
9	STOREFRONT
10	VINYL WINDOW
11	WINDOW WALL
12	PAINTED CONCRETE

KEY PLAN



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OXNARD: THE POINTE
OXNARD, CALIFORNIA
TCA #2022-047

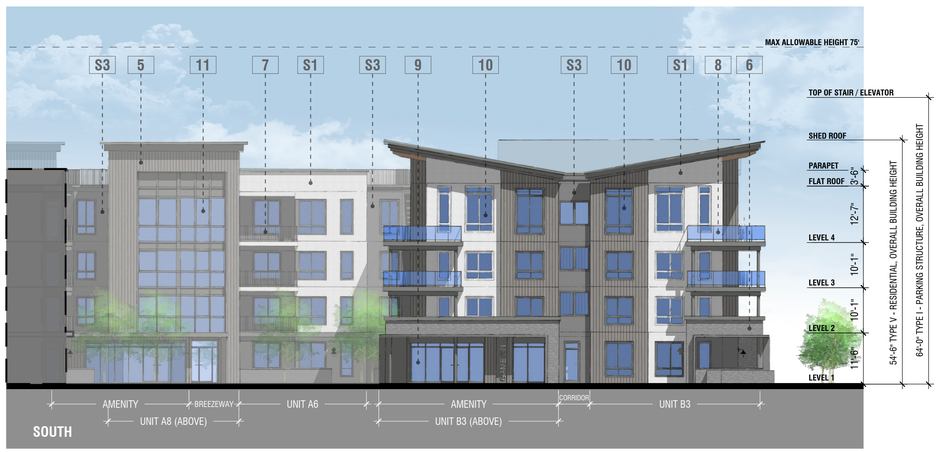
TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC | WÖDEN | Salas O'Brien | AMPAM Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

0' 16' 32' 64'

POOL COURTYARD ELEVATIONS
NORTH & WEST

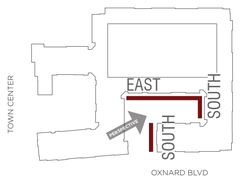
A-3.6



MATERIAL LEGEND

S1	STUCCO #1
S2	STUCCO #2
S3	STUCCO #3
S4	STUCCO #4
5	COMPOSITE SIDING
6	BRICK / STONE VENEER
7	PICKET RAILING
8	GLASS RAILING
9	STOREFRONT
10	VINYL WINDOW
11	WINDOW WALL
12	PAINTED CONCRETE

KEY PLAN



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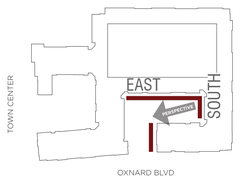
MATERIAL LEGEND

S1	STUCCO #1
S2	STUCCO #2
S3	STUCCO #3
S4	STUCCO #4
5	COMPOSITE SIDING
6	BRICK / STONE VENEER
7	PICKET RAILING
8	GLASS RAILING
9	STOREFRONT
10	VINYL WINDOW
11	WINDOW WALL
12	PAINTED CONCRETE

KEY PLAN



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OXNARD: THE POINTE
OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC | WÖDEN | Salas O'Brien | AMPAM Parks Mechanical

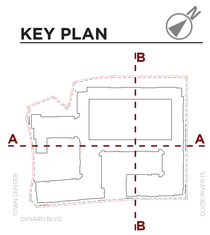
DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

0' 16' 32' 64'

COURTYARD ELEVATIONS
NORTH & WEST

A-3.8

SECTION A



SECTION B

OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

0' 20' 40' 80'

BUILDING SECTIONS
A & B

A-4.1

S1 **S2** **S3** **S4** STUCCO

FINISHES: 16/20 MEDIUM

MANUFACTURER: OMEGA OR SIMILAR

COLORS: SHERWIN WILLIAMS OR SIMILAR

S1
SW 7006
EXTRA WHITE

S2
SW 7066
GRAY MATTERS

S3
SW 7067
CITYSCAPE

S4
SW 9167
POLISHED CONCRETE

5 COMPOSITE SIDING

FINISHES: N/A

MANUFACTURER: FIBERON OR SIMILAR

COLORS: SAHARA COLLECTION - PALO OR SIMILAR

6 BRICK / STONE VENEER (OR SIMILAR)

FINISHES: N/A

MANUFACTURER: CREATIVE MINES OR SIMILAR

COLORS: CRAFT WAREHOUSE BRICK - RAINCLOUD OR SIMILAR

7 PICKET RAILING

FINISHES: SHOP PRIMED, FIELD PAINTED OR SIMILAR

MANUFACTURER: TBD

COLORS: SHERWIN WILLIAMS OR SIMILAR

SW 7067
CITYSCAPE

8 GLASS RAILING

FINISHES: TBD

MANUFACTURER: TBD

COLORS: CLEAR GLASS / SHERWIN WILLIAMS OR SIMILAR

METAL MEMBERS
SW 7067
CITYSCAPE

9 STOREFRONT

FINISHES: NATURAL ANODIZED OR SIMILAR
GLAZING: CLEAR WITH U-FACTOR OR SIMILAR

MANUFACTURER: ARCADIA OR SIMILAR

COLORS: CHARCOAL (E399B159/C439Z5629) OR COLOR MATCH / SIMILAR

E399B159 / C439Z5629
CHARCOAL

COLOR MATCH
SW 7067
CITYSCAPE

10 VINYL WINDOW

FINISHES: DOUBLE PANE NON-METAL TINTED GLAZING WITH U-FACTOR OR SIMILAR

MANUFACTURER: VPI WINDOWS OR SIMILAR

COLORS: SHERWIN WILLIAMS (BASED ON FACADE DESIGN) & STANDARD WHITE FOR INTERIOR OR SIMILAR

SW 7067
CITYSCAPE

SW 7006
EXTRA WHITE

11 WINDOW WALL

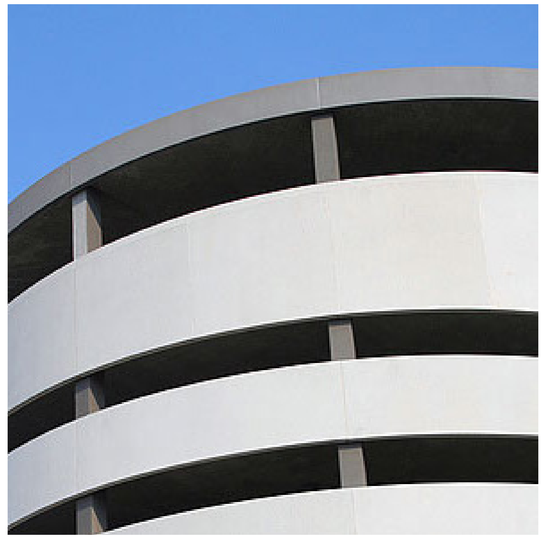
FINISHES: SHOP PRIMED, FIELD PAINTED OR SIMILAR

MANUFACTURER: ARCADIA OR SIMILAR

COLORS: CHARCOAL (E399B159 / C439Z5629) / COLOR MATCH SHERWIN WILLIAMS OR SIMILAR

E399B159 / C439Z5629
CHARCOAL

COLOR MATCH
SW 7067
CITYSCAPE



12 PAINTED CONCRETE

FINISHES: FIELD PAINTED OR SIMILAR

MANUFACTURER: N/A

COLORS: SHERWIN WILLIAMS OR SIMILAR

SW 7006
EXTRA WHITE

NOTE: PERSPECTIVE RENDER IS AN ILLUSTRATIVE REPRESENTATION OF DESIGN INTENT AND EXISTING / PROPOSED VEGETATION ONLY. FOR ACTUAL VEGETATION AND SITE FURNITURE / FIXTURES REFER TO LANDSCAPE DRAWINGS.

OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC | WŌDEN | Salas O'Brien | AMPAM Parks Mechanical

DEVELOPMENT DESIGN
REVIEW PERMIT
FEBRUARY 1, 2024

BUILDING PERSPECTIVE

OXNARD BLVD & CLYDE RIVER INTERSECTION

A-6.1

NOTE: PERSPECTIVE RENDER IS AN ILLUSTRATIVE REPRESENTATION OF DESIGN INTENT AND EXISTING / PROPOSED VEGETATION ONLY. FOR ACTUAL VEGETATION AND SITE FURNITURE / FIXTURES REFER TO LANDSCAPE DRAWINGS.

OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC | WŌDEN | Salas O'Brien | AMPAM Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

BUILDING PERSPECTIVE
SOUTHBOUND OXNARD BLVD

A-6.2

NOTE: PERSPECTIVE RENDER IS AN ILLUSTRATIVE REPRESENTATION OF DESIGN INTENT AND EXISTING / PROPOSED VEGETATION ONLY. FOR ACTUAL VEGETATION AND SITE FURNITURE / FIXTURES REFER TO LANDSCAPE DRAWINGS.

OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | WŌDEN | Salas O'Brien | AMPAM Parks Mechanical

DEVELOPMENT DESIGN
REVIEW PERMIT
FEBRUARY 1, 2024

BUILDING PERSPECTIVE
SOUTHBOUND OXNARD BLVD

A-6.3

NOTE: PERSPECTIVE RENDER IS AN ILLUSTRATIVE REPRESENTATION OF DESIGN INTENT AND EXISTING / PROPOSED VEGETATION ONLY. FOR ACTUAL VEGETATION AND SITE FURNITURE / FIXTURES REFER TO LANDSCAPE DRAWINGS.

OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC | WŌDEN | Salas O'Brien | AMPAM Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

BUILDING PERSPECTIVE
NORTHBOUND OXNARD BLVD

A-6.4

NOTE: PERSPECTIVE RENDER IS AN ILLUSTRATIVE REPRESENTATION OF DESIGN INTENT AND EXISTING / PROPOSED VEGETATION ONLY. FOR ACTUAL VEGETATION AND SITE FURNITURE / FIXTURES REFER TO LANDSCAPE DRAWINGS.

OXNARD: THE POINTE
OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | Salas O'Brien | WODEN | AMPAM Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

BUILDING PERSPECTIVE
TOWN CENTER & OXNARD BLVD INTERSECTION

A-6.5

NOTE: PERSPECTIVE RENDER IS AN ILLUSTRATIVE REPRESENTATION OF DESIGN INTENT AND EXISTING / PROPOSED VEGETATION ONLY. FOR ACTUAL VEGETATION AND SITE FURNITURE / FIXTURES REFER TO LANDSCAPE DRAWINGS.

OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC | WÖDEN | Salas O'Brien | AMPAM Parks Mechanical

DEVELOPMENT DESIGN
REVIEW PERMIT
FEBRUARY 1, 2024

BUILDING PERSPECTIVE
TOWN CENTER & OXNARD BLVD INTERSECTION

A-6.6

NOTE: PERSPECTIVE RENDER IS AN ILLUSTRATIVE REPRESENTATION OF DESIGN INTENT AND EXISTING / PROPOSED VEGETATION ONLY. FOR ACTUAL VEGETATION AND SITE FURNITURE / FIXTURES REFER TO LANDSCAPE DRAWINGS.

OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC | Salas O'Brien | WÖDEN | AMPAR Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

BUILDING PERSPECTIVE
EASTBOUND TOWN CENTER

A-6.7

NOTE: PERSPECTIVE RENDER IS AN ILLUSTRATIVE REPRESENTATION OF DESIGN INTENT AND EXISTING / PROPOSED VEGETATION ONLY. FOR ACTUAL VEGETATION AND SITE FURNITURE / FIXTURES REFER TO LANDSCAPE DRAWINGS.

OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC | WŌDEN | Salas O'Brien | AMPAM Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

BUILDING PERSPECTIVE
SOUTHBOUND CLYDE RIVER

A-6.8

NOTE: PERSPECTIVE RENDER IS AN ILLUSTRATIVE REPRESENTATION OF DESIGN INTENT AND EXISTING / PROPOSED VEGETATION ONLY. FOR ACTUAL VEGETATION AND SITE FURNITURE / FIXTURES REFER TO LANDSCAPE DRAWINGS.

OXNARD: THE POINTE
OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC | Salas O'Brien | WŌDEN | AMPAM Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

BUILDING PERSPECTIVE
SOUTHBOUND CLYDE RIVER

A-6.9

NOTE: PERSPECTIVE RENDER IS AN ILLUSTRATIVE REPRESENTATION OF DESIGN INTENT AND EXISTING / PROPOSED VEGETATION ONLY. FOR ACTUAL VEGETATION AND SITE FURNITURE / FIXTURES REFER TO LANDSCAPE DRAWINGS.

OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | Salas O'Brien | WÖDEN | AMPAM Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

BUILDING PERSPECTIVE
POOL COURTYARD

A-6.10

NOTE: PERSPECTIVE RENDER IS AN ILLUSTRATIVE REPRESENTATION OF DESIGN INTENT AND EXISTING / PROPOSED VEGETATION ONLY. FOR ACTUAL VEGETATION AND SITE FURNITURE / FIXTURES REFER TO LANDSCAPE DRAWINGS.

OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | Salas O'Brien | WŌDEN | AMPAM Parks Mechanical

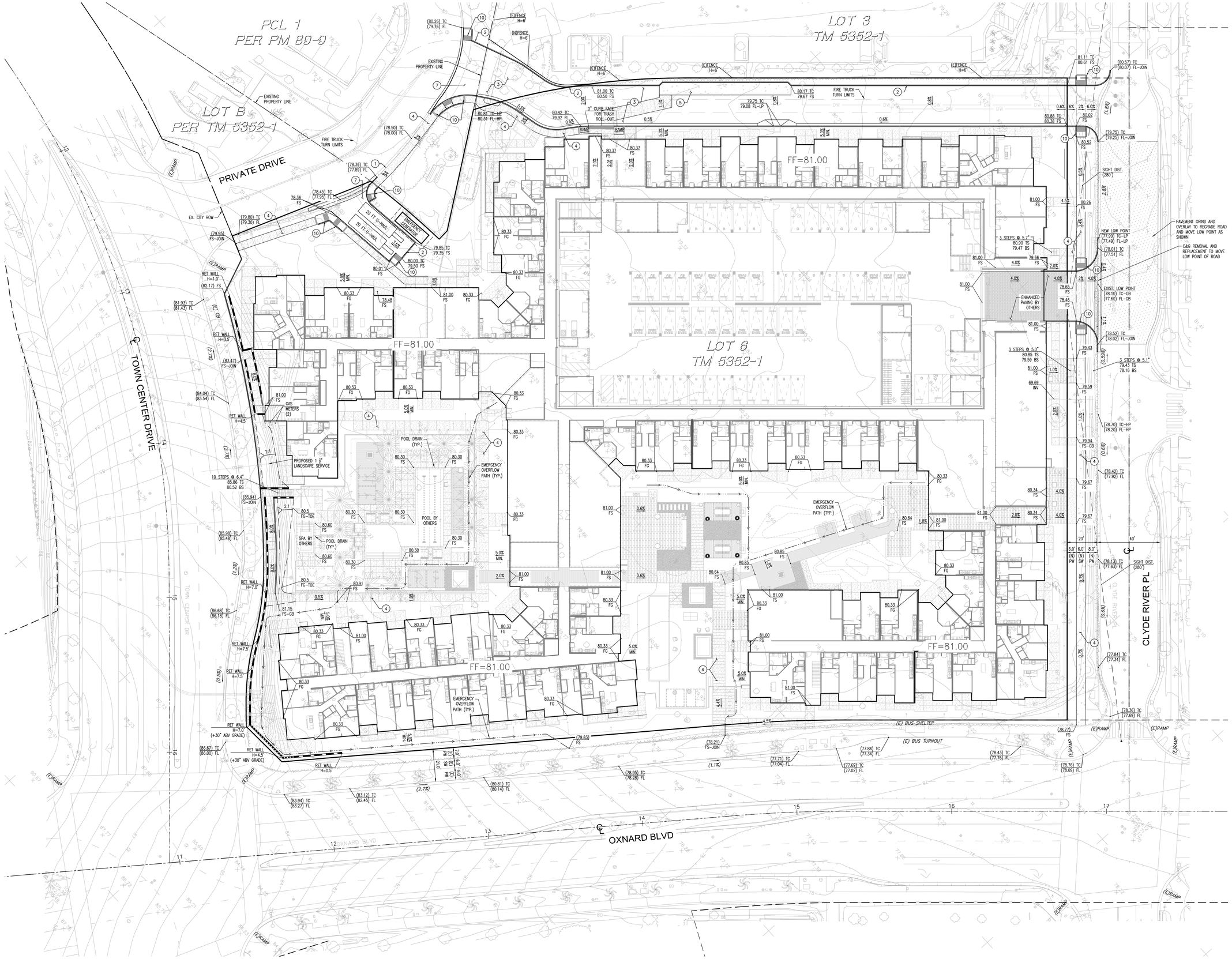
DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

BUILDING PERSPECTIVE
SECONDARY COURTYARD

A-6.11

CONSTRUCTION NOTES

1. 6" CURB & GUTTER
2. 6" CURB
3. AC/AB PAVEMENT
4. P.C.C. SIDEWALK
5. P.C.C. TRASH ROLL-OUT SLAB
6. P.C.C. RIBBON GUTTER
7. COMMERCIAL DRIVEWAY
8. REDWOOD HEADER
9. REMOVE EXISTING AC/AB PAVEMENT
10. CURB RAMP PER CITY OF OXNARD STD PLATE 110
11. P.C.C. PAVEMENT



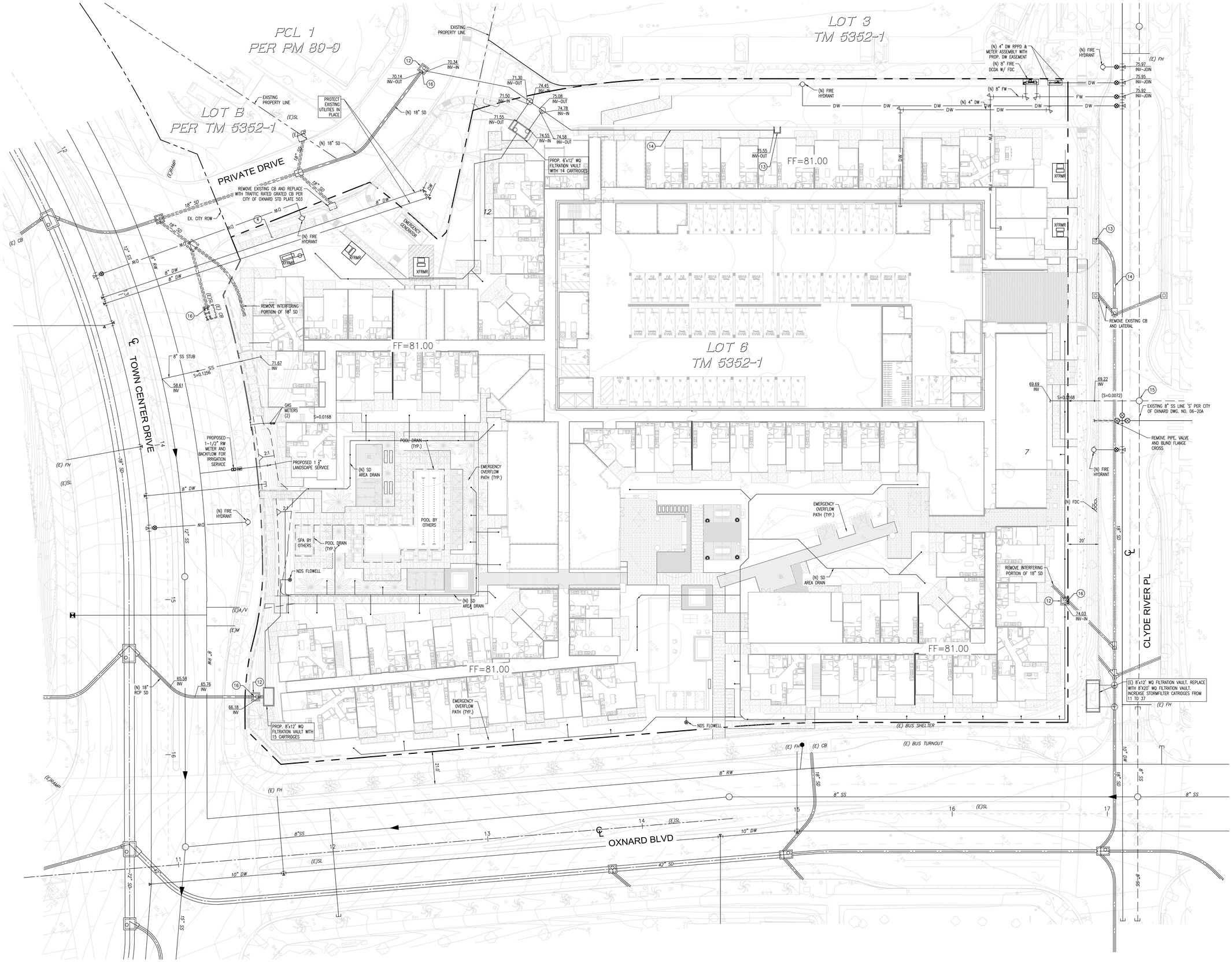
THE POINTE WRAP APARTMENTS

ENGINEERING SITE PLAN - GRADING
02/01/2024

SHEET ESP-1

OWNER:
SHEA PROPERTIES
130 VANTIS, SUITE 200
ALISO VIEJO, CA 92656
CONTACT: WILLIS CHIN
(949) 389-7000

HUITT ZOLLARS
2603 Main Street, Suite 400
Irvine, California 92614-4250
949.988.5815



CONSTRUCTION NOTES

12 STORM DRAIN MANHOLE
13 STORM DRAIN CATCH BASIN
14 STORM DRAIN PIPE
15 SEWER MANHOLE
16 FULL CAPTURE TRASH DEVICE

20' 10' 0 20' 40'
SCALE:1"=20'

THE POINTE WRAP APARTMENTS

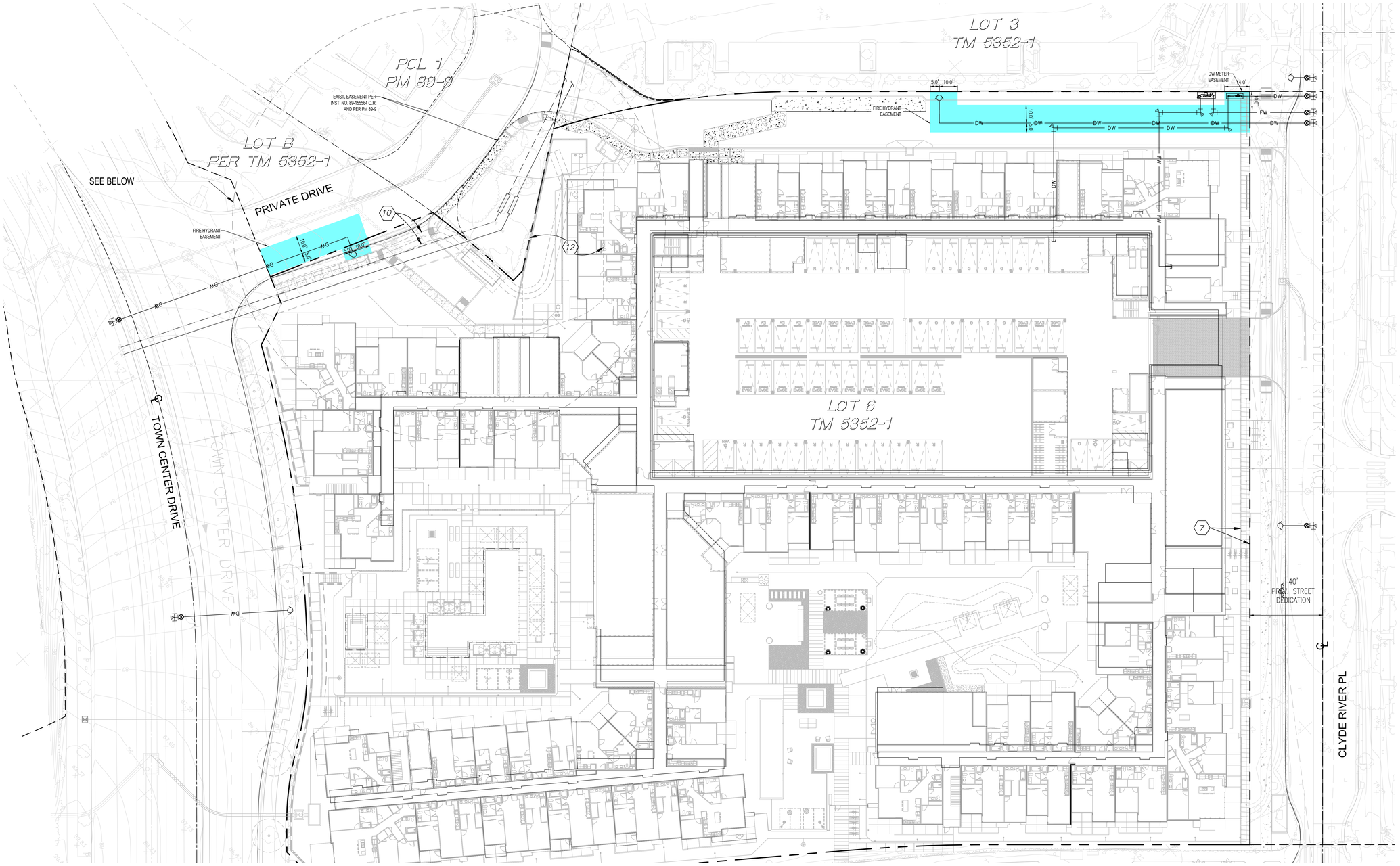
ENGINEERING SITE PLAN - UTILITY

02/01/2024

SHEET ESP-2

OWNER:
SHEA PROPERTIES
130 VANTIS, SUITE 200
ALISO VIEJO, CA 92656
CONTACT: WILLIS CHIN
(949) 389-7000

HUITT ZOLLARS
2603 Main Street, Suite 400
Irvine, California 92614-4250
949.988.5815



EXISTING EASEMENT NOTES

(7) *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED IRREVOCABLE OFFER OF DEDICATION RECORDED JANUARY 27, 2005 AS INSTRUMENT NO. 05-21254 OF OFFICIAL RECORDS.*
DISPOSITION: TO BE QUITCLAIMED

(10) *AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON, RECORDED JULY 5, 2007 AS INSTRUMENT NO. 20070705-00133240-0 OF OFFICIAL RECORDS.*
DISPOSITION: TO BE QUITCLAIMED

(12) *AN EASEMENT FOR FACILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES IN FAVOR OF VERIZON CALIFORNIA, INC., A CALIFORNIA CORPORATION, RECORDED APRIL 14, 2008 AS INSTRUMENT NO. 20080414-00057773-0 OF OFFICIAL RECORDS.*
DISPOSITION: TO BE QUITCLAIMED

PROPOSED EASEMENT LEGEND

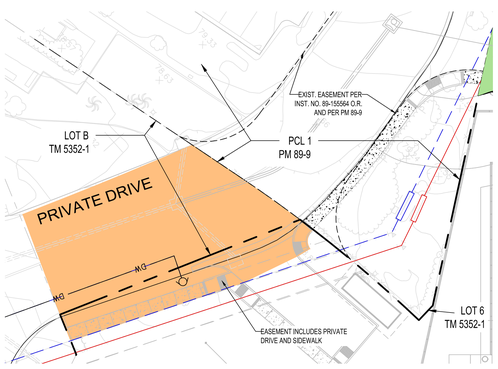
TO CITY OF OXNARD FROM LOT 6, TM 5352-1 (FOR PCL 1, PM 89-9 DW PURPOSES)

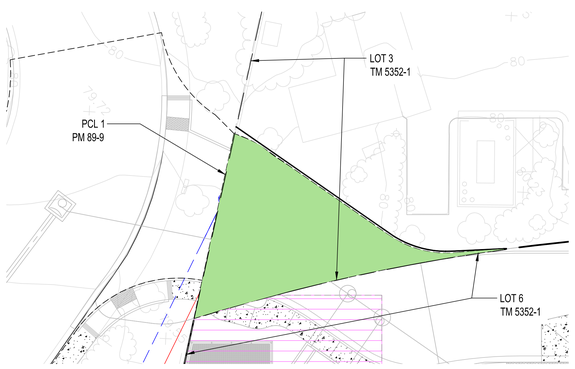
TO CITY OF OXNARD FROM LOT 6, TM 5352-1 (FOR DW PURPOSES)

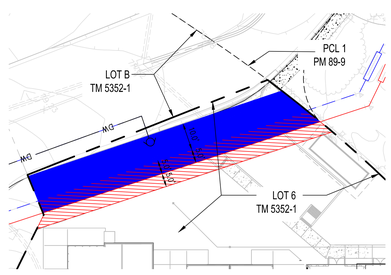
TO PCL 1, PM 89-9 FROM LOT 6, TM 5352-1 (FOR PCL 1, PM 89-9 FW PURPOSES)

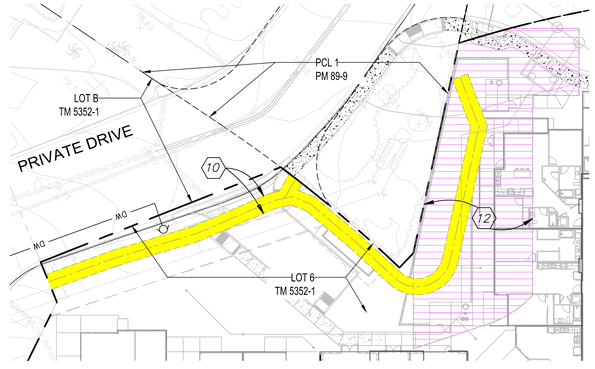
TO LOT 6, TM 5352-1 FROM LOT 3, TM 5352-1 (FOR INGRESS/EGRESS PURPOSES)

TO PCL 1, PM 89-9 FROM LOT 6, TM 5352-1 (FOR INGRESS/EGRESS PURPOSES)









20' 10' 0 20' 40'
SCALE: 1"=20'

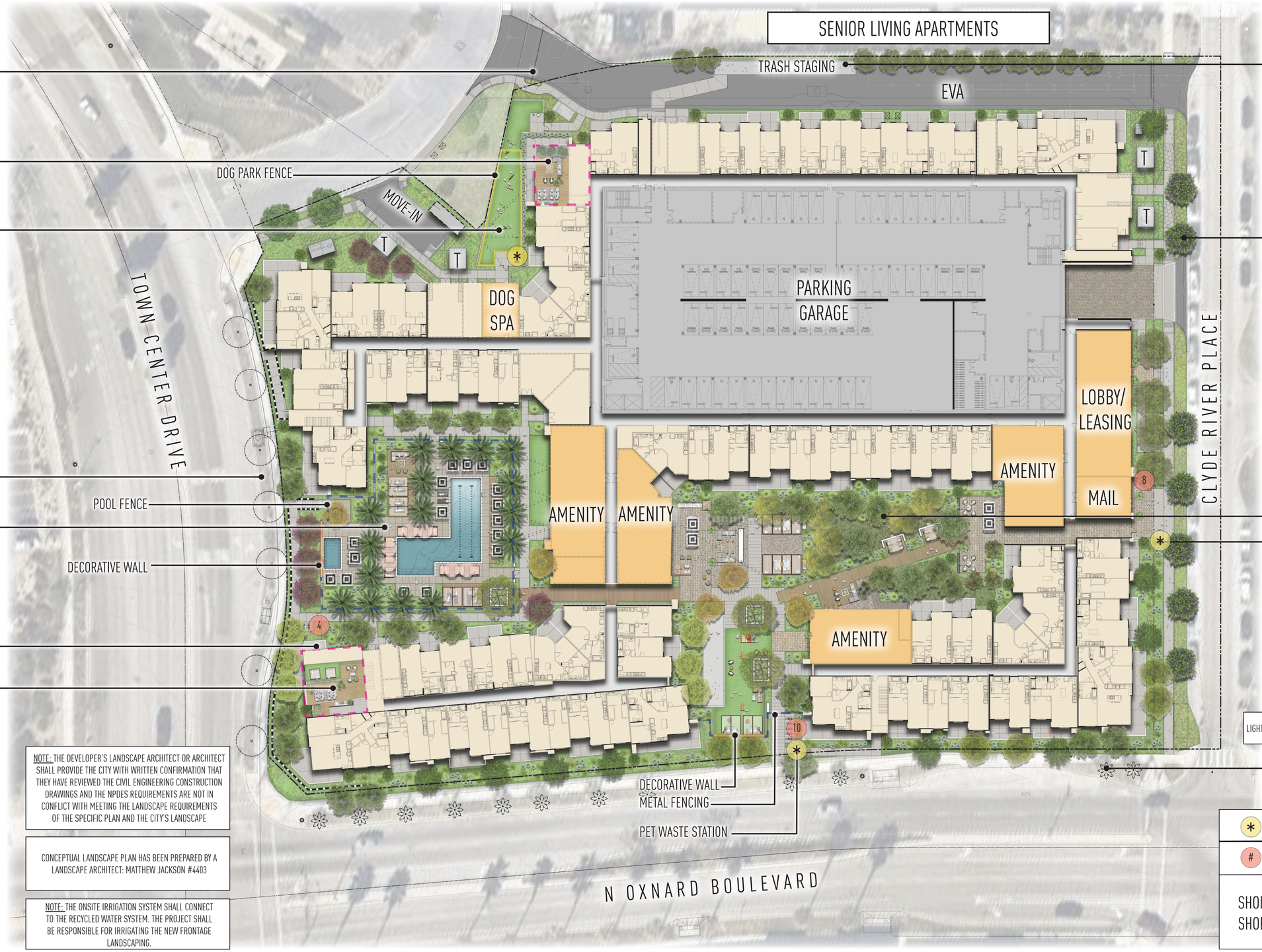
THE POINTE WRAP APARTMENTS

ENGINEERING SITE PLAN - EASEMENTS
02/01/2024

SHEET ESP-3

OWNER:
SHEA PROPERTIES
130 VANTIS, SUITE 200
ALISO VIEJO, CA 92656
CONTACT: WILLIS CHIN
(949) 389-7000

HUITT ZOLLARS
2603 Main Street, Suite 400
Irvine, California 92614-4250
949.988.5815



VEHICULAR GATE at FIRELANE

NORTH ROOF TERRACE
- see sheet L.5

DOG PARK
- vestibule entry
- synthetic turf
- pet waste station

RECLAIMED WATER METER
- see note below

POOL TERRACE
- see sheet L.4

SOUTH ROOF TERRACE
- see sheet L.5

TRASH STAGING
- see note below

NOTE: THE PATH TO THE TRASH CONTAINER STAGING, AND, INCLUDING THE STAGING SITE ITSELF, SHALL BE CONSTRUCTED OF PORTLAND CONCRETE. THE TRAVEL SLOPE FOR 4 CY TRASH CONTAINERS SHALL NOT EXCEED 2%.

STREET TREE PER RIVERPARK MASTER STREET TREE PLAN

SEE ENLARGEMENT, SHEET L.3

PET WASTE STATION

LIGHTING PHOTOMETRIC PLANS PREPARED BY SALAS O'BRIEN

EXISTING STREETSCAPE PROTECT-IN-PLACE

NOTE: THE DEVELOPER'S LANDSCAPE ARCHITECT OR ARCHITECT SHALL PROVIDE THE CITY WITH WRITTEN CONFIRMATION THAT THEY HAVE REVIEWED THE CIVIL ENGINEERING CONSTRUCTION DRAWINGS AND THE NPDES REQUIREMENTS ARE NOT IN CONFLICT WITH MEETING THE LANDSCAPE REQUIREMENTS OF THE SPECIFIC PLAN AND THE CITY'S LANDSCAPE

CONCEPTUAL LANDSCAPE PLAN HAS BEEN PREPARED BY A LANDSCAPE ARCHITECT: MATTHEW JACKSON #4403

NOTE: THE ONSITE IRRIGATION SYSTEM SHALL CONNECT TO THE RECYCLED WATER SYSTEM. THE PROJECT SHALL BE RESPONSIBLE FOR IRRIGATING THE NEW FRONTAGE LANDSCAPING.

* PET WASTE STATION
# PROVIDED BIKE PARKING:
SHORT-TERM PARKING REQUIRED: 21 SHORT-TERM PARKING PROVIDED: 22

SHEA THE POINTE
OXNARD, CALIFORNIA

MJS LANDSCAPE ARCHITECTURE

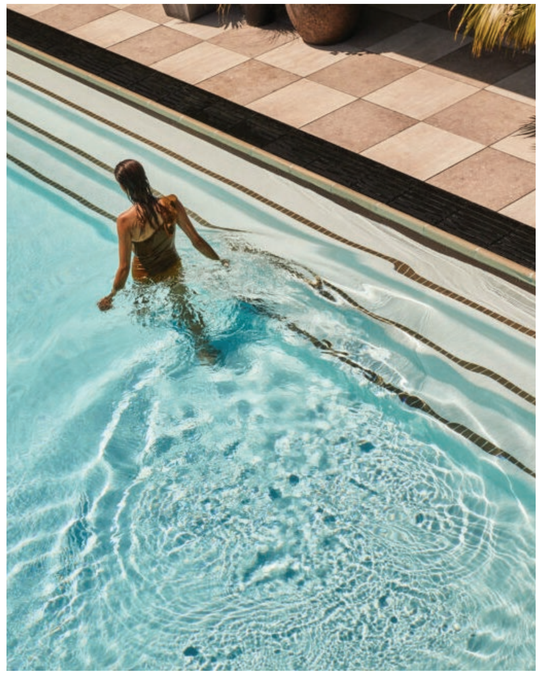
Shea Properties

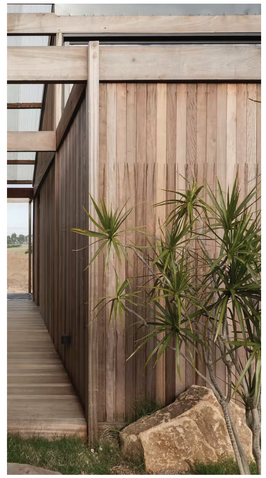
DEVELOPMENT DESIGN REVIEW SUBMITTAL
September 18, 2023
REV: February 1, 2024

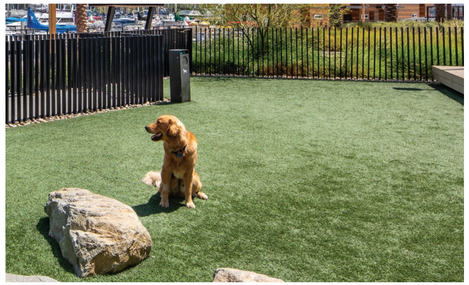
0' 15' 30' 60'

CONCEPTUAL LANDSCAPE PLAN

L.1







SHEA THE POINTE
OXNARD, CALIFORNIA

MJS LANDSCAPE ARCHITECTURE

Shea Properties

DEVELOPMENT DESIGN REVIEW SUBMITTAL
September 18, 2023
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LIFESTYLE IMAGERY

DINNER PARTY
- outdoor kitchen
- communal dining table
- lounge furnishings
- fireplace
- festival lighting
- private dining pavilions

ENLARGED PATIOS

LOW CONCRETE WALL W/ BOARD FORM FINISH

GARDEN BOARDWALK
- landscape mounds with ornamental grasses
- lounge pods nestled in the landscape
- fire pit
- shade trees

CO-WORK TERRACE
- communal work tables
- umbrellas
- hanging pendant lights

LOW CONCRETE WALL W/ BOARD FORM FINISH

CONCRETE PLANTER WALL W/ BOARD FORM FINISH

GAME LAWN
- synthetic turf
- lounge seating
- cabanas
- ping pong
- corn hole
- bocce ball court

6' H PRIVACY WALL

6' HIGH TUBULAR STEEL GATE

6' HIGH TUBULAR STEEL FENCE

HARDSCAPE KEY
SEE SHEET L.6

ENLARGED PATIOS

SHORT TERM BIKE PARKING (10)

SHEA THE POINTE
OXNARD, CALIFORNIA

MJS LANDSCAPE ARCHITECTURE

Shea Properties

DEVELOPMENT DESIGN REVIEW SUBMITTAL
September 18, 2023
REV: February 1, 2024

0' 5' 10' 20'

COURTYARD ENLARGEMENT PLAN

L.3

ENLARGED PATIOS

6' H POOL ENCLOSURE FENCE

6' HIGH TUBULAR STEEL GATE

6' HIGH TUBULAR STEEL FENCE

6' HIGH SPA WALL W/ ACCENT TILE

POOL DECK
- resort pool & spa
- cabanas
- day beds
- lounge seating
- fire pit

SHORT TERM BIKE PARKING (4)

FITNESS LAWN
- synthetic turf
- festival lights

6' HIGH TUBULAR STEEL GATE

HARDSCAPE KEY
SEE SHEET L.6

SHEA THE POINTE
OXNARD, CALIFORNIA

MJS LANDSCAPE ARCHITECTURE

Shea Properties

DEVELOPMENT DESIGN REVIEW SUBMITTAL
September 18, 2023
REV: February 1, 2024

0' 5' 10' 20'

POOL TERRACE ENLARGEMENT PLAN

L.4

NORTH ROOF TERRACE
- lounge seating
- day beds
- pottery
- dining tables
- bbq

SOUTH ROOF TERRACE
- lounge seating
- fire pit
- pottery
- dining tables
- pottery w/ trees
- bbq

SOUTH ROOF TERRACE

NORTH ROOF TERRACE

HARDSCAPE KEY
SEE SHEET L.6

SHEA THE POINTE
OXNARD, CALIFORNIA

MJS LANDSCAPE ARCHITECTURE

Shea Properties

DEVELOPMENT DESIGN REVIEW SUBMITTAL
September 18, 2023
REV: February 1, 2024

0' 2' 4' 8'

ROOF DECK ENLARGEMENTS

L.5

NATURAL GREY POURED IN PLACE CONCRETE

PAVER W/ BURNISH FINISH

DECORATIVE WALL W/ GREY BOARDFORM FINISH

TILE AT SPA WALL

COBBLE

SYNTHETIC TURF

CONCRETE LOW WALL W/ GREY BOARDFORM FINISH

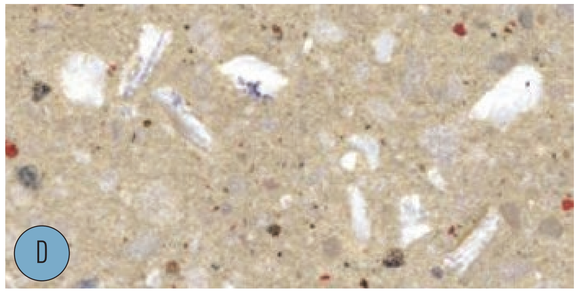
OUTDOOR PENDANT LIGHTING

HONEY PORCELAIN WOOD PAVER

ASCALE ‘TIVOLI WHITE’ BBQ COUNTERTOP

2X6 WATERLINE POOL TILE

FIRE PIT A - CONCRETE ROUND FIRE PIT



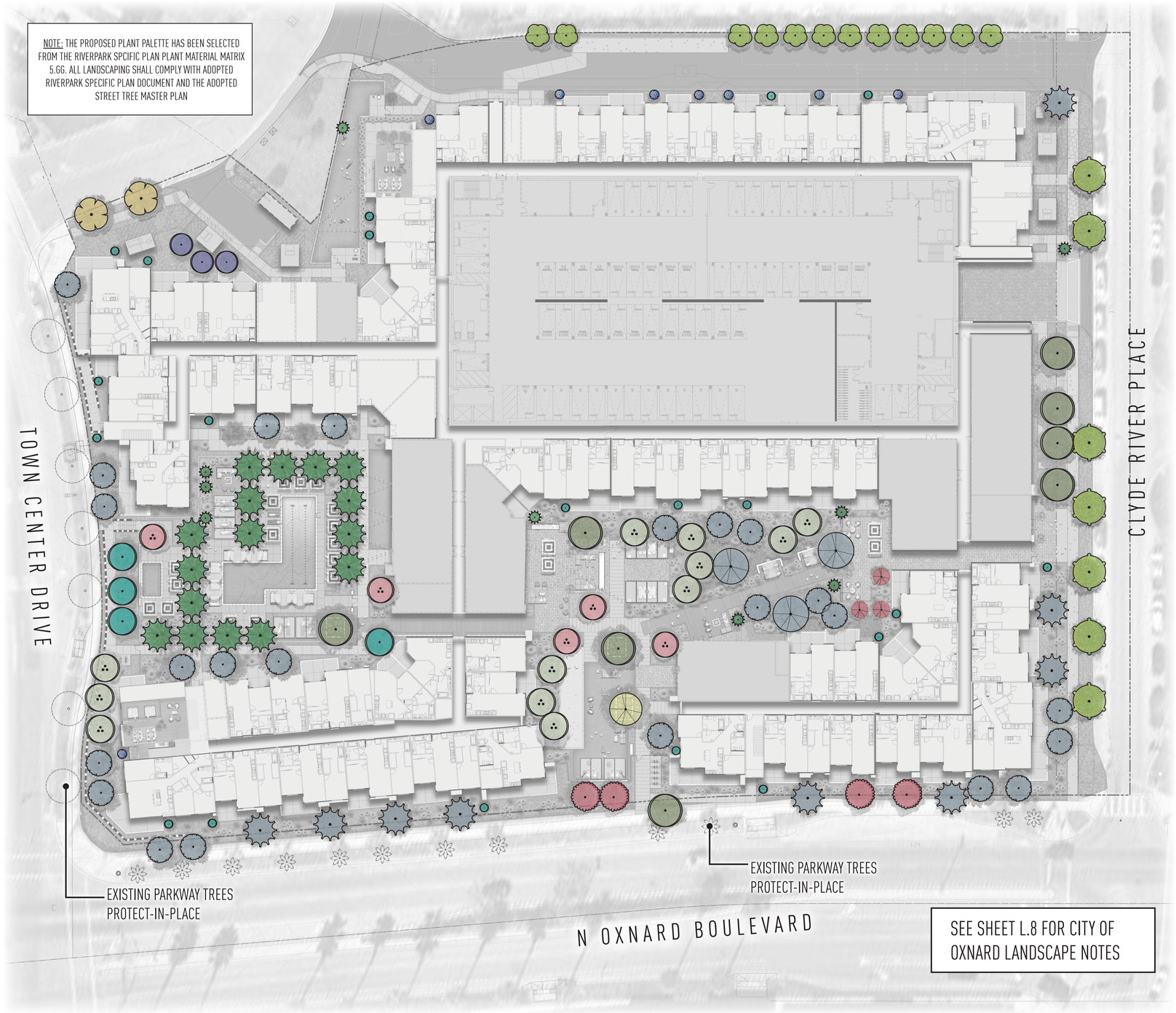
CONCRETE PAVER WITH SHELL AGGREGATE AT POOL DECK

CLE TILE ‘MALLOW’ BRICK BBQ VENEER TILE

FIREPLACE VENEER TILE

FIRE PIT B -CONCRETE SQUARE FIRE PIT

NOTE: THE PROPOSED PLANT PALETTE HAS BEEN SELECTED FROM THE RIVERPARK SPCIFIC PLAN PLANT MATERIAL MATRIX 5.GG. ALL LANDSCAPING SHALL COMPLY WITH ADOPTED RIVERPARK SPECIFIC PLAN DOCUMENT AND THE ADOPTED STREET TREE MASTER PLAN



SEE SHEET L.8 FOR CITY OF OXNARD LANDSCAPE NOTES

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	ARBUTUS X `MARINA` MARINA STRAWBERRY TREE MULTI-TRUNK	36"BOX	LOW	5
	ARBUTUS X 'MARINA' MARINA STRAWBERRY TREE STANDARD	36"BOX	MODERATE	4
	CERCIDIUM X `DESERT MUSEUM` THORNLESS PALO VERDE	36"BOX	LOW	1
	CERCIS CANADENSIS `FOREST PANSY` TM FOREST PANSY REDBUD	36"BOX	MODERATE	3
	CHILOPSIS LINEARIS DESERT WILLOW	36"BOX	LOW	3
	DRACAENA DRACO DRAGON TREE	36"BOX	LOW	9
	ELAEOCARPUS DECIPIENS TM JAPANESE BLUEBERRY TREE	24"BOX	MEDIUM	20
	LAURUS X `SARATOGA` SARATOGA HYBRID LAUREL	24"BOX	LOW	12
	MELALEUCA LINARIIFOLIA FLAXLEAF PAPERBARK MULTI-TRUNK	24"BOX	LOW	12
	METROSIDEROS EXCELSA NEW ZEALAND CHRISTMAS TREE	24"BOX	MODERATE	23
	OLEA EUROPAEA `SWAN HILL` TM SWAN HILL OLIVE - STANDARD FORM	48"BOX	LOW	8
	PHOENIX DACTYLIFERA 'MEDJOOL' MEDJOOL DATE PALM	20` B.T.H.	LOW	16
	PINUS ELDARICA AFGHAN PINE	20` B.T.H.	MODERATE	9
	PLATANUS X ACERIFOLIA LONDON PLANE TREE	36"BOX	MODERATE	7
	QUERCUS AGRIFOLIA COAST LIVE OAK MULTI-TRUNK	48"BOX	VERY LOW	3
	TRISTANIA CONFERTA BRISBANE BOX	36"BOX	MODERATE	4
	ULMUS PARVIFOLIA 'TRUE GREEN' TRUE GREEN LACEBARK ELM	36"BOX	MODERATE	2

NO EXISTING TREES ON THE DEVELOPMENT PARCEL

SHEA THE POINTE
OXNARD, CALIFORNIA

MJS LANDSCAPE ARCHITECTURE

Shea Properties

DEVELOPMENT DESIGN REVIEW SUBMITTAL
September 18, 2023
REV: February 1, 2024

0' 15' 30' 60'

TREE PLAN

L.7

PRELIMINARY PLANT PALETTE NOTES:

1. THE OBJECTIVE OF THE OVERALL LANDSCAPING CONCEPT IS TO PROVIDE A DISTINCT VISUAL IMPRESSION AND COMMUNITY IDENTITY, SOFTEN THE URBAN EXPERIENCE, PROVIDE THE HIGHEST LEVEL OF AESTHETIC STANDARDS COMPLIMENTED BY THE QUALITY OF THE BUILDING MATERIALS THAT WILL ASSURE AN ATTRACTIVE ENVIRONMENT ENHANCING THE QUALITY OF LIFE AMONG ITS RESIDENTS AND VISITORS.

2. THE LANDSCAPE IRRIGATION CONCEPT FOR THE SITE WILL BE DESIGNED TO PROVIDE THE MOST EFFICIENT AND CONSERVING MEANS TO DISTRIBUTE IRRIGATION WATER AND PROVIDE THE PROPERTY MANAGER WITH THE LATEST TECHNOLOGY FOR WATER CONSERVATION.

3. THE FOLLOWING PLANT MATERIAL AS SELECTED IS COMPLIANT WITH CITY OF OXNARD GREEN INITIATIVES OR CAL GREEN EQUIVALENT INCLUDING CONSIDERATION FOR WATER CONSERVATION AND NON-INVASIVE SPECIES.

FOR TREE LIST SEE SHEET L.7

PLANT PALETTE NOTE:

THE PROPOSED PLANT PALETTE HAS BEEN SELECTED FROM THE RIVERPARK SPCIFIC PLAN PLANT MATERIAL MATRIX 5.GG. ALL LANDSCAPING SHALL COMPLY WITH ADOPTED RIVERPARK SPECIFIC PLAN DOCUMENT AND THE ADOPTED STREET TREE MASTER PLAN

IRRIGATION NOTE:

THE ONSITE IRRIGATION SYSTEM SHALL CONNECT TO THE RECYCLED WATER SYSTEM. THE PROJECT SHALL BE RESPONSIBLE FOR IRRIGATING THE NEW FRONTAGE LANDSCAPING.

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo) 38.42 **ETAF for MAWA** 0.55 (Residential)

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
HYDROZONE 1: N/E PERIMETER	0.300	drip	0.81	0.37	8,189	3,033	72,246
HYDROZONE 2: S/W PERIMETER	0.30	drip	0.81	0.37	6,142	2,275	54,187
HYDROZONE 3: N/E FACING COURTYARD	0.50	drip	0.81	0.62	14,331	8,846	210,722
HYDROZONE 3: S/W FACING COURTYARD	0.50	drip	0.81	0.62	12,284	7,583	180,623
			0.81				
				Totals	40,946	21,737	517,779
Special Landscape Areas							
				1.00			
				1.00			
				1.00			
				Totals			
						ETWU Total	**517,779**
						Maximum Allowed Water Allowance (MAWA)[e]	**536,443**

[a] ***Hydrozone #/Planting Description***
E.g
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b] ***Irrigation Method***
overhead spray or drip

[c] ***Irrigation Efficiency***
0.75 for spray head
0.81 for drip

[d] ***ETWU* (Annual Gallons Required)**
= Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[e] ***MAWA (Annual Gallons Allowed) =*** *(Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	21,737
Total Area	40,946
Average ETAF	**0.53**

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

2023.05.11_Shea Oxnard_Water Calcs.xlsx printed 1/25/2024

PRELIMINARY PLANT PALETTE

SHRUBS - 3' O.C. SPACING

BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
LARGE SHRUBS:			
ARCTOSTAPHYLOS MANZANITA `DR. HURD`	DR. HURD MANZANITA	5 GAL	LOW
FREMONTODENDRON X `KEN TAYLOR`	FLANNEL BUSH	15 GAL	VERY LOW
MEDIUM SHRUBS:			
CEANOTHUS SP.	CALIFORNIA LILAC	5 GAL	LOW
GREVILLEA X `PEACHES AND CREAM`	GREVILLEA	5 GAL	LOW
LEUCADENDRON DISCOLOR `POM POM`	POM POM LEUCADENDRON	15 GAL	LOW
LEUCOSPERMUM CORDIFOLIUM `FLAME GIANT`	GIANT ORANGE NODDING PINCUSHION	15 GAL	LOW
PITTOSPORUM CRASSIFOLIUM `NANA`	KARO PITTOSPORUM	5 GAL	MODERATE
ROSMARINUS OFFICINALIS `TUSCAN BLUE`	TUSCAN BLUE ROSEMARY	5 GAL	LOW
WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	LOW
SMALL SHRUBS AND GROUNDCOVERS:			
AJUGA REPTANS	CARPET BUGLE	1 GAL	MODERATE
ASPARAGUS DENSIFLORUS `MYERS`	MYERS ASPARAGUS	5 GAL	MODERATE
ASTER LAEVIS	SMOOTH BLUE ASTER	1 GAL	LOW
ERIGERON GLAUCUS `WAYNE RODERICK`	SEASIDE DAISY	1 GAL	LOW
IRIS DOUGLASIANA	DOUGLAS IRIS	5 GAL	LOW
PENSTEMON HETEROPHYLLUS `MARGARITA BOP`	BEARD TONGUE	1 GAL	LOW
PITTOSPORUM TENUIFOLIUM `GOLF BALL`	GOLF BALL TAWHIWHI	5 GAL	MODERATE
ROSMARINUS OFFICINALIS `PROSTRATUS`	ROSEMARY	5 GAL	LOW
SALVIA X `MRS. BEARD`	SAGE	5 GAL	LOW
TEUCRIUM CHAMAEDRYS	GERMANDER	5 GAL	LOW
ZEPHYRANTHES CANDIDA	ZEPHYRLILY	1 GAL	MODERATE
ACCENT/COLOR SHRUBS:			
AEONIUM X `MINT SAUCER`	MINT SAUCER AEONIUM	5 GAL	LOW
AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	LOW
ALOE PLICATILIS	FAN ALOE	5 GAL	LOW
ALOE X SPINOSISSIMA	ALOE	5 GAL	LOW
ORNAMENTAL GRASSES:			
CAREX DIVULSA	BERKELEY SEDGE	1 GAL	MODERATE
FESTUCA GLAUCA	BLUE FESCUE	1 GAL	LOW
LOMANDRA LONGIFOLIA	MAT RUSH	5 GAL	LOW
MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL	MODERATE
PENNISETUM SPATHIOLATUM	RYE PUFFS	5 GAL	MODERATE
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL	MODERATE
SISYRINCHIUM BELLUM	BLUE EYED GRASS	1 GAL	LOW
VINES/CLIMBING SHRUBS:			
CLEMATIS LASIANTHA	PIPESTEM CLEMATIS	5 GAL	VERY LOW
CLEMATIS LIGUSTICIFOLIA	WESTERN WHITE CLEMATIS	5 GAL	LOW
CLEMATIS MACROPETALA	CLEMATIS	5 GAL	MODERATE
LONICERA HISPIDULA	HONEYSUCKLE	5 GAL	LOW
ROSA DAVID AUSTIN `CLAIRE AUSTIN`	ENGLISH ROSE	15 GAL	MODERATE
ROSA X `CECILE BRUNNER`	CECILE BRUNNER CLIMBING ROSE	15 GAL	MODERATE
WISTERIA SINENSIS	CHINESE WISTERIA	15 GAL	MODERATE

TURF:

TURF : SYNTHETIC IMPERIAL RYE FESCUE 90 OZ. TURF
DOG PARK: IMPERIAL 'PET PRIDE PRO' W/ WASH-DOWN SYSTEM

IRRIGATION CONCEPT NOTES:

THE FOLLOWING IS A SUMMARY OF THE PROPOSED IRRIGATION CONCEPT FOR THE LANDSCAPED AREAS:

PURPOSE: TO PROVIDE THE LANDSCAPE MAINTENANCE COMPANY A MECHANICAL DEVICE TO DISTRIBUTE WATER AND ENSURE PLANT SURVIVAL IN THE MOST EFFICIENT MANNER AND WITHIN A TIME FRAME THAT LEAST INTERFERES WITH THE ACTIVITIES OF THE RESIDENTS.

CONCEPT: THE SYSTEM WILL DERIVE ITS WATER FROM THE CITY OF OXNARD DEPARMENT of WATER AND POWER. ALL POINTS OF CONNECTIONS WILL BE PROTECTED BY A BACKFLOW PREVENTION/ BASKET STRAINER UNIT IN ACCORDANCE WITH CITY OF OXNARD CALLEGUAS MUNICIPAL WATER DISTRICT (CMWD). THE SYSTEM WILL UTILIZE VARIOUS TYPES OF IRRIGATION HEADS COMPATIBLE WITH THE AREA BEING WATERED AND INFILTRATION RATES OF THE SOIL WITH MATCHED PRECIPITATION RATES. THE SYSTEM WILL BE CONTROLLED BY A "SMART CONTROLLER" AND MOISTURE SENSING EQUIPMENT. VALVES PROGRAMMED FROM AUTOMATIC CONTROLLERS WILL MAXIMIZE EFFICIENT WATER APPLICATION.

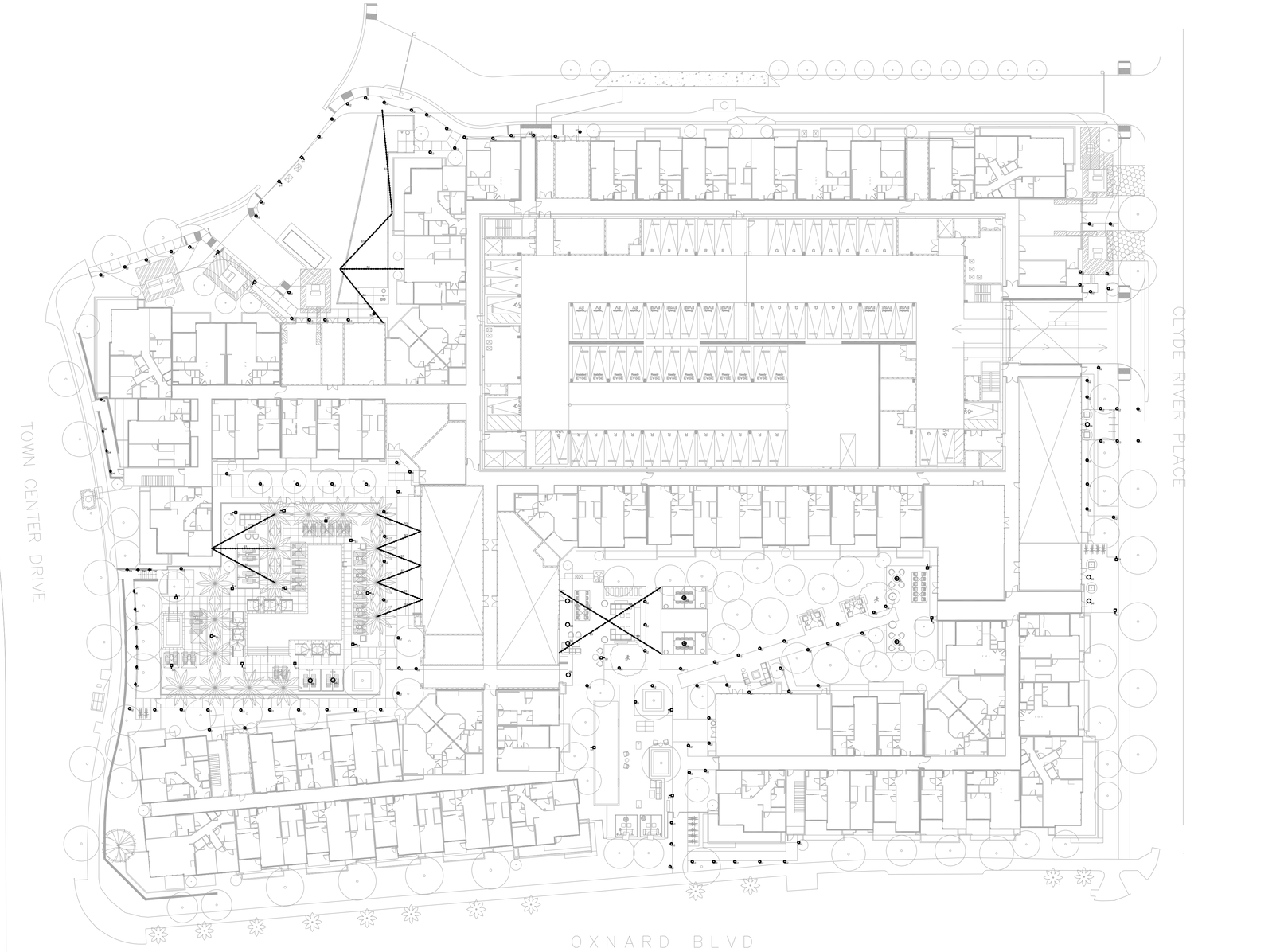
TO AVOID WASTED WATER, THE CONTROLS WILL BE OVERSEEN BY A FLOW MONITOR THAT WILL DETECT ANY BROKEN SPRINKLER HEADS TO STOP THAT STATION'S OPERATION, ADVANCING TO THE NEXT WORKABLE STATION. IN THE EVENT OF PRESSURE SUPPLY LINE BREAKAGE, IT WILL COMPLETELY STOP THE OPERATION OF THE SYSTEM. ALL MATERIAL WILL BE NONFERROUS, WITH THE EXCEPTION OF THE BRASS PIPING INTO AND OUT OF THE BACKFLOW UNITS. ALL WORK WILL BE IN THE BEST ACCEPTABLE MANNER IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS PREVAILING IN THE INDUSTRY. WATERING WILL CONFORM WITH CITY OF OXNARD WATER CONSERVATION REQUIREMENTS.

CITY of OXNARD LANDSCAPE NOTES

1. ALL LANDSCAPING SHALL COMPLY WITH THE ADOPTED RIVERPARK SPECIFIC PLAN DOCUMENT AND THE ADOPTED STREET TREE MASTER PLAN.
2. A CONDITION WILL BE REQUIRED THAT THE DEVELOPER'S LANDSCAPE ARCHITECT OR ARCHITECT SHALL PROVIDE THE CITY WITH WRITTEN CONFIRMATION THAT THEY HAVE REVIEWED THE CIVIL ENGINEERING CONSTRUCTION DRAWINGS AND THAT THE NPDES REQUIREMENTS ARE NOT IN CONFLICT WITH MEETING THE LANDSCAPE REQUIREMENTS OF THE SPECIFIC PLAN AND THE CITY'S LANDSCAPE REQUIREMENTS.
3. ALL LANDSCAPING SHALL BE INSTALLED PER THE CITY OF OXNARD LANDSCAPE STANDARDS.
4. THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLETED BY THE DEVELOPER/BUILDER PRIOR TO THE CLOSE OF ESCROW OF FIFTY (50) PERCENT OF THE UNITS OF THE PROJECT OR PHASE
5. SIXTY (60) DAYS AFTER THE LANDSCAPE AND IRRIGATION INSTALLATION, THE LANDSCAPE PROFESSIONAL SHALL SUBMIT TO THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION A CERTIFICATE OF SUBSTANTIAL COMPLETION.
6. THE DEVELOPER/BUILDER SHALL MAINTAIN THE LANDSCAPING AND IRRIGATION FOR SIXTY (60) DAYS AFTER COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION.
7. THE DEVELOPER/BUILDER SHALL GUARANTEE ALL TREES AND IRRIGATION FOR A PERIOD OF SIX (6) MONTHS AND ALL OTHER PLANTS FOR A PERIOD OF SIXTY (60) DAYS AFTER THE LANDSCAPE AND IRRIGATION INSTALLATION.

GENERAL PLANTING NOTES:

1. MAINTAIN SHRUBS AT 24" HIGH INSIDE OF STREET AND DRIVEWAY LINE OF SIGHT.
2. SECURITY PLANTING MATERIALS WILL BE UTILIZED ALONG WALL AND PROPERTY LINES AND UNDER VULNERABLE WINDOWS AND BALCONIES.
3. ROOT BARRIERS ARE REQUIRED FOR ALL TREES WITHIN 5' OF ANY HARDSCAPE SURFACE.
4. PLANT MATURITY - SHRUBS WILL REACH MATURITY IN 3 YEAR / TREES WILL REACH MATURITY IN 5 YEARS



1 ELECTRICAL SITE PLAN
1" = 30'-0"

LIGHTING FIXTURE SCHEDULE

Symbol	Label	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Wattage
	S1	BEGA	77 120	Pole Light	2654	23.4
	S2	BEGA	77 221	BOLLARD PATH LIGHTING	643	10
	S3	TOKISTAR LIGHTING	EX-12-WH	FESTIVAL LIGHTING	18	0.5
	S4	BEGA	24110	RECESSED WALL FIXTURE	525	8
	S5	BOVER	FORA 90	3 FOOT EXTERIOR PENDANT ENCLOSED AND GASKETED	1750	58
	S6	BEGA	66 973	6" EXTERIOR DOWNLIGHT	553	7

OXNARD: THE POINTE
OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS · Shea Properties · MJS LANDSCAPE ARCHITECTURE · HUITT-ZOLLARS · MORAN UTILITY SERVICES, INC. · WŌDEN · Salas O'Brien · AMPAM Parks Mechanical

DEVELOPMENT DESIGN
3RD CITY SUBMITTAL
FEBRUARY 1, 2024

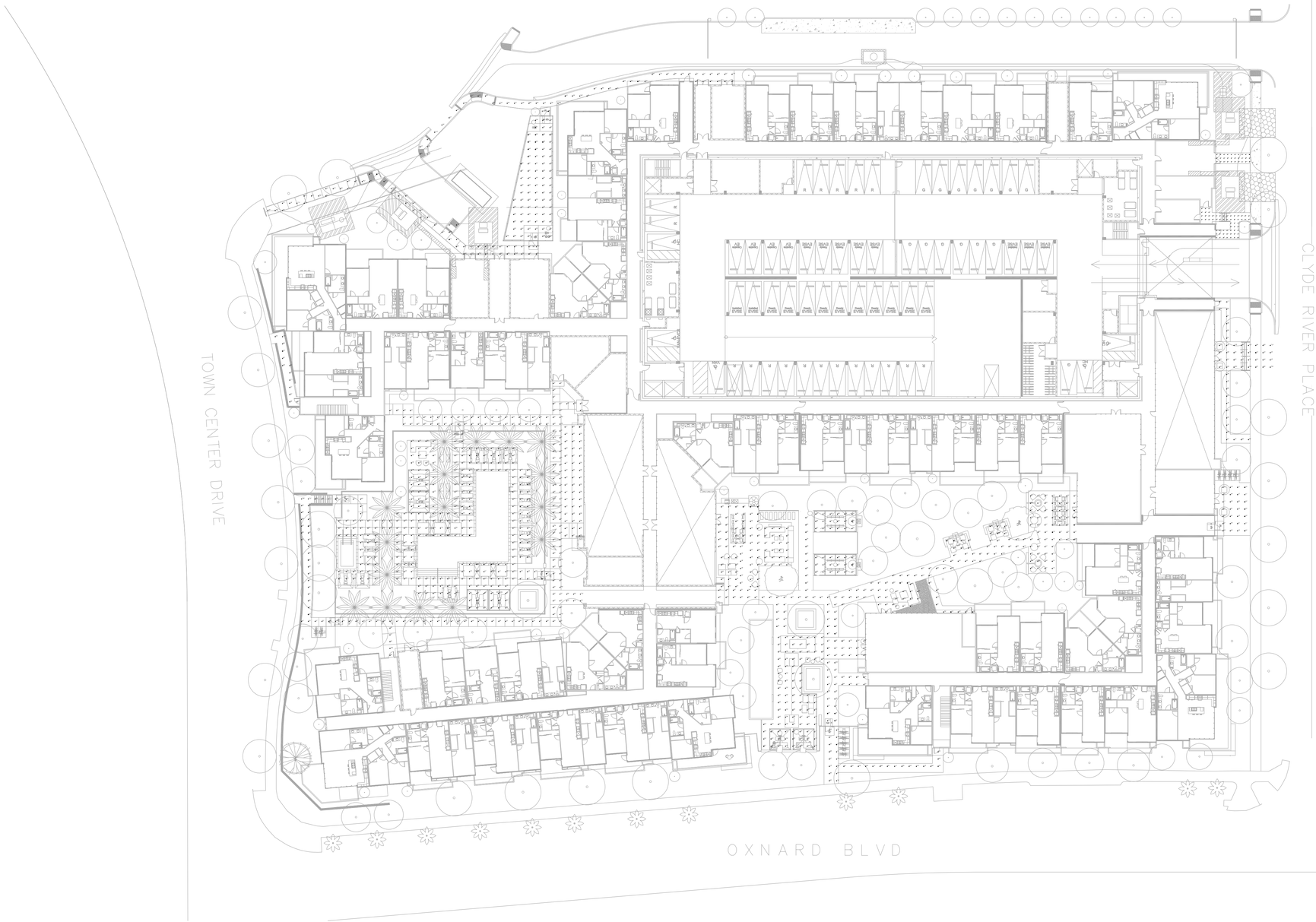
REGISTERED PROFESSIONAL ENGINEER · ROY L. LOPEZ · No. 13447 · Exp. 09/30/24 · ELECTRICAL · STATE OF CALIFORNIA

0' 10' 20' 40'

N

ELECTRICAL SITE PLAN

E100



STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Courtyard Central Exterior Amenity Space	+	0.7 fc	6.7 fc	0.1 fc	67.0:1	7.0:1
Courtyard East Exterior Amenity Space	+	2.7 fc	10.2 fc	0.9 fc	11.3:1	3.0:1
Courtyard Northwest Exterior Amenity Space	+	1.7 fc	9.4 fc	0.1 fc	94.0:1	17.0:1
Courtyard Sidewalk	+	3.3 fc	22.1 fc	1.0 fc	22.1:1	3.3:1
Courtyard Southwest Exterior Amenity Space	+	0.6 fc	1.2 fc	0.1 fc	12.0:1	6.0:1
Dog Park Entrace Sidewalk	+	3.8 fc	10.6 fc	1.0 fc	10.6:1	3.8:1
Dogpark	+	0.2 fc	0.9 fc	0.1 fc	9.0:1	2.0:1
East Electrical Room Exit	+	5.5 fc	21.1 fc	1.1 fc	19.2:1	5.0:1
East Fire Control/Pump Rm Exit	+	6.6 fc	24.6 fc	1.1 fc	22.4:1	6.0:1
Leasing Area Sidewalk	+	5.0 fc	14.1 fc	1.2 fc	11.8:1	4.2:1
Mail Room Exit	+	2.4 fc	4.8 fc	1.0 fc	4.8:1	2.4:1
North Sidewalk	+	4.9 fc	31.7 fc	1.0 fc	31.7:1	4.9:1
Northwest Side Sidewalk	+	5.6 fc	24.3 fc	1.1 fc	22.1:1	5.1:1
Pool Area	+	1.6 fc	9.6 fc	1.0 fc	9.6:1	1.6:1
Pool Area Exterior Amenity Space	+	0.8 fc	2.8 fc	0.2 fc	14.0:1	4.0:1
Pool Area Perimeter Sidewalk	+	4.2 fc	27.9 fc	1.0 fc	27.9:1	4.2:1
South Sidewalk	+	3.5 fc	8.5 fc	1.0 fc	8.5:1	3.5:1
West Exit Sidewalk	+	6.4 fc	22.9 fc	1.0 fc	22.9:1	6.4:1

1 ELECTRICAL SITE PHOTOMETRICS
1" = 30'-0"

OXNARD: THE POINTE
OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN
3RD CITY SUBMITTAL
FEBRUARY 1, 2024

REGISTERED PROFESSIONAL ENGINEER
ROY L. LOPEZ
No. 13442
Exp. 09/30/24
ELECTRICAL
STATE OF CALIFORNIA

0' 10' 20' 40'

N

ELECTRICAL SITE PHOTOMETRICS

E101

Pole top luminaires with symmetrical light distribution

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

Housing/fitter: Die-cast aluminum construction with a spun aluminum cap. The fixture slip fits a 3" O.D. pole top or tenon and is secured by four (4) socket head stainless steel set screws threaded into stainless steel inserts. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: Molded ¼" high impact acrylic diffuser with light diffusing matte white surface.

Electrical: 23.4W LED luminaire, 27 total system watts, -30° C start temperature. Integral 120 V through 277 V electronic LED driver, 0-10V dimming. Standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order.

Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK) White (WHT). Bronze (BRZ) Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed for US and Canadian Standards, suitable for wet locations. Protection class: IP65.

Weight: 22.0 lbs.

EPA (Effective projection area): 1.3 sq. ft.

Luminaire Lumens: 2654

	Lamp		A	B
77 120	23.4 W	LED	25½	23⅝

Recommended for use with 14' to 18' poles

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
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Bollard - shielded, directed light **BEGA**

Type:
BEGA Product:
Project:
Modified:

Application
Bollard with shielded, direct light for illuminating entrances, paths, and many areas of public and private spaces. These luminaires provide glare-free illumination with a high degree of visual comfort for uniform lighting of ground surfaces.

Materials
Luminaire housing and base constructed of die-cast and extruded marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Impact resistant polycarbonate diffuser
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 10.1 lbs

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30° C
LED module wattage	7.8W
System wattage	10.0W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 90
Luminaire lumens	643 lumens (3000K)
LED service life (L70)	60,000 hours

LED color temperature
☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Bollard - shielded, directed light

	LED	A	B	C	Anchorage
77 221	7.8W	7½	39½	11	**79 817**

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 Info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us. com
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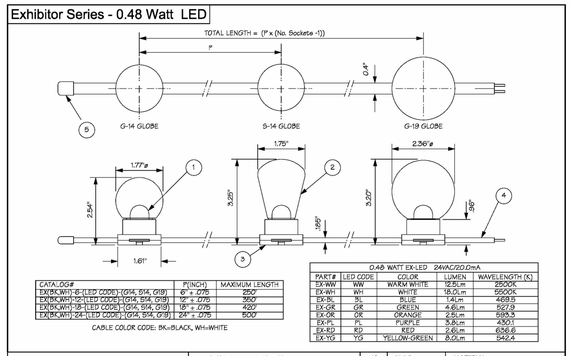
Exhibitor Series - 0.48 Watt LED



CATALOG#	P(INCH)	MAXIMUM LENGTH
EX(BLWH)-6-(LED CODE)-(014, 514, 019)	6" ± .075	250'
EX(BLWH)-12-(LED CODE)-(014, 514, 019)	12" ± .075	350'
EX(BLWH)-18-(LED CODE)-(014, 514, 019)	18" ± .075	420'
EX(BLWH)-24-(LED CODE)-(014, 514, 019)	24" ± .075	500'

CABLE COLOR CODE: BK=BLACK, WH=WHITE

0.48 WATT EX-LED 24VAC/2.0mA

PART #	LED CODE	COLOR	LUMEN	WAVELENGTH (K)
EX-WW	WW	WARM WHITE	12.5LM	2500K
EX-WH	WH	WHITE	18.0LM	5500K
EX-BL	BL	BLUE	1.4LM	468.8
EX-GR	GR	GREEN	4.6LM	527.9
EX-OR	OR	ORANGE	2.9LM	594.3
EX-PL	PL	PURPLE	5.2LM	430.1
EX-RD	RD	RED	2.6LM	656.8
EX-YG	YG	YELLOW-GREEN	8.0LM	542.4

TOKISTAR LIGHTING INC.
1019 S. DISCOVERY LANE
ANAHEIM, CA 92801
TEL. 714 772 7025 FAX. 714 772 7014
email: info@tokistar.com Website: tokistar.com

EXHIBITOR SERIES SUBMITTAL	NO.	PART	MATERIAL
CATALOG#: EX(BLWH)-(SPACING)-(LED CODE)-(014, 514, 019)	1	LED	SOLID-STATE LED
DATE: JANUARY 16, 2014	2	GLOBE	POLYCARBONATE
DRAWN BY: K.CORDOVA	3	SOCKET	PBT
SCALE: 12	4	#12 AWG WIRE	PVC WITH PLATED COPPER CONDUCTOR
WEIGHT: .80g/per PER SOCKET	5	END CAP	PVC

Recessed wall luminaire - directed light **BEGA**

Type:
BEGA Product:
Project:
Modified:

Application
Recessed wall luminaire with directed light distribution for the illumination of ground surfaces, stairs and pathways.

Materials
Luminaire housing and faceplate constructed of die-cast marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Safety glass with optical texture
Reflector made of pure anodized aluminum
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Stainless steel screw clamps
Composite installation housing

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 1.7 lbs

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-40° C
LED module wattage	6.0W
System wattage	8.0W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	525 lumens (4000K)
LED service life (L70)	50,000 hours

LED color temperature
☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unicure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.
Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Recessed wall luminaire - directed light

		LED	A	B
24 110	KNX	6.0 W	5½	6½

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
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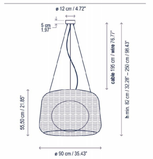
Fora 90

Design / *Diseño:*
Alex Fernández Camps | Gonzalo Milà / 2010

Typology: Pendant lamp
Tipología: Suspensión

Environment: Outdoor
Ambiente: Exterior



Technical description / *Descripción técnica:*

Net Weight: 22.05 lbs
Peso Neto: 22.05 lbs

1 Box/*Caja*
41.73 x 38.19 x 29.53 inches | 27.233 ft³
Gross Weight / *Peso bruto:* 41.89 lbs

Materials: Aluminum, Stainless steel, Polyethylene, Syntetic fiber.
Materiales: Aluminio, Acero Inoxidable, Polietileno, Fibra Sintética.

Metal surfaces coated with cataphoresis and epoxy polyester paint.
Estructuras de metal acabadas con cataforesis y pintura de poliéster epoxi.

Hand woven with a recyclable and non-toxic synthetic polyethylene fiber. Light source protected by UV resistant polyethylene globe.
Pantallas tejidas a mano con fibra de polietileno sintética reciclable y no tóxica. Fuente de luz protegida por globo de polietileno y protección UV.

Black waterproof neoprene cable. Stainless steel tensor cable.
Cable de neopreno negro resistente al agua. Cable tensor acero inoxidable.

Custom options upon request
Opciones de personalización bajo demanda

*Bulbs not included
**Bombillas no incluidas*

Certifications
Certificaciones

Spare parts / *Recambios:*
R907014U **Neoprene Cable** / *Cable Neopreno*

Lamps description / *Descripción lámpara:*

120V 60Hz | WET | IP-66 | 2 x 10 W E26 LED A19 | BIG

Ref	Finishing / *Acabados*	Ean13
*40303031U/P707C	Natural White - Light Beige Shade *Blanco Roto - Pantalla Beige Claro*	8435493716671
*40303031U/P708C	Graphite Brown - Rattan Brown Shade *Marrón Grafito - Pantalla Marrón Rattan*	8435493723808

Please note that the shades may have small variations in tone. */ Por favor, tenga en cuenta que los tonos de color de la pantalla pueden no ser los mismos en todos los casos.*

Note of use: For environments with a high salinity, proper maintenance of the luminaire will be necessary. We recommend cleaning it with a soft brush and remove salt, dust, or dirt deposited by moisture or wind.
Nota de uso: Para ambientes con alto grado de salinidad, será necesario realizar un correcto mantenimiento de la luminaria. Recomendamos limpiar con un cepillo suave y retirar la sal, el polvo, o la suciedad depositada por la humedad o el viento.

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info@boverusa.com
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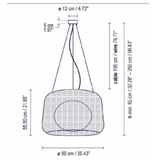
04/01/2022 - 17:13

Fora 90



Technical description / *Descripción técnica:*

Net Weight: 22.05 lbs
Peso Neto: 22.05 lbs

1 Box/*Caja*
41.73 x 38.19 x 29.53 inches | 27.233 ft³
Gross Weight / *Peso bruto:* 41.89 lbs

Materials: Aluminum, Stainless steel, Polyethylene, Syntetic fiber.
Materiales: Aluminio, Acero Inoxidable, Polietileno, Fibra Sintética.

Low voltage 24 DC upon request
Baja tensión 24 DC bajo pedido

Metal surfaces coated with cataphoresis and epoxy polyester paint.
Estructuras de metal acabadas con cataforesis y pintura de poliéster epoxi.

Hand woven with a recyclable and non-toxic synthetic polyethylene fiber. Light source protected by UV resistant polyethylene globe.
Pantallas tejidas a mano con fibra de polietileno sintética reciclable y no tóxica. Fuente de luz protegida por globo de polietileno y protección UV.

Black waterproof neoprene cable. Stainless steel tensor cable.
Cable de neopreno negro resistente al agua. Cable tensor acero inoxidable.

Custom options upon request
Opciones de personalización bajo demanda

Certifications
Certificaciones

Spare parts / *Recambios:*
R907014U **Neoprene Cable** / *Cable Neopreno*

Lamps description (Dimmable Triac) / *Descripción lámpara (Regulable Triac):*

120V 60Hz | WET | IP-66 | 24.7 W LED / CRI: 90 / 2700K 3000 lm light source / *fuente de luz*

Ref	Finishing / *Acabados*	Ean13
30302214128U	Dimmable Triac - Natural White Light Beige Shade *Regulable Triac - Blanco Roto Pantalla Beige Claro*	8435493738659
30302214127U	Dimmable Triac - Graphite Brown Rattan Brown Shade *Regulable Triac - Marrón Grafito Pantalla Marrón Rattan*	8435493738642

Lamps description (Dimmable 0-10v) / *Descripción lámpara (Regulable 0-10v):*

120V 60Hz | WET | IP-66 | 0-10V | 24.7 W LED / CRI: 90 / 2700K 3000 lm light source / *fuente de luz*

Ref	Finishing / *Acabados*	Ean13
30302204128U	Dimmable 0-10v - Natural White Light Beige Shade *Regulable 0-10v - Blanco Roto Pantalla Beige Claro*	8435493734217
30302204127U	Dimmable 0-10v - Graphite Brown Rattan Brown Shade *Regulable 0-10v - Marrón Grafito Pantalla Marrón Rattan*	8435493734200

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Family / *Familia:* Fora

04/01/2022 - 17:13

OXNARD: THE POINTE
OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | WÖDEN | Salas O'Brien | AMPAM Parks Mechanical

DEVELOPMENT DESIGN
3RD CITY SUBMITTAL
FEBRUARY 1, 2024

REGISTERED PROFESSIONAL ENGINEER ROY LOPEZ No. 13442 Exp. 09/30/24 ELECTRICAL STATE OF CALIFORNIA

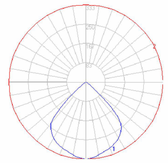
ELECTRICAL SITE LIGHTING CUTSHEETS

E102

BEGA

Photometric Filename: 66973.IES

TEST: BE_66973
TEST LAB: BEGA
DATE: 11/27/2017
LUMINAIRE: 66 973
LAMP: 4.9W LED

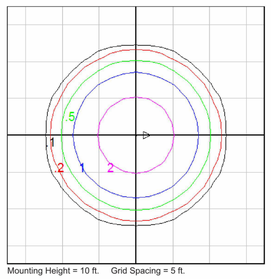


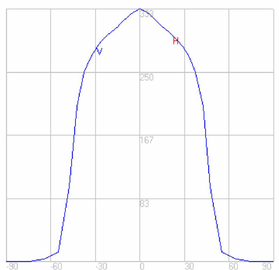
Characteristics

NEMA Type	6 H x 6 V
Maximum Candela	333.4
Maximum Candela Angle	0 H 0 V
Horizontal Beam Angle (50%)	88.5
Vertical Beam Angle (50%)	88.5
Horizontal Field Angle (10%)	106.4
Vertical Field Angle (10%)	106.4
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Beam Lumens	472
Beam Efficiency	N.A.
Field Lumens	540
Field Efficiency	N.A.
Spill Lumens	12
Luminaire Lumens	553
Total Efficiency	N.A.
Total Luminaire Watts	7
Ballast Factor	1.00

Zonal Lumen Summary

Zone	Lumens
0-10	31.10
10-20	87.91
20-30	135.14
30-40	163.21
40-50	113.63
50-60	15.23
60-70	2.93
70-80	0.14
80-90	0.00
90-100	0.00
100-110	0.00
110-120	0.00
120-130	0.00
130-140	0.00
140-150	0.00
150-160	0.00
160-170	0.00
170-180	0.00

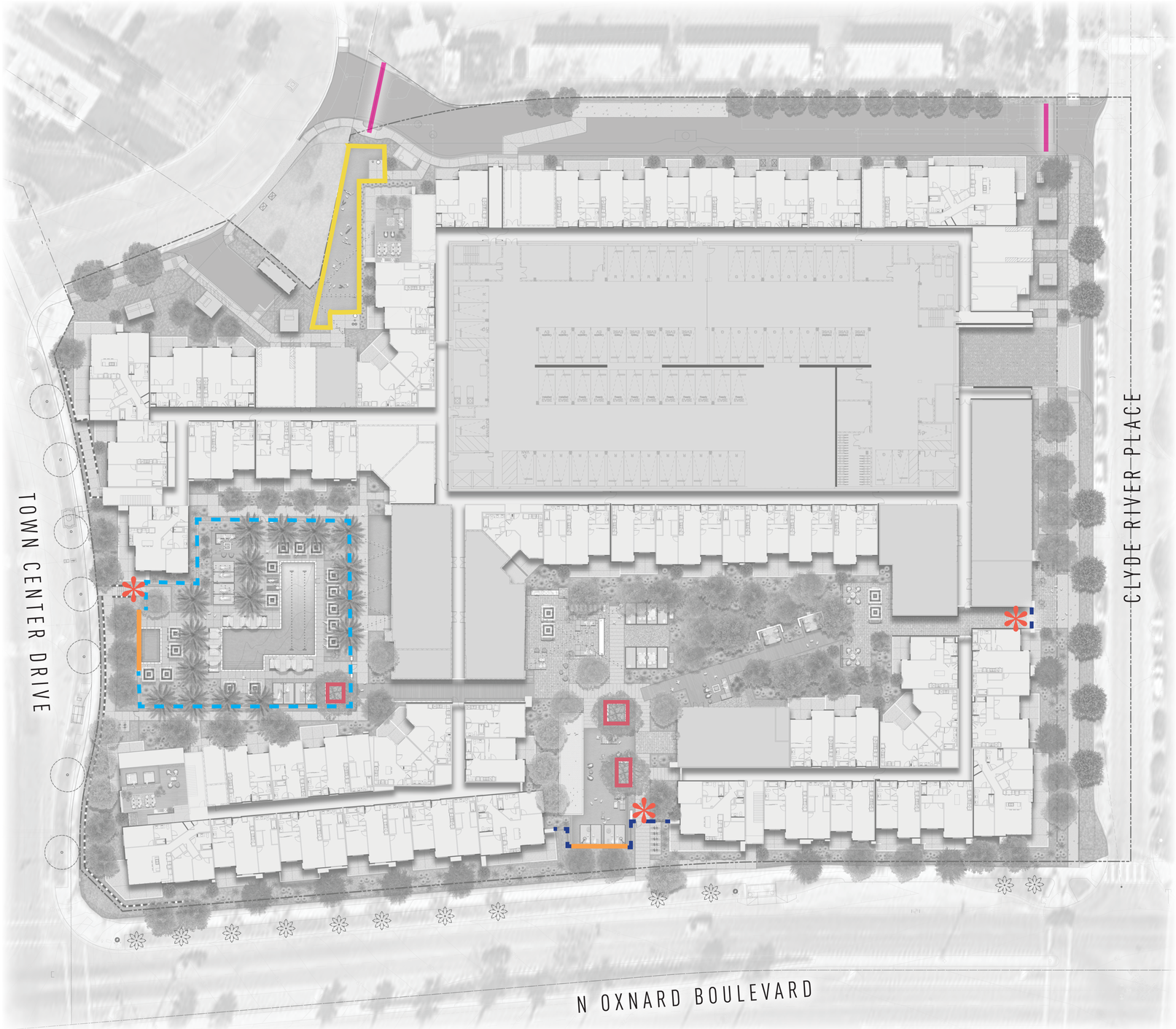




Mounting Height = 10 ft. Grid Spacing = 5 ft.

In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

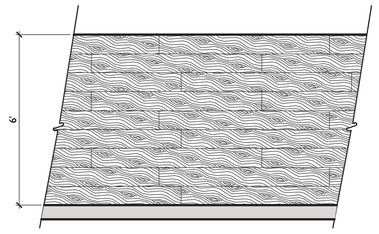
BEGA 1000 Bega Way, Carpinteria, CA 93013 (805)684-0533 Fax (805)566-9474 www.bega-us.com © Copyright BEGA-US 2017 **11/27/2017**



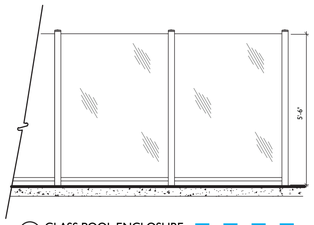
LEGEND

	DECORATIVE WALL
	GLASS POOL ENCLOSURE
	TUBULAR STEEL FENCING
	VEHICULAR GATE at FIRE LANE
	DOG PARK FENCE
*	PEDESTRIAN GATES
	24" H BOARDFORM CONCRETE PLANTER WALL

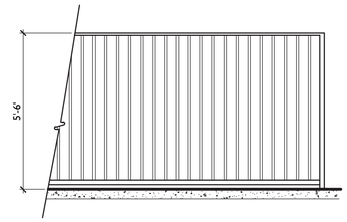
ACCESS CONTROL SYSTEM NOTE:
KNOX BOX / KEY SWITCH AT GATES TO BE INSTALLED PER CITY OF VENTURA FIRE DEPTARTMENT STANDARDS



Ⓐ DECORATIVE WALL
6' HIGH

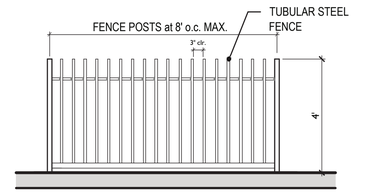


Ⓑ GLASS POOL ENCLOSURE
5' 6" HIGH

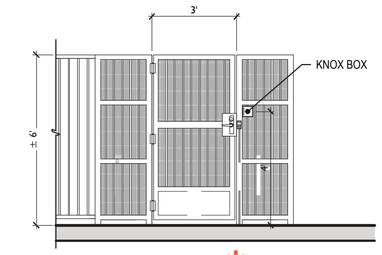


Ⓒ TUBULAR STEEL FENCING
5'-6" HIGH

Ⓓ VEHICULAR GATE at FIRE LANE
42" HIGH



Ⓔ DOG PARK FENCE
4' HIGH



Ⓕ PEDESTRIAN GATE - TUBULAR STEEL
6' HIGH

SHEA THE POINTE
OXNARD, CALIFORNIA

MJS LANDSCAPE ARCHITECTURE

Shea Properties

DEVELOPMENT DESIGN REVIEW SUBMITTAL
September 18, 2023
REV: February 1, 2024

0' 15' 30' 60'

WALL AND FENCE PLAN

L.9

PLUMBING SHEET LIST	
SHEET NUMBER	SHEET NAME
P0.0	PLUMBING NOTES AND SCHEDULES
P0.1	PLUMBING SITE PLAN

PIPE SCHEDULE

2019 CPC

BUILDING TYPE: SLAB ON GRADE WRAP

PIPE MATERIALS

SERVICES		TYPE L COPPER	TYPE K COPPER	CPVC (APPROVED)	SCH 40 BLACK STEEL	CISPI	CAST IRON (HUB PE)	CAST IRON (NO HUB	SCH 40 PVC	SCH 80 PVC	NOTES:
HOT WATER	ABOVE SLAB		(2)								
	CIRCULATION LOOP		(2)								
COLD WATER	ABOVE SLAB		(2)								
	BELOW SLAB						(2)				UNDERGROUND, OUTSIDE BUILDING FOOTPRINT
SANITARY DRAINAGE	ABOVE SLAB						(2)				
	BELOW SLAB							(2)	(2)		
SANITARY VENT	ABOVE SLAB						(2)	(2)			
	BELOW SLAB							(2)	(2)		
STORM DRAINAGE	ABOVE SLAB						(2)				
	BELOW SLAB							(2)			
INDIRECT WASTE	INSIDE		(2)								
	OUTSIDE	(2)									
GAS	INSIDE			(2)							ABOVE GROUND, INSIDE BUILDING.
	OUTSIDE				(2)						UNDERGROUND, OUTSIDE BUILDING

NOTES:

1. CPVC PIPE SHALL BE INSTALLED AS FOLLOWS: 1/2" TO 2" SHALL BE SDR11 CPVC, 2-1/2" AND LARGER SHALL BE SCH. 80 CPVC.
2. CPVC PIPE SHALL COMPLY WITH ASTM D2846, ASTM F441, ASTM F442
   CPVC FITTINGS SHALL COMPLY WITH ASTM D2846, ASTM F437, ASTM F438, ASTM F439, ASTM F1970

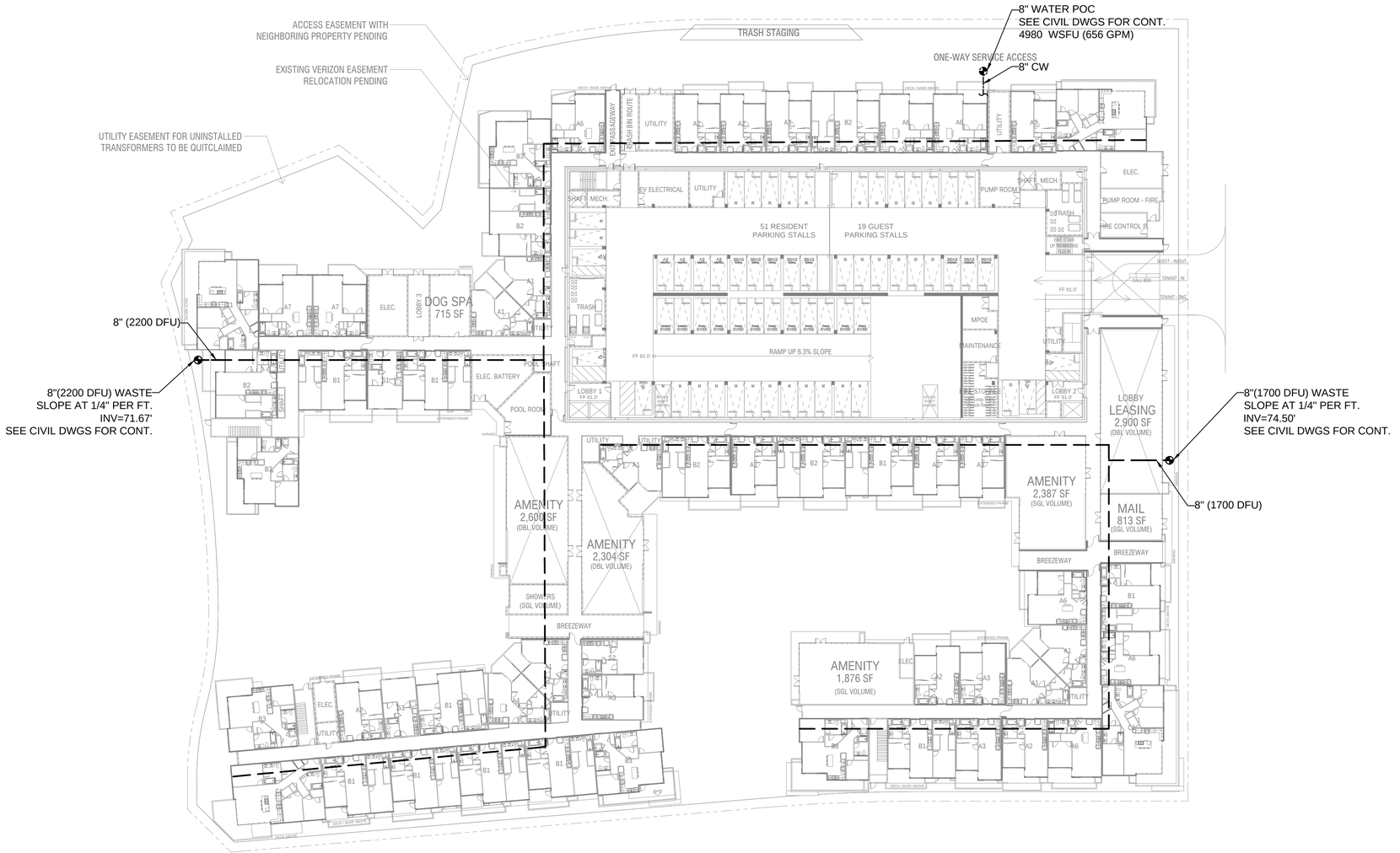
PLUMBING LEGEND

SYMBOL	ABBR.	DESCRIPTION
		SOIL/WASTE PIPE ABOVE GRADE
		SOIL/WASTE PIPE BELOW GRADE
	V	VENT PIPING
	CW	COLD WATER PIPING
	HW	HOT WATER PIPING
	HWC	HOT WATER CIRCULATING PIPING
SD	SD	STORM DRAIN PIPING
G	G	NATURAL GAS PIPING
	SOV	SHUT-OFF VALVE
	FCO	FLOOR CLEAN OUT
	POC	POINT OF CONNECTION
CD	CD	CONDENSATE DRAIN
	FD	FLOOR DRAIN
	FS	FLOOR SINK
	WCO	WALL CLEAN OUT
	RD	ROOF DRAIN
	OD	OVERFLOW DRAIN
	WH	WATER HEATER
	WM	WATER METER
	FF	FINISHED FLOOR ELEVATION
	I.E.	INVERT ELEVATION
	B/G	BELOW GRADE
	HB	HOSE BIBB
	VTR	VENT THRU ROOF
	LOC	LOCATION
	CONN	CONNECTION
	MPG	MEDIUM PRESSURE GAS
	GPM	GALLONS PER MINUTE
	S.O.V.	SHUT OFF VALVE
	T.D.L.	TOTAL DEVELOPED LENGTH
	FU	FIXTURE UNITS
	DFU	DRAINAGE FIXTURE UNITS
	TP	TRAP PRIMER
	COTG	CLEAN OUT TO GRADE
WV		WASTE/VENT RISER
WTR		WATER RISER
G		GAS RISER

PLUMBING GENERAL NOTES

ALL WORKS COMPLY TO 2022 CPC.

1. CONTRACTOR SHALL CAREFULLY REVIEW THESE PLANS AND SPECIFICATIONS PRIOR TO BID. CONTRACTOR SHALL ALSO REVIEW PLANS AND SPECIFICATIONS OF OTHER RELATED TRADES (INCLUDING CIVIL, STRUCTURAL, AND ELECTRICAL) PRIOR TO BID TO ENSURE AN ACCURATE UNDERSTANDING OF EXACT SCOPE OF WORK. ANY ITEMS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN SUFFICIENT TIME TO BE INCORPORATED INTO THE BID.
2. CONTRACTOR SHALL VERIFY ALL EQUIPMENT MODEL NUMBERS, CAPACITIES, SIZES, VOLTAGES, AND ALL OTHER SCHEDULED INFORMATION WITH OTHER APPLICABLE TRADES AND WITH THE MANUFACTURER PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL VERIFY ALL LOCATIONS, SIZES, P.O.C.'S, INVERT ELEVATIONS, AND AVAILABILITY OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF ANY MATERIAL OF EQUIPMENT.
4. THESE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC AND ARE NOT INTENDED TO INDICATE ALL DETAILS AND NECESSARY OFFSETS OF PIPING. THE CONTRACTOR SHALL INSTALL MATERIAL AND EQUIPMENT IN A MANNER AS TO CONFORM TO STRUCTURE, AVOID OBSTRUCTIONS, PRESERVE HEADROOM, AND KEEP OPENINGS AND PASSAGEWAYS CLEAR. ALL INSTALLATIONS SHALL BE CONSISTENT WITH NORMALLY ACCEPTABLE INDUSTRY STANDARDS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING, OF ANY DISCREPANCIES OR INCUR ADDITIONAL COSTS. THIS NOTIFICATION SHALL BE SUBMITTED PRIOR TO INSTALLATION OF THE ITEMS CONCERNED.
5. NEW AND/OR EXISTING EQUIPMENT INDICATED ON THIS DRAWING IS SHOWN IN APPROXIMATE POSITION(S). CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING EQUIPMENT LOCATIONS, P.O.C.'S, AND STRUCTURAL MEMBERS PRIOR TO INSTALLATION. IN ALL CASES, ADEQUATE ACCESS (PER MANUFACTURERS RECOMMENDATIONS AND CODE COMPLIANCE) FOR MAINTENANCE AND REPLACEMENT OF EQUIPMENT SHALL BE PROVIDED.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES. NOTHING SHOWN ON THE PLANS OR STATED IN THE SPECIFICATIONS IS INTENDED TO INDICATE THAT THE INSTALLATION OR CONNECTIONS OF ANY ITEM OR DEVICES SHOULD BE DONE CONTRARY TO MANUFACTURERS INSTRUCTIONS AND ALL APPLICABLE CODES AND REGULATIONS.
7. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE INSTALLATIONS AND CONNECTIONS OF ALL ITEMS AND DEVICES CONFORMS TO MANUFACTURERS INSTRUCTIONS AND TO ALL APPLICABLE CODES AND REGULATIONS. ALL PLUMBING EQUIPMENT, MATERIAL, AND ALL CONNECTIONS THERETO SHALL BE INSTALLED COMPLETE PER MANUFACTURERS INSTRUCTIONS TO PROVIDE A COMPLETE AND FULLY OPERATIONAL SYSTEM.
8. SEWER, AND WASTE PIPING SHALL SLOPE AT 1/4" PER FOOT MINIMUM OR 2%.
9. ALL PLUMBING SOLDER SHALL BE LEAD FREE.
10. SUBSTITUTION OF PLUMBING EQUIPMENT WITH EFFICIENCIES LOWER THAN THOSE INDICATED ON THE PLANS MAY REQUIRE RECALCULATION OF TITLE 24 DOCUMENTS. IF THE CONTRACTOR CHOOSES TO UTILIZE SUCH EQUIPMENT, HE ASSUMES FULL RESPONSIBILITY FOR THE RECALCULATION AND JURISDICTIONAL APPROVAL OF TITLE 24 DOCUMENTS.
11. SUBMITTALS: APPROVAL OF THE SUBMITTALS DOES NOT RELEASE THE CONTRACTOR FROM OBLIGATIONS TO FULLY COMPLY WITH ALL REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS OR APPLICABLE CODE REGULATION.
12. ALL PENETRATIONS AND OPENINGS IN PARTY WALLS AND FLOOR/CEILING ASSEMBLIES DUE TO PLUMBING WORK, SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED FIRE AND SOUND RATINGS.
13. NO ROOF PENETRATIONS WITHIN FIVE FEET OF TWO HOUR FIREWALL, (UNLESS NOTED OTHERWISE).
14. PROVIDE ANTI-SCALD VALVES ON ALL SHOWERS AND TUB/SHOWERS PER C.P.C. 420.0.
15. PROVIDE NON-REMOVABLE VACUUM BREAKERS ON ALL HOSE BIBBS.
16. PROVIDE PRESSURE RELIEF VALVES WITH DRAIN TO OUTSIDE AT WATER HEATERS.
17. UNITS WHICH ARE REQUIRED TO HAVE ADJUSTABLE SINKS: LOWER DRAIN LINES AS REQUIRED TO ACHIEVE A SINK HEIGHT OF 28" ABOVE FINISHED FLOOR (TYPICAL), REAR CORNER DISCHARGE MAX. 6-1/2" DEEP ALSO REQUIRED AT ACCESSIBLE/ADAPT. UNITS. INSTALL TUB CONTROL PER CHFA & CBC WITHIN 15" OF OUTSIDE EDGE. HANDHELD SHOWER HEAD AT BUILT OUT UNITS.
18. AN APPROVED GAS VALVE SHALL BE INSTALLED IMMEDIATELY PRECEDING EACH REGULATOR.
19. CLEANOUT LOCATIONS TO BE APPROVED BY OWNER PRIOR TO INSTALLATION.
20. ALL DUCTS AND VENTS TO BE SUBMITTED FOR OWNER REVIEW.
21. ALL STORM DRAIN PIPING SHALL SLOPE AT 1% UNLESS OTHERWISE NOTED.
22. GAS PIPING PRESSURE TESTING PER CPC SECTION 1213. PRESSURE SHALL BE MAINTAINED FOR INSPECTION BY THE BUILDING OFFICIAL. PURGING OF GAS PIPING PER CPC SECTION 1213.6.
23. WATER SYSTEM TESTING PER CPC SECTION 609.4. SYSTEM TEST TO BE MAINTAINED FOR INSPECTION BY THE BUILDING OFFICIAL.
24. DISINFECTION OF THE POTABLE WATER SYSTEM PER CPC SECTION 609.9



OXNARD: THE POINTE

OXNARD, CALIFORNIA

TCA #2022-047

DEVELOPMENT DESIGN
REVIEW PERMIT
FEBRUARY 01, 2024

PLUMBING SITE PLAN

P0.1

REQUIRED FIRE FLOW (CFC Appendix B):
Type VA Construction
Fire Flow Calculation Area = 343,329 SF (Excludes Type IB Garage)
•Fire-Flow (CFC Table B105.1(2))= 8,000 gallons per minute
•25% Fire-Flow Reduction (Oxnard Amendment to CFC Table B105.2)= 6,000 gallons per minute
•Flow Duration @ Reduced Rate (CFC Table B105.2)= 4 hours
•Required Number of Hydrants: 6 Hydrants (CFC Table C102.1)
•Average Hydrant Spacing: 250 Feet (CFC Table C102.1)
•Max Distance on Road to a Hydrant: 150 Feet (CFC Table C102.1)

FIRE DEPARTMENT ACCESS LEGEND

- Existing Fire Hydrant
- New Fire Hydrant
- Proposed Standpipe Hose Connection
- Proposed Fire Department Connection
- Hose Pull Distance
- Fire Hydrant Spacing
- Hose Lay Distance
- Fire Lane
- Portion of Exterior Wall Between 15 - 30 Feet from Fire Lane (CFC D105.3)
- Two-Hour Rated Tunnel

NOTE: FOR SITE VEGETATION/FURNITURE/FIXTURES & LIGHTING PLEASE REFER TO LANDSCAPE DRAWINGS. FOR DETAILED SITE INFORMATION PLEASE REFER TO CIVIL DRAWINGS

OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

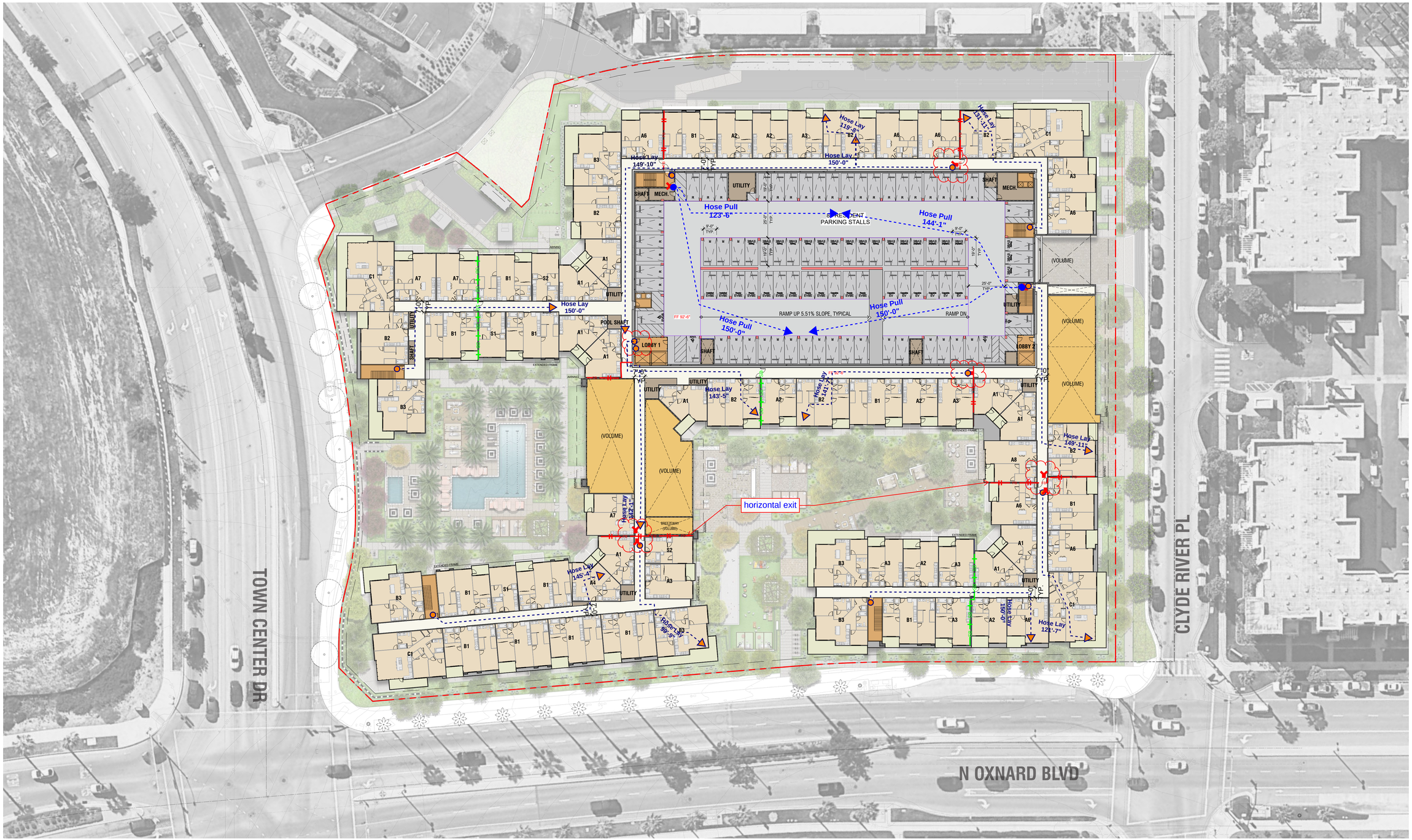
TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | WÖDEN | Salas O'Brien | AMPAR Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

0' 30' 60' 120'

BUILDING FIRE PLANS
GROUND FLOOR

F-1



OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

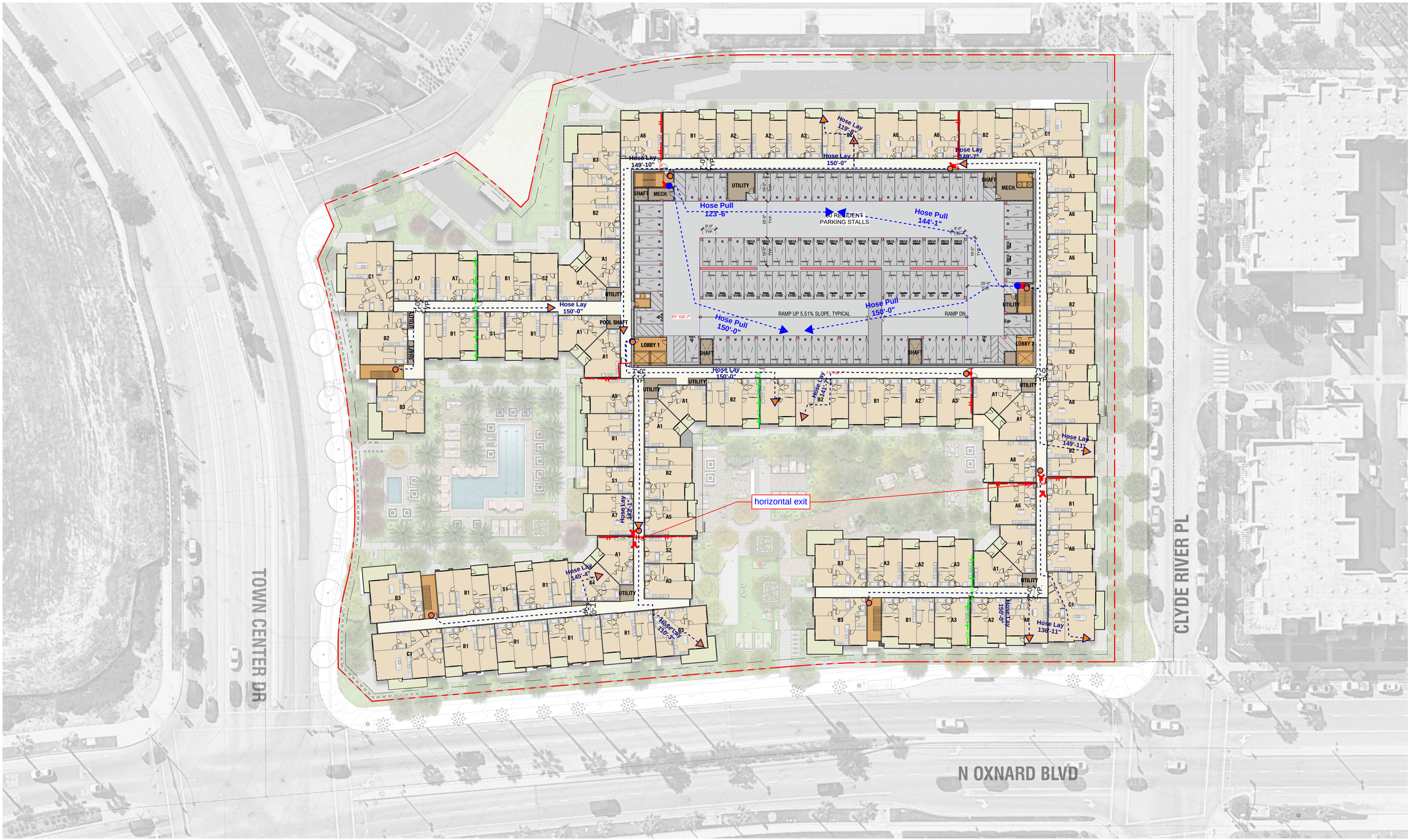
TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | Salas O'Brien | WŌDEN | AMPAM Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

0' 30' 60' 120'

BUILDING FIRE PLANS
2ND FLOOR

F-2



OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

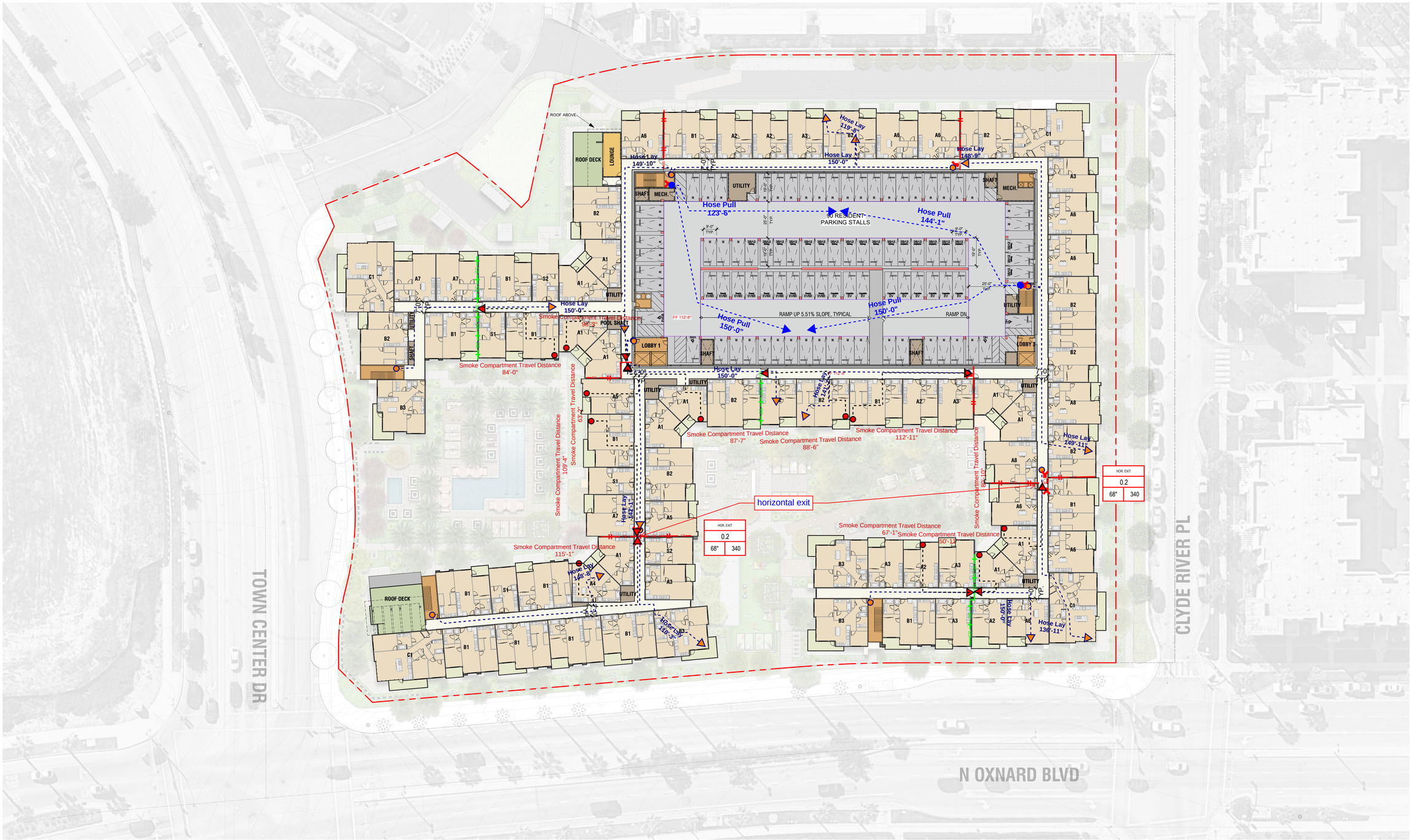
TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | Salas O'Brien | WÖDEN | AMPAM Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

0' 30' 60' 120'

BUILDING FIRE PLANS
3RD FLOOR

F-3



OXNARD: THE POINTE

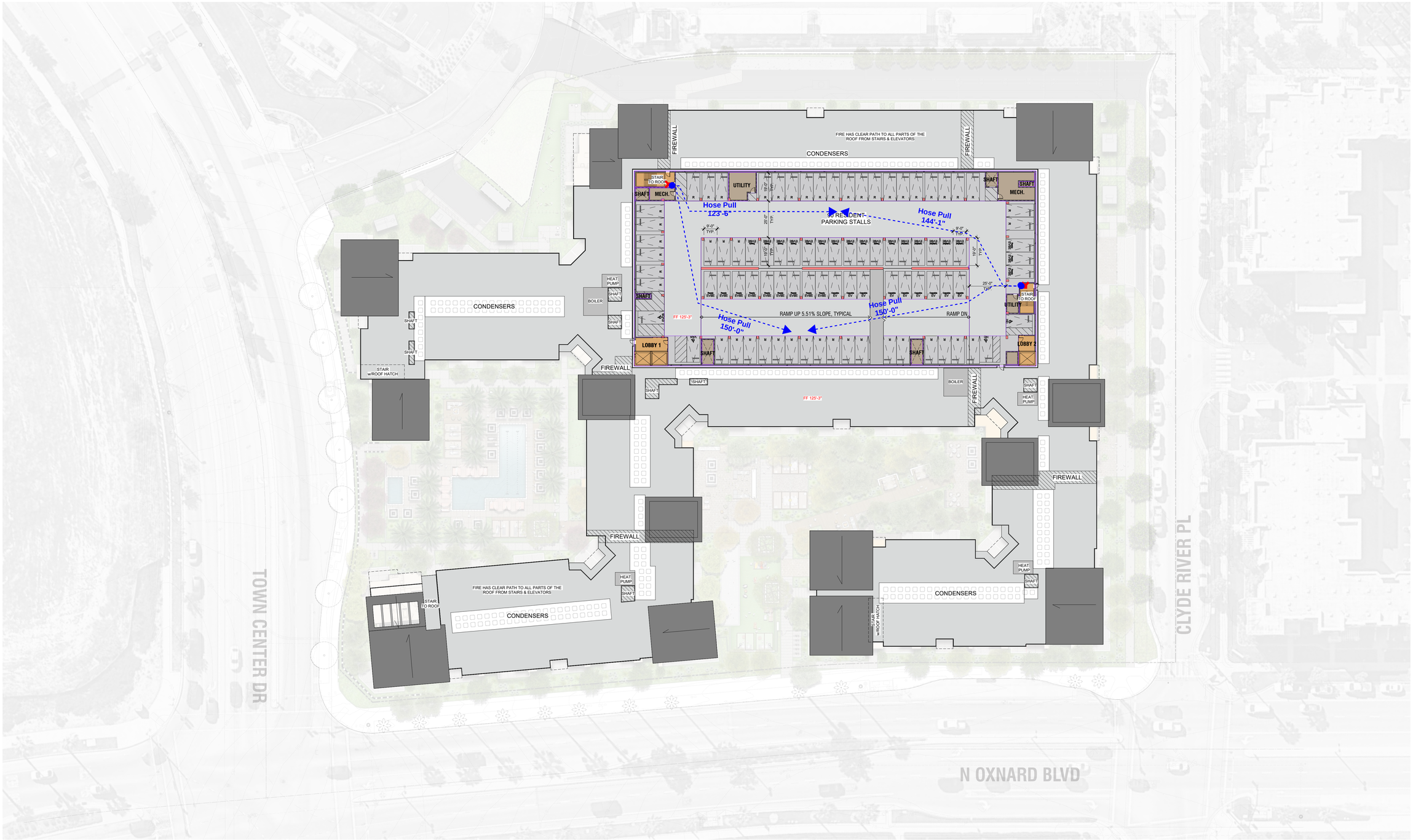
OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

0' 30' 60' 120'

BUILDING FIRE PLANS
4TH FLOOR

F-4



NOTE: ROOF EQUIPMENT SHOWN IS AT CONCEPTUAL LEVEL BUT ALL OF IT WILL BE SCREENED BY PARAPETS

OXNARD: THE POINTE

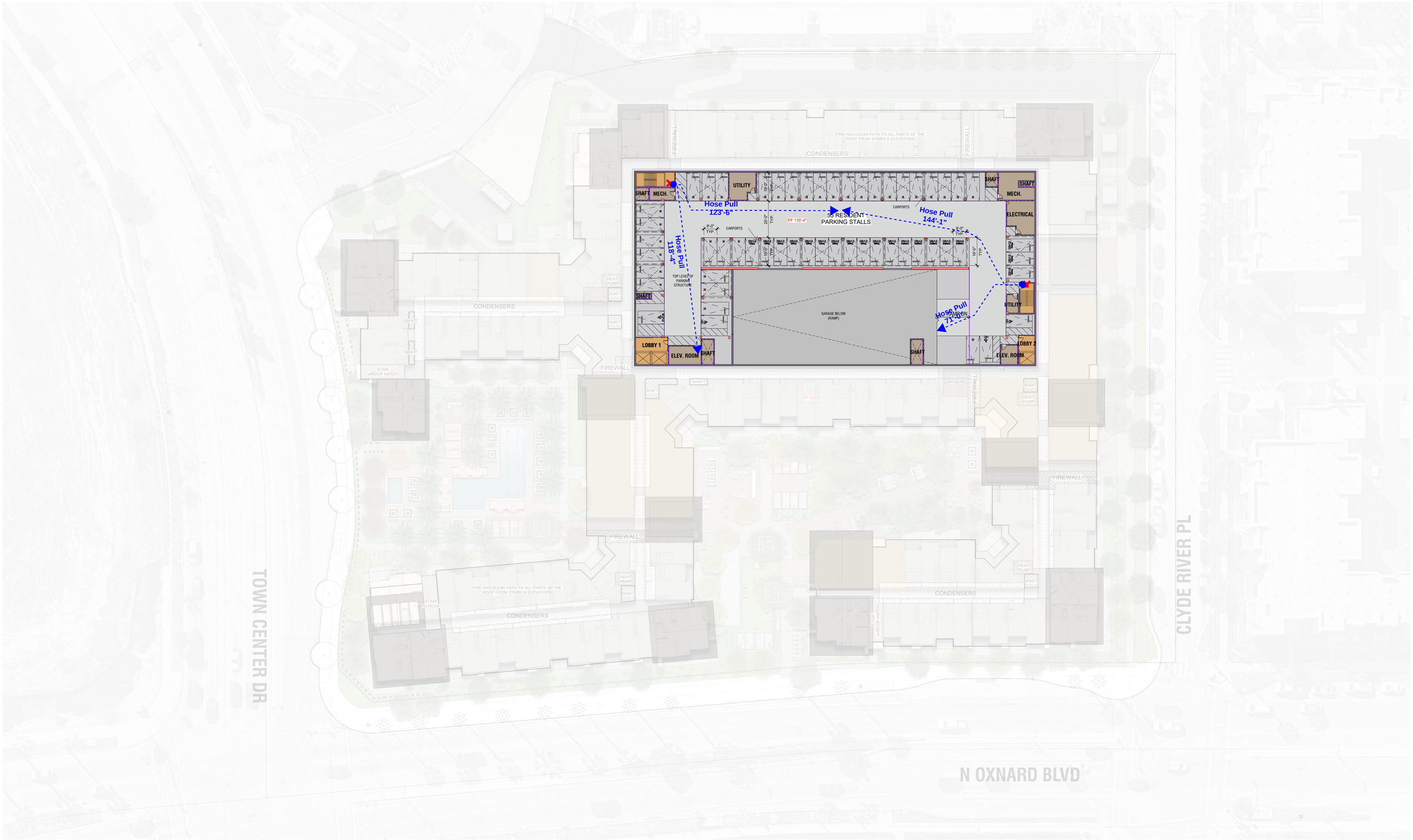
OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | Salas O'Brien | WŌDEN | AMPAM Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

0' 30' 60' 120'

BUILDING FIRE PLANS
5TH FLOOR

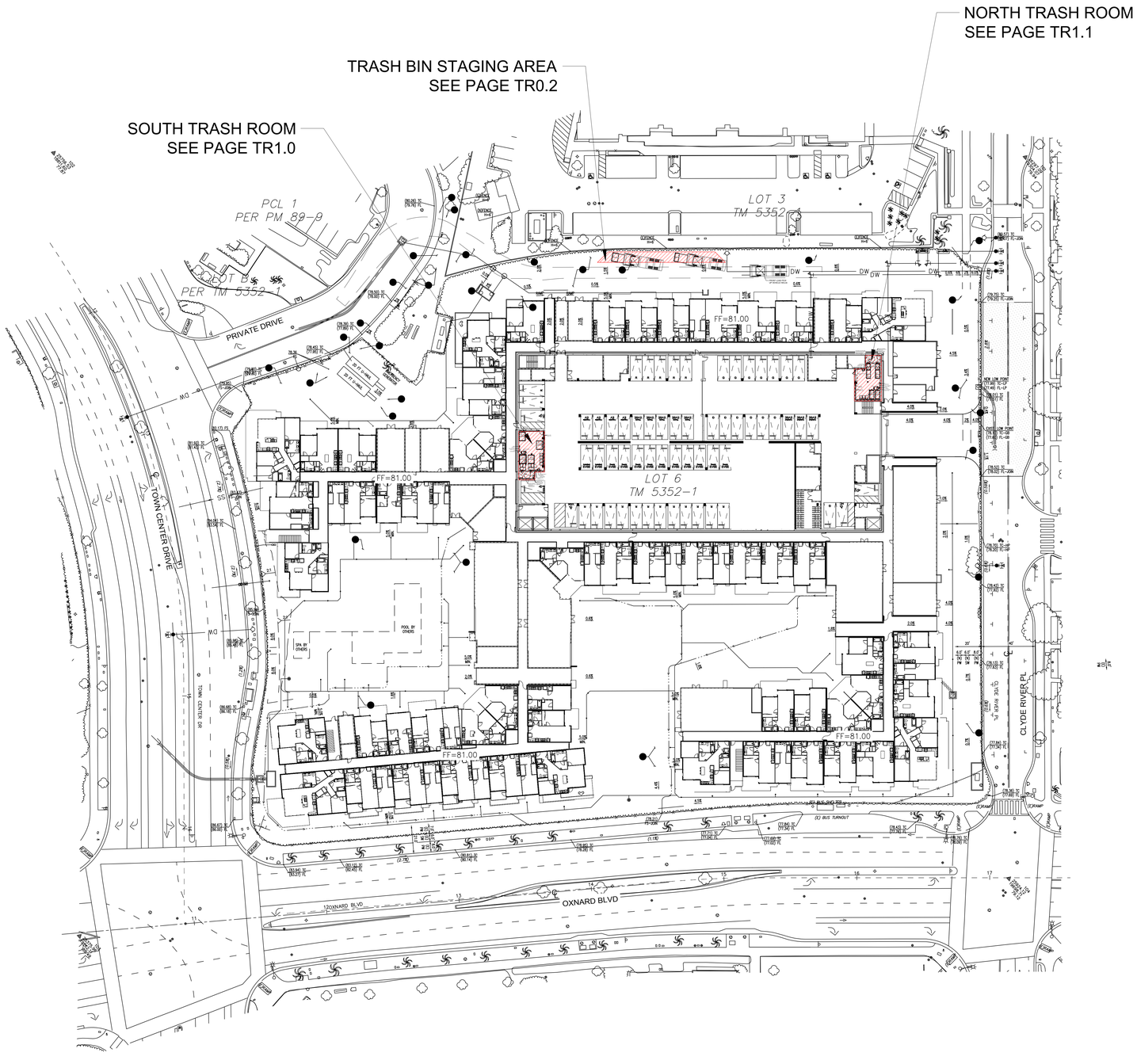


OXNARD: THE POINTE
OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

0' 30' 60' 120'

BUILDING FIRE PLANS
6TH FLOOR



32' 16' 0 32' 64'

SCALE:1/32"=1'

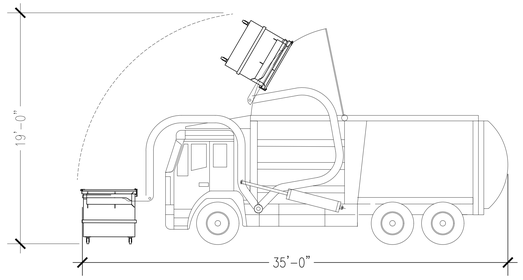
THE POINTE WRAP APARTMENTS

SITE PLAN
02/01/2024

SHEET TR0.1

OWNER:
SHEA PROPERTIES
130 VANTIS, SUITE 200
ALISO VIEJO, CA 92656
CONTACT: WILLIS CHIN
(949) 389-7000

HUITT ZOLLARS
2603 Main Street, Suite 400
Irvine, California 92614-4250
949.988.5815

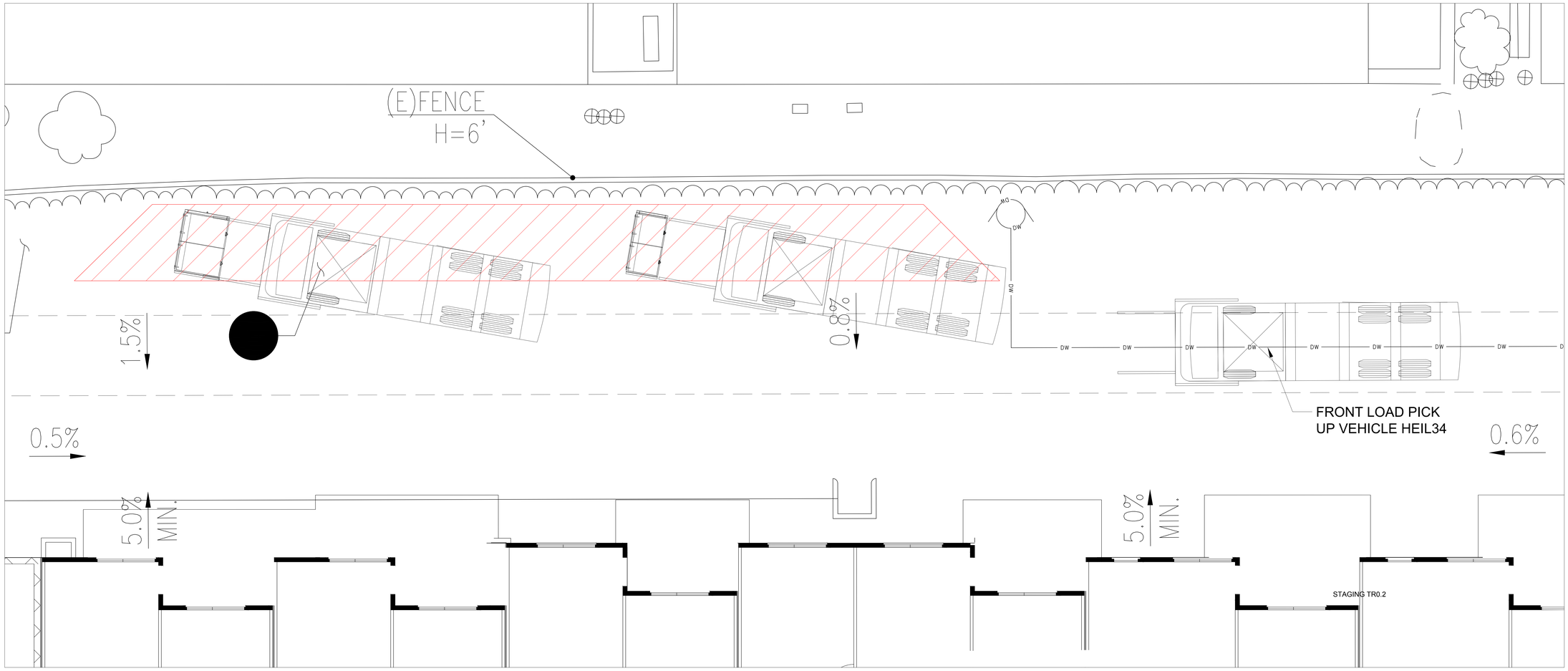


35ft Front End Loader

Overall Length	35.000ft
Overall Width	8.330ft
Overall Body Height	1.400ft
Min Body Ground Clearance	1.400ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	32.000ft

PROJECTED RESIDENTIAL TRASH COLLECTION SCHEDULE / WK

WEST CORE							
SERVICE	M	T	W	T	F	S	SU
WASTE (4CY)	1			1			
RECYCLE (4CY)		1			1		
TOTAL	1	1	0	1	1	0	0
64G COMPOST	3		2		3		
NORTH EAST CORE							
SERVICE	M	T	W	T	F	S	SU
WASTE (2CY)	1			1			
RECYCLE (2CY)		1			1		
TOTAL	1	1	0	1	1	0	0
64G COMPOST	2		1		1		



4' 2' 0 4' 8'
SCALE:1/4"=1'

THE POINTE WRAP APARTMENTS

STAGING
02/01/2024

SHEET TR0.2

OWNER:
SHEA PROPERTIES
130 VANTIS, SUITE 200
ALISO VIEJO, CA 92656
CONTACT: WILLIS CHIN
(949) 389-7000

HUITT ZOLLARS
2603 Main Street, Suite 400
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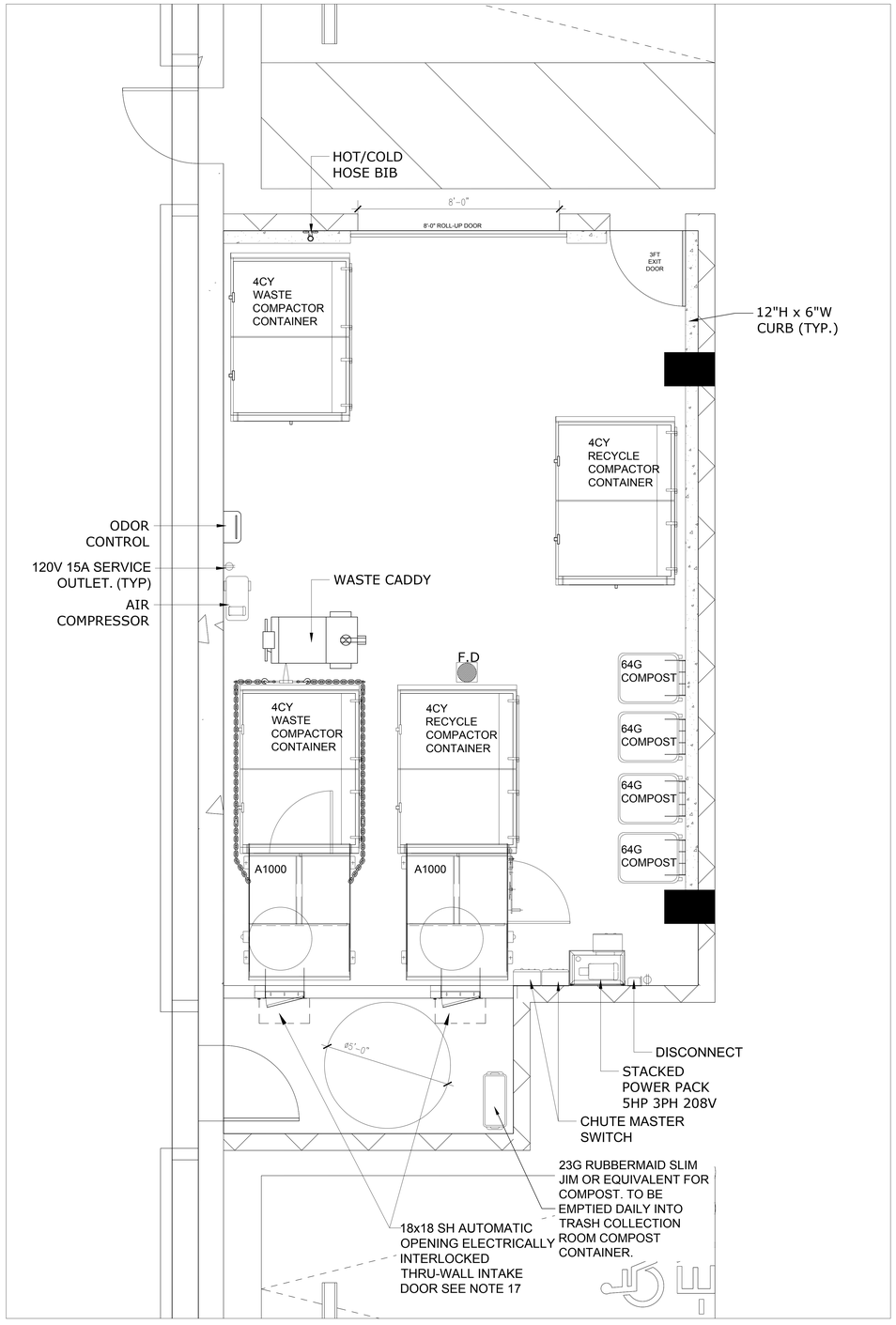
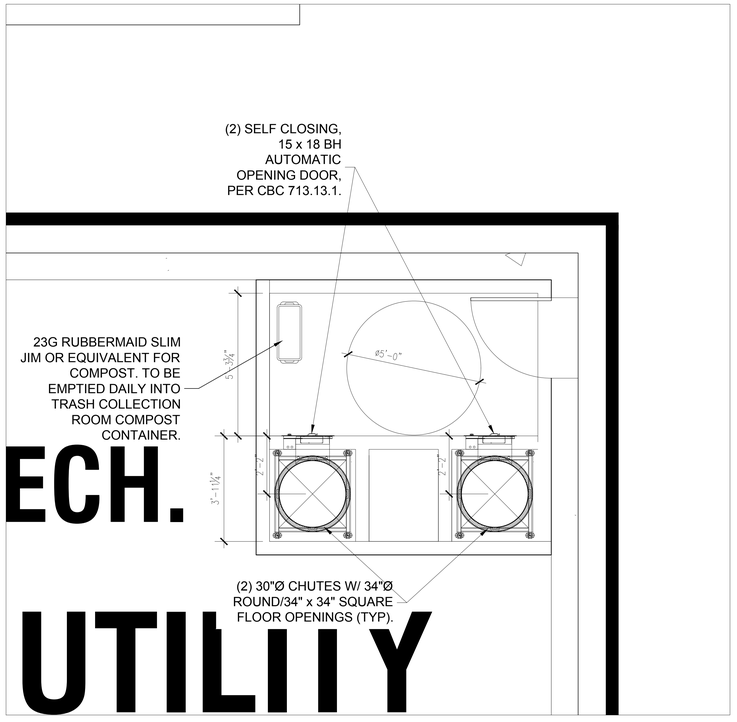


PROJECTED RESIDENTIAL TRASH COLLECTION SCHEDULE / WK

WEST CORE							
SERVICE	M	T	W	T	F	S	SU
WASTE (4CY)	1			1			
RECYCLE (4CY)		1			1		
TOTAL	1	1	0	1	1	0	0
64G COMPOST	3		2		3		



SHEET NOTES:

RESIDENTIAL TRASH TERMINATION ROOM

1. TRASH COLLECTION ROOM IS PART OF 2HR FIRE-RATED TRASH CHUTE SHAFT - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH WATERPROOF COATING. FLOOR TO HAVE MINIMAL SLOPE (1° MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTOR.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT, 8'-0" AFF.
4. INSTALL WALL PROTECTION: 12"Hx6"W CONCRETE CURB AT BASE OF ALL NON-CONCRETE WALLS. DO NOT INSTALL THE CURB AROUND THE COMPACTORS/DIVERTER OR POWER PACKS.
5. 8'-0" ROLL UP DOOR AND 3FT EXIT DOOR.
6. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/FT PER 2019 CBC.
7. (2) 30"Ø GRAVITY CHUTES WITH COMPACTORS FOR WASTE & RECYCLING. PROVIDE 4CY FL COMPACTOR CONTAINERS FOR WASTE & RECYCLING. CHUTES SHALL TERMINATE AT 5'-9" AFF.
8. PP: COMPACTOR POWER PACKS SHALL BE FLOOR-MOUNTED. (2) 5HP 3-PHASE, 208V. 30A DISCONNECTS 60" AFF.
9. (2) CHUTE MASTER SWITCH SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES. REQUIRES 120V 15A DEDICATED SERVICE.
9. (1)AC: 2HP CHUTE AIR COMPRESSOR SHALL BE WALL-MOUNTED 60" AFF. REQUIRES 120V 15A SERVICE OUTLETS 60" AFF.
10. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. REQUIRES 120V 15A SERVICE OUTLET 60" AFF.
11. HB: HOT AND COLD HOSE BIB SHALL BE WALL-MOUNTED 60" AFF.
14. WASTE CADDY FOR MOVING CONTAINERS. 10,000LBS CAPACITY, 3MPH MAX SPEED. BATTERY POWERED, REQUIRES 120V 20A SERVICE OUTLET.
15. CHUTE DISCHARGE DOOR: TYPE-A, HORIZONTALLY INSULATED SLIDING-STEEL DOOR, HELD OPEN BY 165° F FUSIBLE LINK.
16. (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.

CHUTE INTAKE VESTIBULES:

17. CHUTE INTAKE VESTIBULES SHALL BE 1HR FIRE-RATED WITH 1HR FIRE-RATED DOOR; 5'-0" MIN REQUIRED PER ADA STANDARDS - RESIDENTIAL ACCESS. PROVIDE (2) SELF CLOSING, 15x18 BOTTOM HINGED, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING INTAKE DOORS TO DISPOSE TRASH AND RECYCLING INTO COMPACTORS PER CBC 713.13.1. POWER TO INTAKE DOORS SUPPLIED BY MASTER SWITCH/MCP. SEE DETAIL 1/TR2.0.
18. CHUTE SHAFT SHALL NOT BE ERECTED UNTIL CHUTE HAS BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES (BY OTHERS).
19. PROVIDE 18X18 SIDE HINGED, AUTOMATIC OPENING, ELECTRICALLY INTERLOCKED THRU-WALL INTAKE DOORS THAT DISPOSE INTO CONTAINERS PER CBC 713.13.1. SEE DETAILS 2/TR2.0.
20. PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND SQUARED FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 9/TR2.0 FOR ANCHORING AND MASON BRA-RED SOUND ISOLATION PAD ASSEMBLY. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB AND SHALL BE PROVIDED BY MANUFACTURER.

GENERAL NOTES:

1. ANY DESIGNS OR DESIGN SOLUTIONS PRESENTED IN THIS DRAWING OR SPECIFICATION, WHICH ARE DIRECT OR IMPLIED, INCLUDING NARRATIVES, DRAWINGS, OR DIAGRAMS, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS OR DESIGNS SUITABLE FOR CONSTRUCTION.
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3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ALL EXISTING FIELD CONDITIONS AND ANY DISCREPANCIES OR INCONSISTENCIES.

SOUTH TRASH TERMINATION ROOM

SOUTH UPPER CHUTE VESTIBULE

2' 1' 0 2' 4'
SCALE: 1/2" = 1'

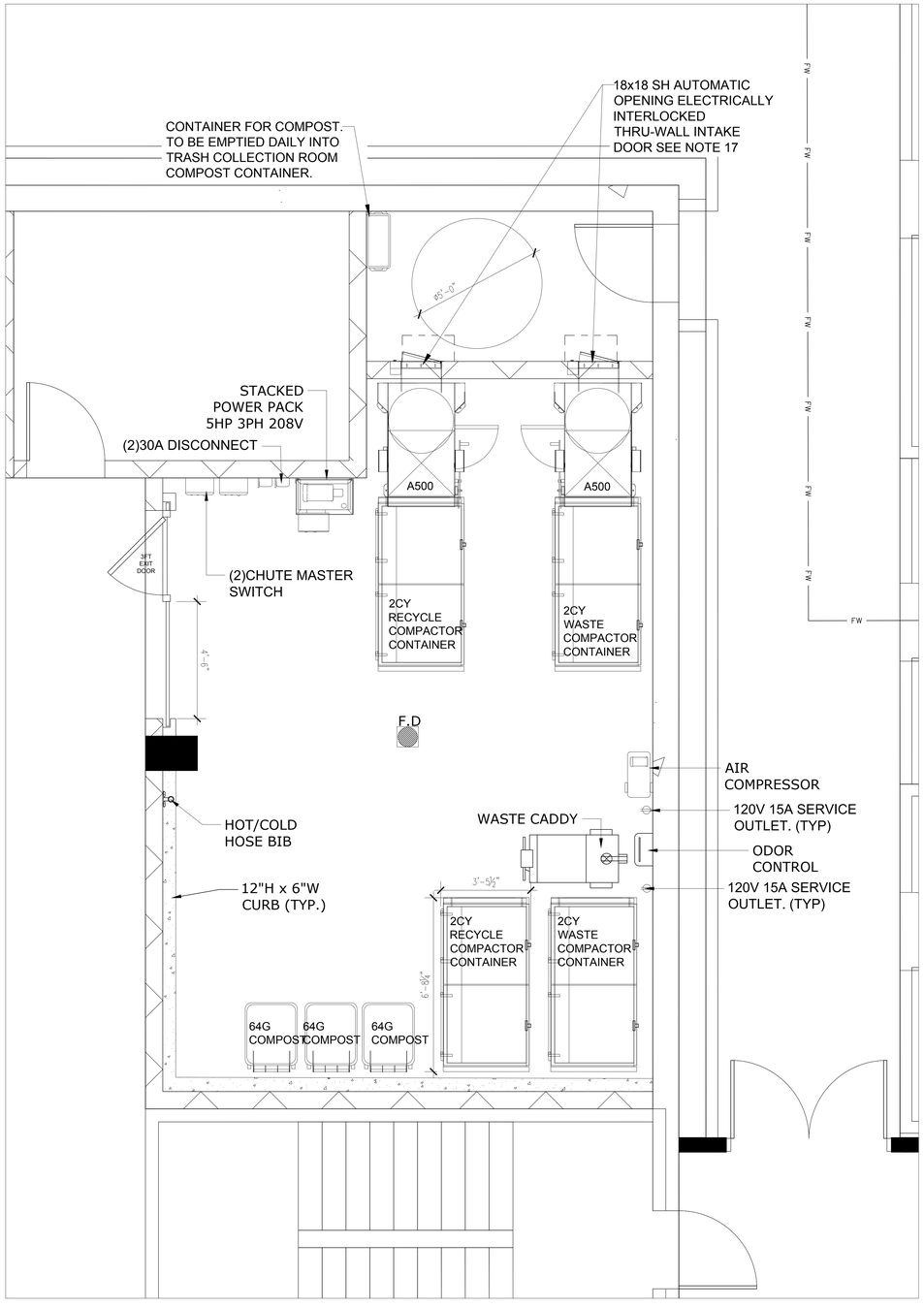
THE POINTE WRAP APARTMENTS

SOUTH TRASH ROOMS
02/01/2024

SHEET TR1.0

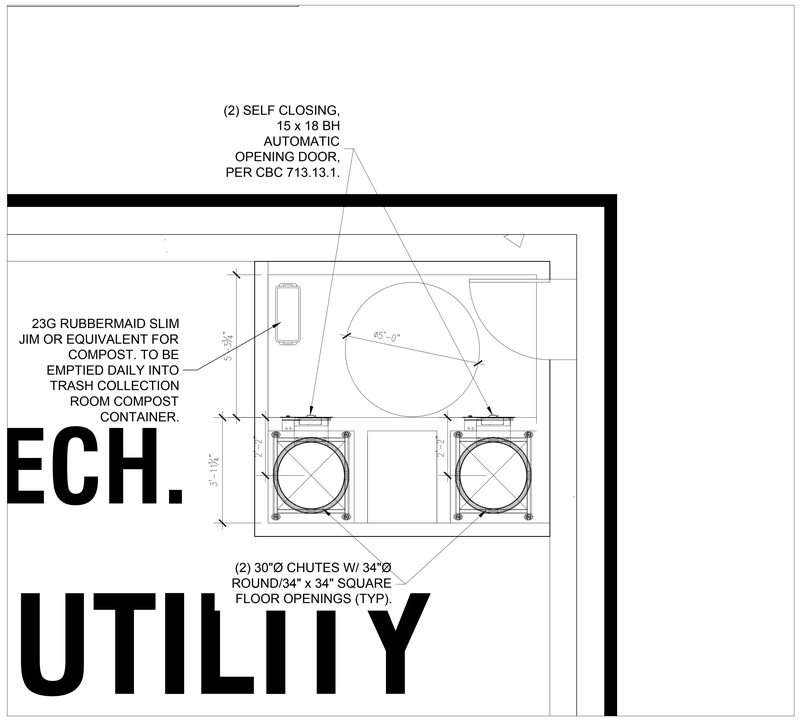
OWNER:
SHEA PROPERTIES
130 VANTIS, SUITE 200
ALISO VIEJO, CA 92656
CONTACT: WILLIS CHIN
(949) 389-7000

HUITT ZOLLARS
2603 Main Street, Suite 400
Irvine, California 92614-4250
949.988.5815



PROJECTED RESIDENTIAL TRASH COLLECTION SCHEDULE / WK

NORTH CORE							
SERVICE	M	T	W	T	F	S	SU
WASTE (2CY)	1			1			
RECYCLE (2CY)		1			1		
TOTAL	1	1	0	1	1	0	0
64G COMPOST	2		1		1		



SHEET NOTES:

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3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT, 8'-0" AFF.
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5. 4'-6" ROLL UP DOOR AND 3FT EXIT DOOR.
6. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/FT PER 2019 CBC.
7. (2) 30"Ø GRAVITY CHUTES WITH COMPACTORS FOR WASTE & RECYCLING. PROVIDE 2CY FL COMPACTOR CONTAINERS FOR WASTE & RECYCLING. CHUTES SHALL TERMINATE AT 5'-9" AFF.
8. PP: COMPACTOR POWER PACKS SHALL BE FLOOR-MOUNTED. (2) 5HP 3-PHASE, 208V. 30A DISCONNECTS 60" AFF.
9. (2) CHUTE MASTER SWITCH SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES. REQUIRES 120V 15A DEDICATED SERVICE.
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15. CHUTE DISCHARGE DOOR: TYPE-A, HORIZONTALLY INSULATED SLIDING-STEEL DOOR, HELD OPEN BY 165° F FUSIBLE LINK.
16. (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.

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19. PROVIDE 18X18 SIDE HINGED, AUTOMATIC OPENING, ELECTRICALLY INTERLOCKED THRU-WALL INTAKE DOORS THAT DISPOSE INTO CONTAINERS PER CBC 713.13.1. SEE DETAILS 2/TR2.0.
20. PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND SQUARED FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 9/TR2.0 FOR ANCHORING AND MASON BRA-RED SOUND ISOLATION PAD ASSEMBLY. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB AND SHALL BE PROVIDED BY MANUFACTURER.

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3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ALL EXISTING FIELD CONDITIONS AND ANY DISCREPANCIES OR INCONSISTENCIES.

NORTH TRASH TERMINATION ROOM

NORTH UPPER CHUTE VESTIBULE

2' 1' 0 2' 4'
SCALE:1/2"=1'

THE POINTE WRAP APARTMENTS

NORTH TRASH ROOMS
02/01/2024

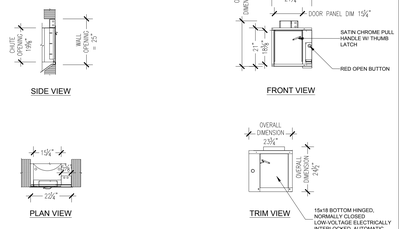
OWNER:
SHEA PROPERTIES
130 VANTIS, SUITE 200
ALISO VIEJO, CA 92656
CONTACT: WILLIS CHIN
(949) 389-7000

SHEET TR1.1

HUITT ZOLLARS
2603 Main Street, Suite 400
Irvine, California 92614-4250
949.988.5815

NOTES:
1. INTAKE DOOR AND TRIM SHALL BE REMOVED FOR DOOR MAINTENANCE.
2. BOTTOM HINGED DOORS ARE SELF-CLOSING, NOISELESS, AND SELF-LATCHING. UL CLASSIFIED 90 MINUTE FIRE-RATED DOOR AND FRAME ASSEMBLY AND A TEMPERATURE RISE OF 250° F MAX IN 30 MINUTES.
3. MAX OPENING FOR INTAKE DOOR IS 14" FROM FACE OF FINISHED WALL.
4. 2019 CBC - 11B-308.2.1(FORWARD) & 11B-308.3.1(SIDE) HEIGHT: CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48 INCHES, AND NO LOWER THAN 15 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE CENTER OF THE PUSH BUTTON.
5. 2019 CBC - 11B-309.4 OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS.

- **18x18 AIR ASSIST ACCESS DOOR IS LARGEST DOOR THAT ATM WILL DESIGN FOR CHUTE INTAKE.**
- **ATM WILL NEVER DESIGN A 24X24 INTAKE DOOR AS THESE DOOR SIZES HAVE LED TO FATALITIES.**



1 CHUTE INTAKE DOOR

NOTES:
1. INTAKE DOOR AND TRIM SHALL BE REMOVED FOR DOOR MAINTENANCE.
2. SIDE HINGED DOORS ARE SELF-CLOSING, NOISELESS, AND SELF-LATCHING. UL CLASSIFIED 90 MINUTE FIRE-RATED DOOR AND FRAME ASSEMBLY AND A TEMPERATURE RISE OF 250° F MAX IN 30 MINUTES.
3. 2019 CBC 11B-308.2.1(FORWARD) & 11B-308.3.1(SIDE) HEIGHT: CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48 INCHES, AND NO LOWER THAN 15 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE CENTER OF THE PUSH BUTTON.
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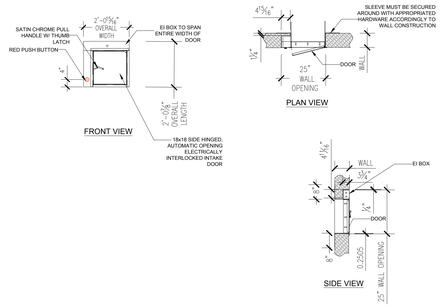
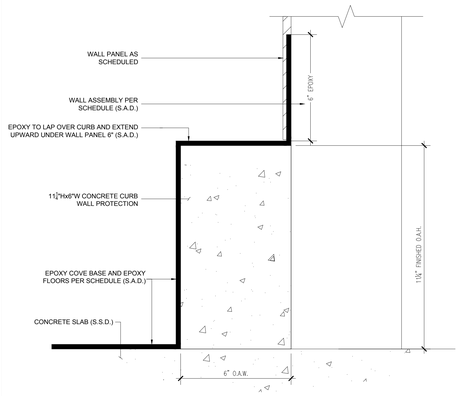


2 THRU-WALL INTAKE DOOR WITH EI BOX

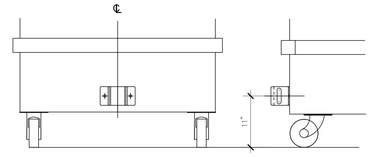
FLOOR 1

SCALE: ½" = 1'-0"



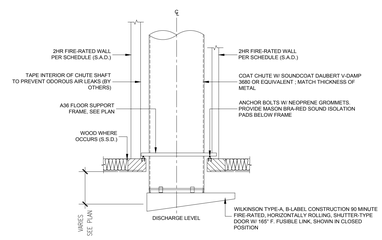
3 WALL PROTECTION CONCRETE CURB

NTS



4 WASTE CADDY TOW BRACKET

NOTES:
1. CHUTE SHAFT SHALL NOT BE ERECTED UNTIL CHUTE HAS BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES (BY OTHERS).
2. INTAKE DOOR NOT SHOWN FOR CLARITY.



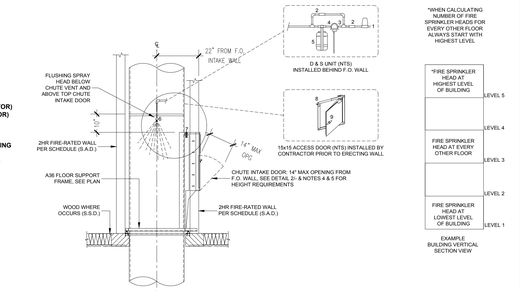
5 CHUTE AIR AND SOUND ISOLATION

SCALE: ½" = 1'-0"

PLUMBING SCHEMATIC LEGEND:

1. ¾"Ø DOMESTIC HOT WATER INLET WITH VACUUM BREAKER. **(SUPPLIED/INSTALLED BY PLUMBING SUBCONTRACTOR)**
2. QUARTER-TURN GATE VALVE (SHUT-OFF AND BYPASS). (2) TOTAL. **(SUPPLIED/INSTALLED BY PLUMBING SUBCONTRACTOR)**
3. PLUMBING DESIGN, MATERIALS, AND INSTALLATION BY OTHERS. **(SUPPLIED/INSTALLED BY PLUMBING SUBCONTRACTOR)**
4. 24-VDC SOLENOID VALVE (OPTIONAL), NOT NEEDED FOR MANUAL OPERATION. **(NOT USED HERE)**
5. D & S UNIT: 1-GALLON CONTAINER, MOUNTING BRACKET, AND PROPORTIONAL VALVE AT REMOTE LOCATION. **(SUPPLIED/MOUNTED BY CHUTE SUBCONTRACTOR. PLUMBED BY PLUMBING SUBCONTRACTOR)**
6. FLUSHING SPRAY HEAD BELOW CHUTE VENT. **(SUPPLIED/MOUNTED BY CHUTE SUBCONTRACTOR. PLUMBED BY PLUMBING SUBCONTRACTOR)**
7. FIRE SPRINKLER INTERMEDIATE (175-225 °F) ½" IPS - 155° SPRAY, PENDANT GLASS BULB SPRINKLER. FIRE SPRINKLER AT HIGHEST INTAKE, LOWEST INTAKE, AND EVERY OTHER FLOOR BETWEEN. TO BE STARTED FROM HIGHEST INTAKE - CONNECTION BY OTHERS. **(SUPPLIED/MOUNTED BY CHUTE SUBCONTRACTOR. PLUMBED BY FIRE SPRINKLER SUBCONTRACTOR)**
8. SIDE-HINGED, UL RATED 90 MINUTE B-LABEL ACCESS DOOR. **(SUPPLIED BY CHUTE SUBCONTRACTOR. INSTALLED BY FRAMING SUBCONTRACTOR OR GC)**
9. SATIN CHROME PULL-HANDLE. **(SUPPLIED/INSTALLED BY CHUTE MANUFACTURE)**

NOTES:
1. PROVIDE HIGH PRESSURE CHUTE WASHDOWN NOZZLE.
2. FILL SANITATION TANK WITH CONCENTRATED DISINFECTING SOLUTION. THE SYPHON HOSE SHOULD REACH THE BOTTOM OF THE SOLUTION CONTAINER. TO FLUSH WITH CLEAR WATER, TURN HANDLE TO THE ON POSITION. FACTORY SETTING OF THE PROPORTIONING VALVE IS FOR 50 GALLONS PER GALLON OF DISINFECTING SOLUTION.
3. NOTE THAT THE ACCESS DOOR AND D & S UNIT ARE SHOWN OUTSIDE OF CHUTE SHAFT FOR CLARITY. ALL WASHDOWN EQUIPMENT WILL BE INSTALLED WITHIN CHUTE SHAFT, ABOVE THE HIGHEST INTAKE, (1) D & S UNIT PER CHUTE.
4. 2019 CBC - 11B-308.2.1(FORWARD) & 308.3.1(SIDE) HEIGHT: CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48 INCHES AND NO LOWER THAN 34 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE MEASURED TO THE CENTER OF THE PUSH BUTTON.
5. 2019 CBC - 11B-309.4 OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS.
6. SUPPLIED BY CHUTE VENDOR - INSTALLED BY PLUMBER.

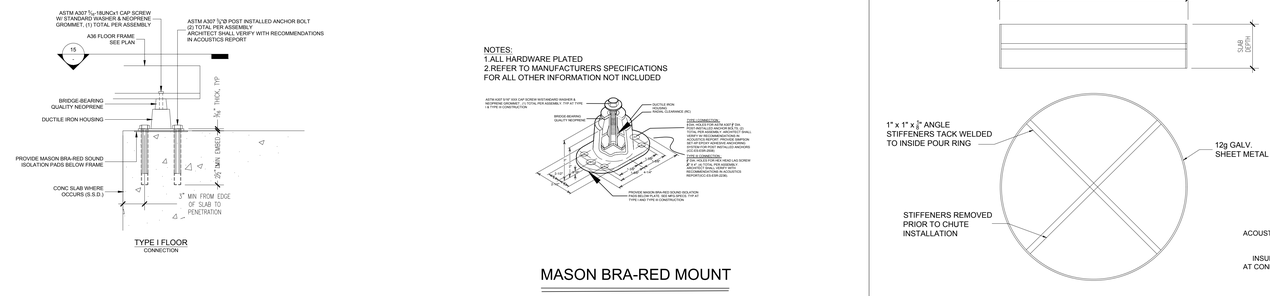


7 FIRE SPRINKLER DETAILS AND CHUTE SANITATION UNIT

AT HIGHEST INTAKE

SCALE: ½" = 1'-0"

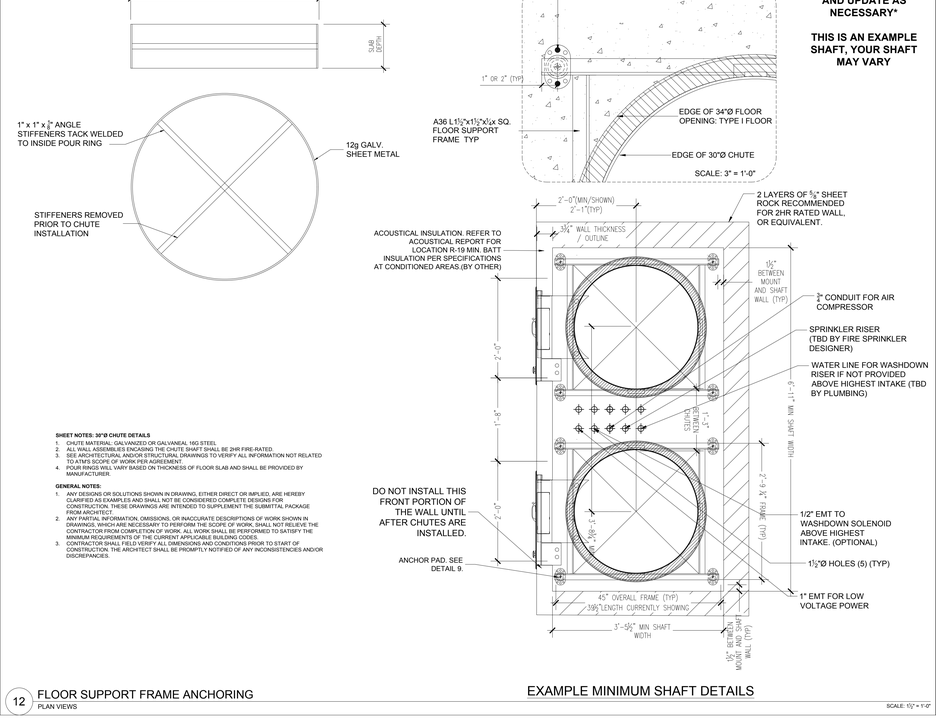
NOTES:
1. PROVIDE MASON BRA-RED SOUND ISOLATION PADS BELOW ALL FRAME ANCHORING.
2. SEE DETAIL 5/- FOR ADDITIONAL FLOOR SUPPORT FRAME ANCHORING INFORMATION.
3. ANCHOR FLOOR SUPPORT FRAME AT ONE END AS SHOWN, OTHER SIDE OF FRAME TO REST ON TOP OF FLOOR AT INTAKE WALL. SEE PLAN FOR LAYOUT OF CHUTE SHAFT.



9 FLOOR SUPPORT FRAME ANCHORING

SECTION VIEWS

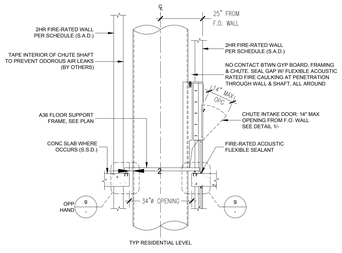
SCALE: 6" = 1'-0"



SHEET NOTES: 30"Ø CHUTE DETAILS
1. CHUTE MATERIAL: GALVANIZED OR GALVANEAL 16G STEEL
2. ALL WALL ASSEMBLIES ENCASING THE CHUTE SHAFT SHALL BE 2HR FIRE-RATED.
3. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS TO VERIFY ALL INFORMATION NOT RELATED TO ATM'S SCOPE OF WORK PER AGREEMENT.
4. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB AND SHALL BE PROVIDED BY MANUFACTURER.

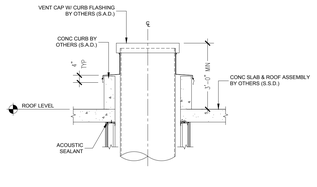
GENERAL NOTES:
1. ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLAIMED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.
2. ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

NOTES:
1. ATTACHMENT OF ALL BLOCKING, CURBS, AND OTHER ROOF COMPONENTS SHALL BE DESIGNED AND INSTALLED TO MEET THE MINIMUM REQUIREMENTS OF MANUFACTURER.
2. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS FOR ALL WORK BY OTHERS.



10 CHUTE SHAFT AT INTAKE

SCALE: ½" = 1'-0"



11 CHUTE VENT

AT ROOF LEVEL

SCALE: ½" = 1'-0"

12 FLOOR SUPPORT FRAME ANCHORING

PLAN VIEWS

SCALE: ½" = 1'-0"

SCALE:NTS

THE POINTE WRAP APARTMENTS

CHUTE DETAILS
02/01/2024

OWNER:
SHEA PROPERTIES
130 VANTIS, SUITE 200
ALISO VIEJO, CA 92656
CONTACT: WILLIS CHIN
(949) 389-7000

SHEET TR2.0

HUITT ZOLLARS
2603 Main Street, Suite 400
Irvine, California 92614-4250
949.988.5815

Consistency Analysis, RiverPark Specific Plan

Pointe Apartments

prepared by RiverPark Town Master Planner 2/8/24

Site: District C site

documents: Architectural, civil, landscape, photometrics, plumbing, fire plans dated 9/18/2023

description	source	requirement	proposed	sheet	comply
Chapter 2 Land Use					
Planning District	2B	District C	District C		yes
Permitted Use	2B	Residential Very High	Residential Very High		yes
Commercial KSF	2J	104K if standalone	none proposed		na
Chapter 3 Commercial					
Illustrative Master	3A	residential, office, retail	residential		yes
Commercial Sub	3B	residential, office, retail	residential		yes
Commercial Regulatory Plan	3C	retail, restaurant, office or residential apartments urban	urban 7R		yes
Allowed building	3C	urban 7R	7R apartments		yes
Chapter 4 Residential					
Building Type	4.32	apartments, urban	apartments, urban	G1.2	yes
Lot Area	4.32	20K minimum	211,298	G1.2	yes
Lot Width	4.32	100' minimum	414	APM	yes
Lot Coverage	4.32	90% max	127,547 equals 60%	G1.2	yes
Building height	4.32	90' max	64 @ parking structure	A3.5	yes
Setbacks:					
Front SB	4.32	5' min	5' @ Town Center, others larger	A1.1	yes
Side SB	4.32	5' min	na	A1.1	na
Rear SB	4.32	5' min	34	A1.1	yes
Encroachments:					
porch	4.32	5' max	3' at ground floor west C1 unit		yes
eave	4.32	5' max	na		na
balcony	4.32	5' max	3' at upper floor C1 west decks		yes
Building Orientation & Use:					
	4.32	Building Use per Regulating Plan	7R building use		yes
Service Requirements:					

description	source	requirement	proposed	sheet	comply
		parking access drives 250' apart max	single access to parking structure	A1.1	na
		Utility Access	transformers/generator	A1.1	yes
Parking and Open Space					
		Parking Count: 1/1, 1.5/2, 2/3	required 349, provided 490	G1.2	yes
		parking screening	parking is internal to the building	A1.1	yes
		parking location	wrapped parking structure	A1.1	yes
		PMP, provide by CofO	in process		yes
		curbside parking	not counted in total	G1.2	na
		Mail and parcel delivery	internal to building	A1.1	yes
		bicycle storage	internal to building	A1.1	yes
		Open space: 20% total, 10% common	42,253 required, 63,190 provided	G1.2	yes
Chapter 5 Landscape					
Service Areas:					
screened		loading and service areas	to rear	A1.1	yes
		refuse areas	internal to building	A1.1	yes
location		prevent traffic flow disruption	EVA/trash pickup @ north drive	A1.1	yes
		locate onsite	none external to building	A1.1	yes
screen utilities		onsite	generator/transformers screened with landscape	L.1	yes
screen materials		compatible w/ building design	screened with consistent landscape	L.1	yes
Signage:					
monument signs		6' tall, but may be on berm	none proposed		na
top of building sign		24" & 80 s.f. max	none proposed		na
Chapter 6 Infrastructure					
Parking Space size		9' x 19'	9' x 19'	A1.1	yes

Shea Properties - The Pointe Apartments
Parking Management Plan

1 PARKING MANAGEMENT PLAN PURPOSE

This plan describes actions to be taken by Shea Properties and onsite property managers (the Owner) and the City of Oxnard (the City) to manage parking at The Pointe Apartments development. The plan specifies a series of parking management strategies that will ensure that parking is well managed and supports the overall goals of the Riverpark Specific Plan. This plan recognizes that Smart Growth communities require active parking management to ensure that they are implemented as intended. It further recognizes that Owner/City cooperation is an effective way of addressing parking management issues. Finally, the plan is based on the notion that parking management is not a one-time event; it outlines actions to be implemented by the Owner and the City on a continuing basis.

The Pointe Apartments offer a total of 490 parking spaces for 280 residential units (mix of studio, one bedroom, two bedroom, and three-bedroom units). Although the Riverpark Specific Plan requires 1.25 spaces per unit, The Pointe Apartments will provide 1.75 spaces per unit. Additionally, The Pointe Apartments are located adjacent to the City bus line, the prevalence of ride share mobile applications, proximity to employment, retail, and entertainment destinations and the ever- increasing popularity of bicycling as a mode of transport will ease parking demand as residents utilize alternate modes of transport. The Pointe Apartments will also have a total of 19 spaces available for guest parking.

All actions listed below will be implemented by the Owner unless the City is indicated as the implementing entity.

2 PARKING MANAGEMENT PLAN PROCESS

2.1 Parking Guidelines

A parking addendum is included in all lease agreements to ensure compliance from all Residents / Guests that utilize the parking structure.

All vehicles parked on Shea Residential Properties are required to observe the following rules and regulations of the property.

1. All vehicles are required to be registered prior to parking on Shea Properties. All nonregistered vehicles are subject to tow.
2. All EV charging parking stalls will be assigned to residents with electric vehicles. Any unauthorized vehicles in these spaces will be towed
3. All vehicles not parked within a clearly marked parking stall are considered “Firelane/No Parking” areas and are subject to immediate tow.
4. All vehicles parked in “UNASSIGNED/ASSIGNED” spaces within Shea Management Properties must display, in plain sight, a permit issued by the office. Vehicles in violation are subject to tow.

5. All vehicles parked in “Handicapped” spaces without a current/valid DMV issued Handicapped Permit are subject to tow.
6. Stored/inoperative vehicles not moved within 72 hours are subject to tow. Any vehicle not having the required components required by law to operate safely and legally on city streets (engine, tires, OEM lighting equipment) may be deemed immediately as a stored/inoperative vehicle and subject to tow immediately.
7. All vehicles must be currently registered, insured, and display valid DMV Registration Tags or are subject to tow.
8. Resident vehicles parked in “Guest or Visitor” parking spaces are subject to tow.
9. All vehicles parked in “Future/Prospective Resident” parking during office hours, not conducting business in the property management office, are subject to tow.
10. Resident agrees that they are responsible to inform and assure that all guest/visitors comply with said rules.
11. Resident also understands that if his/her vehicle is towed because of parking in violation of these rules, incorrect or invalid information or transferring of the issued permit to another vehicle, they accept full financial responsibility for all fees incurred.
12. At no time shall any resident park, store, or drive any commercial vehicle, RV, boat, trailer, ATV, golf cart or any other type of licensed or non-licensed vehicle on the property without written consent from Shea Residential Properties.

The following information must be provided to management in order to be registered:

- Resident’s name, address, phone number, make, model, gas or electric, color, License Plate and or VIN number of the vehicle.
- Parking tags or Confirmation numbers must be displayed on the rear-view mirror or lower right-hand corner (passenger’s side) of the front windshield at all times. Any vehicles found without a valid permit will be subject to tow.
- All residents with electric vehicles will be assigned to an electrical vehicle parking stall.
- Guests must call management or visit resident portal to register when visiting to obtain a Temporary guest confirmation number to place in your windshield.
- All EV charging parking stalls will be assigned to residents with electric vehicles. Any unauthorized vehicles in these spaces will be towed

2.2 Enforcement

Parking structures will be monitored regularly for resident and guest parking compliance of all parking rules and regulations. Vehicles that are not in compliance will receive parking violations from management or third-party management. Vehicles that are parked in no parking or fire lanes will be towed.

2.3 Abandoned Vehicles

Parking structures will be monitored regularly for abandoned vehicles which will be removed.

2.4 Large Vehicle Restrictions

Parking rules do not permit trailers, commercial vehicle, RV, boat, trailer, ATV and will monitor to identify and remove large unauthorized vehicles.

2.5 Resident Parking

All resident parking is within the gated parking structure and will be provided parking tags for identification purposes.

2.7 Guest Parking

All guest parking is designated in parking structure and required to obtain a temporary guest confirmation number or pass. Guests can also utilize any available public parking located along Clyde River Drive or Oxnard Blvd.

PARKING SUMMARY

REQUIRED PARKING

Unit Type	# Units	Ratio	Total
Studio	17	1.0	17
1-Bedroom	143	1.0	143
2-Bedrooms	104	1.5	156
3-Bedrooms	16	2.0	32
	280		**348**
Guest	280	0	0
TOTAL RESIDENTIAL REQ.		**1.24**	**348**

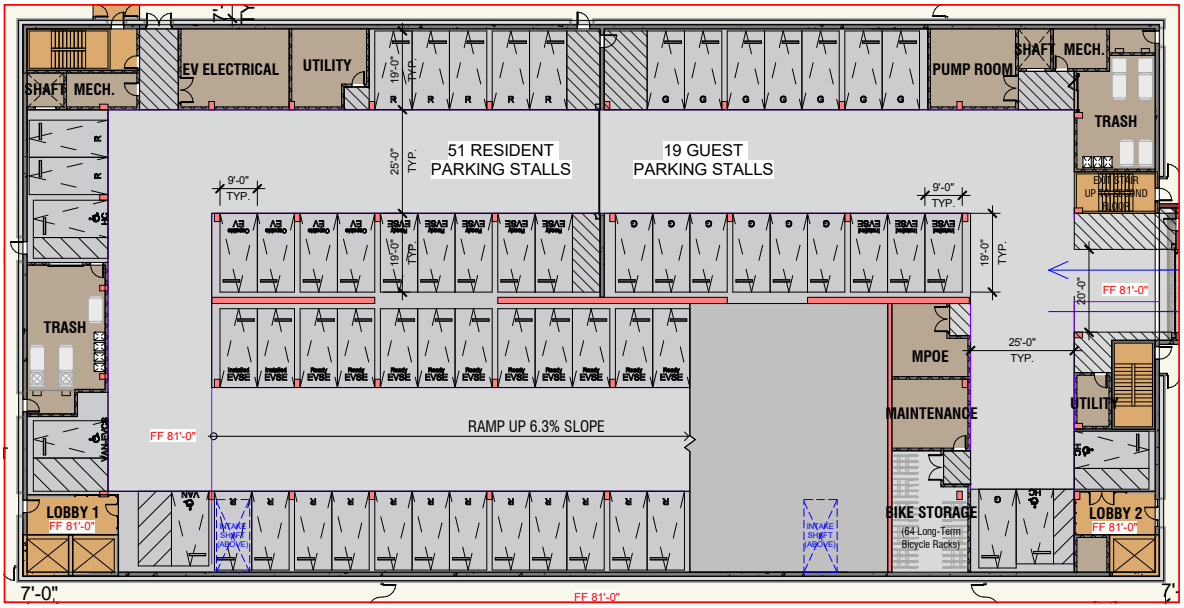
PROVIDED PARKING

LEVEL	Guest			Resident					Total Level
	Standard	HC	EV Installed	Standard	HC	EV Capable	EVSE Ready	EVSE Installed	
Level 1	14	2	3	26	3	10	16	2	76
Level 2	0	0	0	47	4	10	23	5	89
Level 3	0	0	0	48	4	10	23	5	90
Level 4	0	0	0	48	4	10	23	5	90
Level 5	0	0	0	48	4	10	23	5	90
Level 6	0	0	0	32	4	0	14	5	55
TOTAL	**14**	**2**	**3**	**249**	**23**	**50**	**122**	**27**	

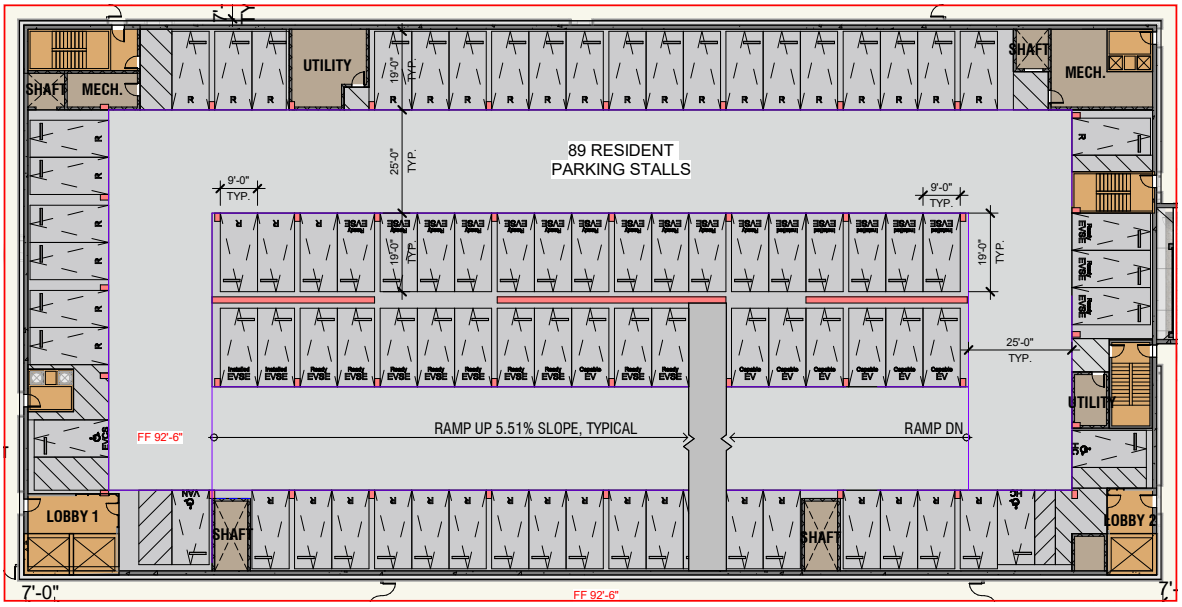
TOTAL PARKING		**490**
PARKING RATIO		**1.75**

HC	**5%**	**23**
EV Capable	**10%**	**50**
EVSE Ready	25%	**122**
EVSE Installed	**6%**	**27**

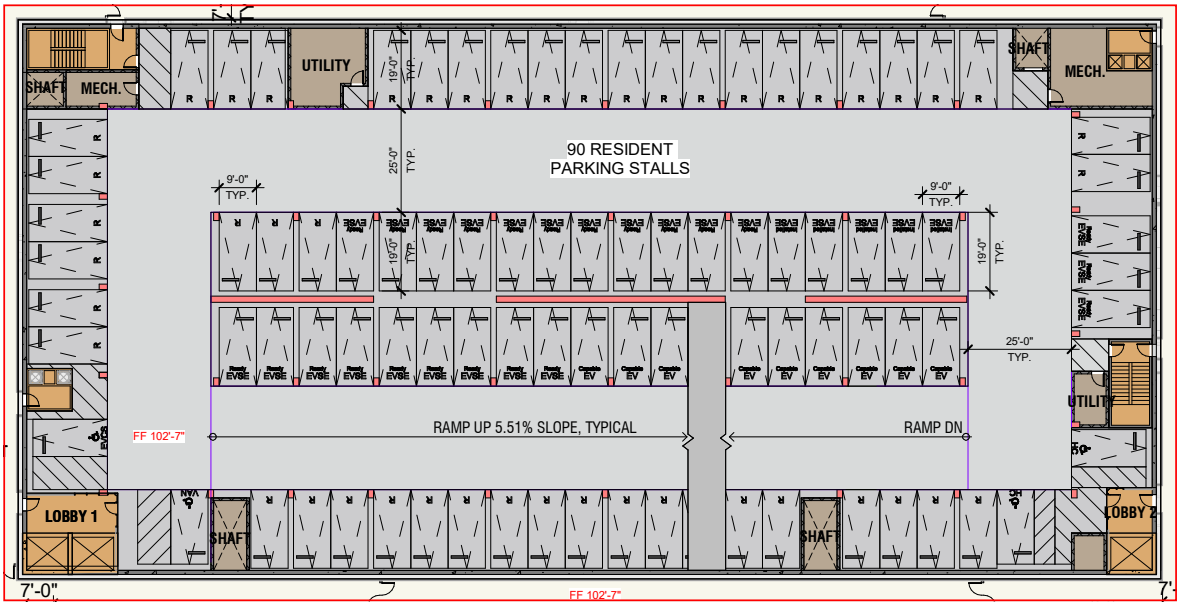
1st Floor



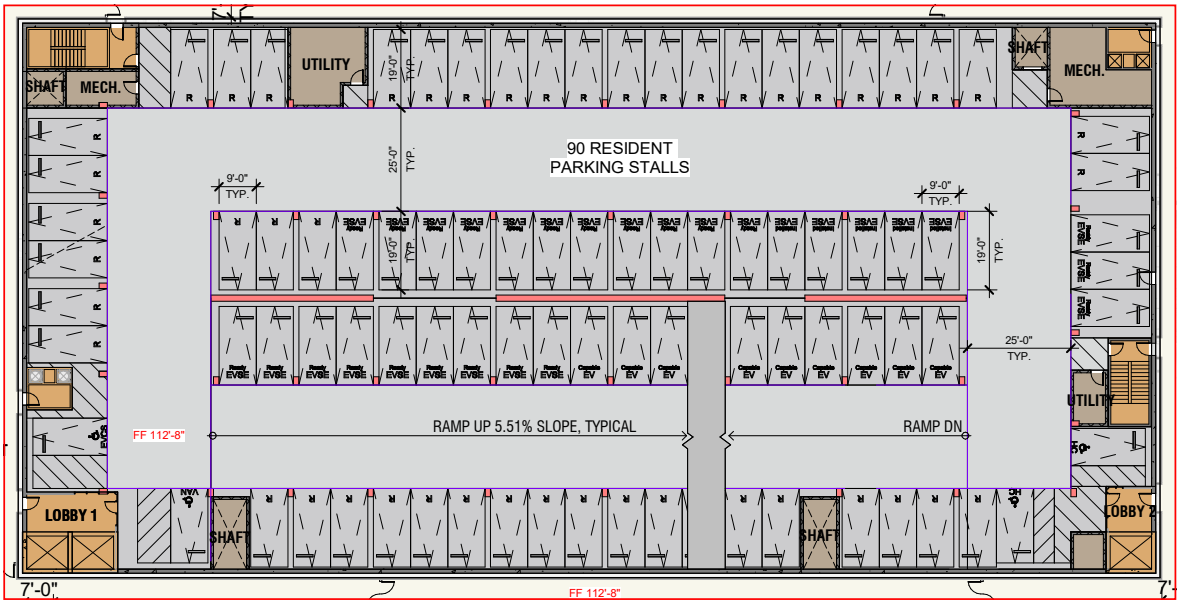
2nd Floor



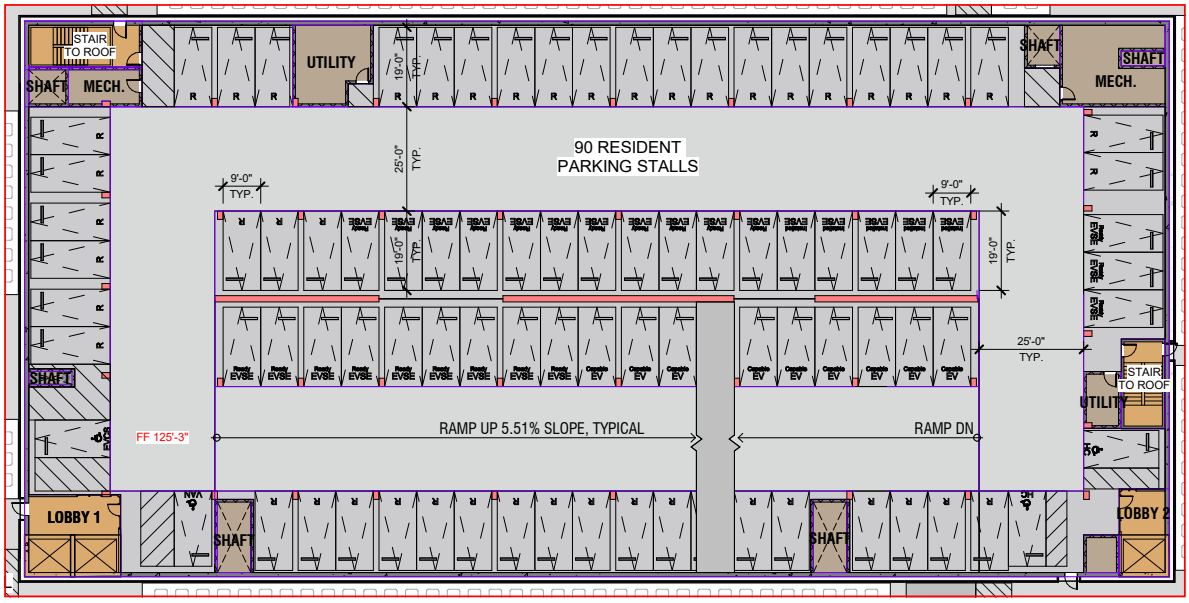
3rd Floor



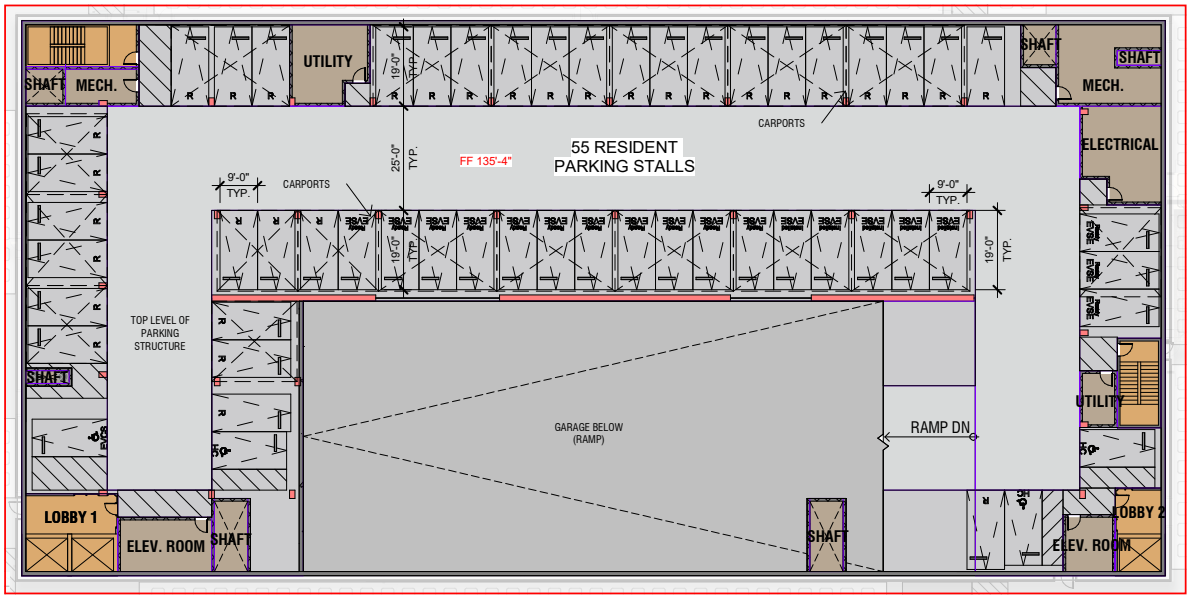
4th Floor



5th Floor



6th Floor / Roof



ATTACHMENT
E

FEIR NO. 00-03 AND SUBSEQUENT ADDENDUMS

https://www.oxnard.gov/community-development/planning-environmental-services/environmental-postings

RESOLUTION NO. PZ 23-200-01

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 23-200-01 (DEVELOPMENT DESIGN REVIEW) TO ALLOW FOR A THE CONSTRUCTION OF A 4-STORY, 280 UNIT (42 AFFORDABLE UNITS) APARTMENT BUILDING WITH 490 PARKING SPACES, LANDSCAPE AND INFRASTRUCTURE IMPROVEMENTS ON A 4.85 ACRE LOCATED AT 2801 NORTH OXNARD BLVD (APN'S: 132-0-110-315), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY ANN WALSH, SHEA PROPERTIES, 2751 PARK VIEW COURT #261, OXNARD, CA 93036.

WHEREAS, on May 18, 2023, Ann Walsh, property owner (the **"Applicant"** and/or **"Permittee"**), submitted a request to construct a 546,524 square foot building comprised of 341,324 square feet of apartment building reaching 4 stories and 280 residential units as well as a 205,200 square foot 5.5-story centrally located parking structure with 490 residential parking spaces on a 4.85-acre project site. The project is located at 2801 N. Oxnard Blvd.; and

WHEREAS, the Community Development Director of the City of Oxnard ("Director") has considered an application for Planning and Zoning Permit No. 23-200-01, filed by Shea Properties in accordance with Section 16-525 of the Oxnard City Code; and

WHEREAS, the Oxnard City Code (OCC) Section 16-525, designates the Community Development Director of the City of Oxnard as the approving authority for the Development Design Review Permit; and

WHEREAS, the Director finds that the Project conforms to the City of Oxnard 2030 General Plan elements thereof and the Oxnard City Code for the reasons set forth in the Community Development Director Staff Report; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), an environmental impact report (EIR No. 00-03) was prepared to analyze potential impacts associated with the approval and the implementation of the *RiverPark Specific Plan* and the anticipated build out of the 701-acre specific plan site; and

WHEREAS, on July 16, 2002, the City Council adopted Resolution No. 12,209 upholding the Planning Commission's decision certifying the environmental impact report (State Clearinghouse No. 2000051046) and adopting findings of fact, statement of overriding considerations and mitigation monitoring and reporting program; and

WHEREAS, since certification of EIR No. 00-03, there have been no substantial changes proposed for the RiverPark project, no substantial changes have occurred under which the RiverPark project is being undertaken, and no new information of substantial importance to the RiverPark project has become available; and in that the subject project necessitates no changes or additions to EIR No. 00-03, no additional environmental review is required pursuant to Public Resources Code Section 21166 and Sections 15162 through 15164 of the State CEQA Guidelines; and

WHEREAS, the Community Development Director finds that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this Resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular; and

WHEREAS, on December 17, 2024 the Development Services Director conducted a duly noticed public hearing to consider the Applicant's request to approve Planning and Zoning Permit No. 23-200-01 to permit and construct a 546,524 square foot building comprised of 341,324 square feet of apartment building reaching 4 stories and 280 residential units as well as a 205,200 square foot 5.5-story centrally located parking structure with 490 residential parking spaces on a 4.85-acre project site.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD:

SECTION 1. Based on the entire record before the Community Development Director and all written and oral evidence presented, including the Community Development Director Staff Report and all attachments thereto, the Community Development Director finds:

(1) **The proposed use is in conformance with the general plan and other adopted standards.**

As described in the Staff Report, the Applicant proposes the construction of a 280-unit apartment building with a centrally located parking structure, and related site improvements. The Project is within the RiverPark Specific Plan (RPSP) zone district which is consistent with the 2030 General Plan land use designation of Commercial Regional. As discussed in detail in the Planning Commission Staff Report Section 6 and Attachment C, the Project, as designed and conditioned, meets all applicable development standards. Therefore, the proposed project is in compliance with the 2030 General Plan and other adopted policies of the City of Oxnard and meets this Finding.

(2) **The nature, condition and development of adjacent uses was considered, and such use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.**

Pursuant to the 2030 General Plan land use designation "Very High Residential/Commercial Regional," and the RiverPark Specific Plan (RPSP) zoning district, the proposed use of the project site as a residential apartment building is an allowed use. The surrounding uses are characterized by commercial uses, which are predominantly office and retail uses, and residential uses. Construction activities, anticipated uses, and development design will be subject to standard construction requirements of the Building, Fire, and Traffic Codes. Therefore, the proposed use and improvements will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.

(3) **The site for the proposed use is adequate in size and shape to accommodate any yards, walls, fences, parking and loading facilities, landscaping and any items required as a condition of approval of this special use permit.**

As proposed and conditioned, the project will meet the development standards of the RiverPark Specific Plan to ensure that development is adequately proportional to the size of the property. The project site is a vacant 4.85-acre lot. Pursuant to the RiverPark Specific Plan, the Project has been designed to be consistent with the maximum building height, front, side and rear setbacks, lot coverage, parking standards, and roof top equipment standards. The building is located along Oxnard Blvd and fronts directly onto Oxnard Blvd, with its garage entry/exit on Clyde River Place. The Project meets all RiverPark Specific Plan Building Orientation and Use Guidelines. Pursuant to the City of Oxnard Landscape Standards, the proposed development includes landscaping within the front yard. Given these circumstances, the site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards.

(4) **The site for the proposed use will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic such use will generate.**

The project will be accessed via an access driveway on Clyde River Place. The parking structure will provide parking for 490 vehicles, while the requirement is only 348 parking spaces. The City bicycle and vehicle parking requirements are being met. The project has been conditioned to submit a draft Parking Management Plan (PMP) that identifies how the parking shall be managed onsite, to avoid impacts to the surrounding developments. Therefore, the site will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic the proposed commercial building is anticipated to generate.

(5) **The site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.**

The proposed project is considered infill development that has been found to be consistent with anticipated development for this site. Furthermore, the project site will be served by existing water and sewer lines. Therefore, the site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.

SECTION 2. The project is within a Specific Plan area for which the City of Oxnard prepared the Environmental Impact Report (EIR), an Management Mitigation Monitoring and Reporting Program, and a Statement of Overriding Consideration for the Specific Plan pursuant to the California Environmental Quality Act (CEQA). The Community Development Director, in compliance with CEQA Guidelines, finds that the proposed project is not subject to additional environmental review pursuant to Sections 15162 through 15164 and 15183 of the CEQA

Guidelines. The Community Development Director finds that the proposed project are activities covered by and within the scope of the approved by the FEIR No. 00-03 mitigation measures; FEIR No. 00-03 adequately describes the project for purposes of CEQA; and further environmental documentation is not required.

Therefore, in accordance with CEQA Guidelines §15162, the Community Development Director finds that the project would not have effects that were not examined in the Specific Plan EIR because:

i. No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken, that will require major revisions to the Specific Plan EIR, due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no new information of substantial importance as that term is used in CEQA Guidelines §15162(a)(3).
ii. The project proponent does not refuse to implement any mitigation measures that were previously infeasible but are now feasible, or any other mitigation measures, including mitigation measures considerably different from those in the Specific Plan EIR, that would be necessary to substantially reduce significant environmental impacts.
iii. The project proponent is required to comply with the applicable mitigation measures and regulatory programs identified in the Specific Plan EIR and the Mitigation Monitoring and Reporting Program.

SECTION 3. Based on the findings set forth herein and the Staff Report and all attachments thereto, the Community Development Director hereby approves Planning and Zoning Permit No. 19-200-16 (Development Design Review Permit), subject to the attached conditions of approval.

SECTION 4. The decision of the Community Development Director shall be final unless an appeal of the action is filed in accordance with the provisions of Section 16-525 of the Oxnard City Code.

CONDITIONS OF APPROVAL

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-1*) while some are taken from environmental documents (e.g. *MND-S2*).

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	PL	Planning Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Landscape Design	CE	Code Compliance

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).

2. This permit is granted for the plans approved on December 17, 2024, ("the plans") on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager ("Planning Manager") or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)

3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. A one time extension to this permit may be granted for a maximum of 12 additional months. The request for the extension shall be applied for prior to the expiration of the permit (PL, *G-3*)

4. All required off-site and on-site improvements for the Project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)

5. By commencing any activity related to the Project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, *G-5*)

6. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend (with counsel selected by the City in its discretion) and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. (CA, G-6).

7. Any covenants, conditions, and restrictions (CC&Rs) applicable to the Project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, *G-7*)

8. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, *G-8*)

9. Developer shall provide off-street parking for the Project, including the number of spaces, stall size, paving, striping, location, and access, as required by the RiverPark Specific Plan and as documented in the approved in the Parking Management Plan. (PL/B)

10. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, G-10)

11. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, *G-11*)

12. Developer shall not permit any combustible refuse or other flammable materials to be burned on the Project property, unless allowed in writing by the Fire Chief. (FD, *G-12*)

13. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the Project property, except as provided in a permit issued by the Fire Chief. (FD, *G-13*)

14. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, *G-14*)

15. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the Project property for which the Code Compliance Division has open cases, unless the permit to be issued is for the correction of any remaining open code cases (PL, *G-15*).

LANDSCAPE STANDARD CONDITIONS

16. Prior to issuance of building permits or the proposed use is initiated, whichever comes first, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, *PK-2*)

17. Prior to issuance of a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by the Parks and Facilities Superintendent. (PK, *PK-3*)

18. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensure compliance (PK, *PK-4*)

19. Prior to the issuance of City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to the Planning Division or designee. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, *PK-5*)

20. All trees planted or placed on the property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, *PK-6*)

21. At the time of landscape plan check submittal, the landscape planting and irrigation plans shall comply with the current title 23 Model Water Efficient Landscape Ordinance (MWELO). (PK, PK-7.1)

22. Developer shall provide an automatic irrigation controller and a written seasonal watering schedule for all front yard and street side yard landscaping. The watering schedule shall include variations for seasonal changes, sun and shade exposure of plants, type of plants, duration and frequency of irrigation, and suggestions as to how to conserve water. As part of the landscape plan check submittal process, the Parks and Facilities Superintendent shall review the sufficiency of instructions for the operation of the irrigation controller and the watering schedule cycles. (PK, *PK-11*)

23. Developer shall install sod or a drought tolerant species approved and identified in the City's low water use handout in the lawn areas of all front yards and street side yards. (PK, *PK-13*)

24. Developer shall submit four sets of the parkway landscape and irrigation plans with the first submittal of public improvement plans. The City shall approve the parkway landscape and irrigation plans when the City approves public improvement plans. Before the City issues a building permit, the irrigation plans must be approved for proper meter size, backflow prevention device, and cross connection control by the Water Production Supervisor or designee. (DS/ PK)

25. Before the City accepts the parkways from the Developer, the landscaping thereon must complete a plant establishment period of 90 days or such other time as specified in this permit. (PK/DS)

26. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, *PK-22*)

27. At time of submittal to the Building and Engineering Division for plan check, Developer's Landscape Architect or Architect shall provide the City with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements. (PK, PK-23)

28. Developer shall include a note on the Landscape Plans submitted to the Building and Engineering Division for a building permit that "all landscaping and irrigation comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards, and applicable water conservation requirements of the State of California". (PK, PK-24)

29. At the time of Plan Check submittal, the landscape plans shall contain an exhibit titled "Tree Tabulation Chart". The Tree Tabulation Chart shall contain a listing of all existing trees on site and shall refer to them by number as identified in the Arborist's Tree Report. The Tree Tabulation Chart shall clearly list all trees to remain, be removed or transplanted. The Chart shall contain the Arborist's economic appraisal value of each tree(s) removed as well as computations and calculations showing how the value of the removed tree(s) was put back into new tree sizes for the project that are in addition to meeting the City's minimum tree size of 24" box. (PK)

PLANNING DIVISION STANDARD CONDITIONS

30. Plans submitted by Developer with building permit applications shall show on the building elevation sheets all exterior building materials and colors, including product and finish manufacturer name, color name and number, and surface finish type (such as: stucco with sand finish, plaster with smooth finish) to be used in construction. (PL/B, PL-1)

31. Any application for a Minor Modification to the project shall be accompanied by four copies of plans reflecting the requested modification, together with applicable processing fees. (PL, *PL-2*)

32. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Manager in all sets of construction documents and specifications for the project. (PL, *PL-3*)

33. Before the City issues building permits, Developer shall provide to the Planning Division Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Director. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)

34. Developer may not modify any use approved by this permit unless the Planning Division Manager determines that Developer has provided the parking required by the City Code for the modified use. (PL, PL-7)

35. During the plan check review process, the Developer shall provide a lighting plan that provides design details (light standards, bollards, wall mounted packs, etc.) and illumination site information within alleyways, pathways, streetscapes, and open spaces proposed throughout the development. An electrical engineer shall prepare the site lighting plan demonstrating that adequate lighting ranges will be provided throughout the development without creating light spillover, light pollution, or conflicts with surrounding factors such as tree locations, off-site or adjacent lighting. (PL)

36. Prior to issuance of building permits, Developer shall demonstrate that light standards illustrated on conceptual lighting plan do not conflict with tree locations. Developer shall submit a plan showing both the lighting and landscape on the same sheet.

37. Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets. To prevent damage from vehicles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected. Developer shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street. Developer shall submit a lighting plan showing standard heights and light materials for design review and approval of the Planning Division Manager. (PL/B, PL-8)

38. In order to minimize light and glare on the project property, all parking lot and exterior structure light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway. (PL, PL-9)

39. Developer shall provide graphic site directories at principal access points. (PL/B, *PL-10*)

40. During construction, Developer shall control dust by the following activities:
    a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code section 23114, with special

attention to sub sections 23114(b)(2)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.

b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (B/DS, *PL-12*)

41. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)

42. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities. (B/DS*, PL-11*)

43. Developer agrees to participate in a water conservation program that includes refitting water fixtures existing on the project property with water conserving devices within residences or businesses in the City's water service area, if such a program is in effect when building permits are issued for this project. Among the requirements of such a program might be refitting existing toilets, faucets, shower heads, landscaping irrigation or other fixtures and items that consume water within the structure. (PL, *PL-14*)

44. Prior to issuance of building permits, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, PL-16).

45. Developer shall provide elevators in structures of three stories or more, except where the third story consists entirely of upper levels of residence that have entrances at the first or second story. (PL/B, PL-17)

46. Developer shall install all roof and building rain gutters and downspouts to integrate as closely as possible with building design elements, including matching adjacent building colors as closely as possible. Developer shall submit a plan and scheme for approval by the Planning Division Manager prior to issuance of building permits. (PL, *PL-18)*

47. Developer shall pay all applicable impact fees in accordance with The RiverPark Development Agreement prior to issuance of building permits.

48. Developer shall provide utility meters, mailboxes and address directories, placed in decorative cabinets and clustered for efficient access for residents and service persons with adequate lighting. Developer shall coordinate placement and design of such items accordingly, with the Planning Division Manager, the appropriate utility service provider and the United States Postal Service, prior to issuance of building permits. (PL, *PL-19)*

49. Railings and enclosures for patios and balconies shall provide at least 50 percent enclosure for screening and privacy. Developer shall include details of the railings and enclosures on the construction documents. (PL/B, *PL-24*)

50. Light standards illuminating interior walkways shall be no more than eight feet high. Light shall not intrude into private living or patio areas. Light standards serving recreational areas held in common shall be no more than 15 feet high. Light shall be directed away from dwelling units. (B, *PL-30*)

51. All drive lanes shall be provided with independently metered lighting with automatic daylight sensors for dusk to dawn lighting within drive lanes. The maintenance and replacement of independently metered lighting (wall fixtures, light bollards) shall be the responsibility of the Property Owner. (PL)

52. Developer shall recess or screen roof heating and cooling systems and other exterior mechanical equipment from adjoining property and public streets, as required by this permit. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible from the front of the property or other major public vantage points. Developer shall include a note on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color. (PL/B, PL-41)

53. Developer shall install all roof and building drainpipes and downspouts inside building elements. These items shall not be visible on any exterior building elevations from the public roadways or from public right-of-ways. (PL)

54. For any exterior utility meter panels, Developer shall paint such panels to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (PL, *PL-43*)

55. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)

56. For any exterior utility meter panels, Developer shall paint such panels to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (PL, *PL-43*)

PLANNING DIVISION SPECIAL CONDITIONS

57. Developer shall remove any and all graffiti from the project premises, including but not limited to graffiti within the building, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. (PL)

58. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval the Planning Division Manager. Such plan shall include such elements as washable paint and sealers on the building and perimeter walls. (PL)

59. A call box, which allows for remote operation of the electric gate by office staff, shall be maintained at all times at the entrance to the parking structure. Sufficient space shall be provided to allow visitors to turn around and exit without backing out onto the street, unless staff is available at all times to allow visitors entry into the parking structure. (PL)

60. Developer submitted a Parking Management Plan that has been approved by the City Traffic Engineer. The Site Property Manager shall be responsible for the ongoing implementation of the approved Parking Management Plan including, but not limited to, issuance of associated parking permits. The Parking Management Plan is subject to review and revision by the City Traffic Engineer based on field conditions and effectiveness in meeting the Plans goals. This Parking Management Plan re-evaluation work effort shall be accompanied by a filing fee determined by the Community Development Director and Public Works Director to address staff review time by Community Development and Public Works staff. (TR)

61. Long term and short term bicycle storage per the city's Bicycle Master Plan shall be provided to meet residential unit storage requirements.

62. Secure mail and parcel delivery provisions shall be included, coordinated with Oxnard Police Department.

63. The multifamily dwellings shall be constructed and designed in accordance with the minimum noise standards. An acoustical report addressing exterior noise sources shall be submitted with the dwelling construction plans for approval by the Building Official. Design measures recommended by the analysis must be incorporated into the architectural and structural design in order to meet the 45dBA CNEL interior standard in perimeter residences and 65 dBA CNEL exterior standards for common open spaces and patios and/or balconies.

64. Standpipe systems required by the Fire Department shall be designed to be located within building areas, such as staircase or tuck under parking areas that will lend to visually screen. (PL)

65. No rooftop equipment shall be installed unless screened from all sides by a designed parapet or building element that extends above the height of the tallest part of such equipment. (PL)

66. These conditions of approval impose specific fees, dedications, reservations and/or other exactions. Pursuant to Government Code Section 66020, the 90-day period in which the Developer or applicant has to protest the imposed fees, dedications, reservations and/or other exactions has begun as of the date that the conditions of approval are approved.

67. Developer and subsequent property manager shall be responsible for keeping records of resident and visitor parking spaces available; resident and visitor parking permits issued; and parking spaces and garages assigned to every unit at any time. Such records shall be made available to the City in the event complaints are received regarding residents of this project creating significant parking and safety issues, such as, but not limited to, occupying required on-street parking spaces for other developments nearby, lack of resident or visitor parking for this project, and consistent illegal parking by residents and visitors of this project. (PL, TR)

68. In accordance with the RiverPark TDM Fee Program, the Developer shall mitigate air quality emissions associated with development of the subject site through a contribution to the City's Transportation Demand Management (TDM) program. Such fee shall be calculated at the time of building permit issuance in accordance with the Ventura County Air Quality Assessment Guidelines, as amended. Such fee shall be collected in full prior to building permit issuance. (PL/DS)

69. All construction activities shall occur only between the hours of 7:00am to 6:00 pm Monday through Saturday in accordance with Section 7-188(D) of the Oxnard City Code.

70. Developer shall not obstruct pedestrian or vehicular traffic on adjacent roadways or the associated sidewalk during construction and maintenance activities. (PL)

71. Developer shall maintain the construction site free of litter and the accumulation of construction debris. (PL)

72. During all phases of construction beginning with grading, Applicant shall post a noise complaint sign with a contact name and phone number to be prominently placed on the construction site of a minimum size of 3 feet by 3 feet. The contact person shall be the general contractor, Project architect, or the Applicant. The sign shall note the days and times during which construction is allowed by Oxnard City Code (OCC) Chapter 7, Article XI "Sound Regulation" and specifically OCC Section 7-188(D), and the sign shall include language that directs a person who is not satisfied by whatever action is taken by the Project to contact the Code Compliance Division at (805) 385-7940. (PL)

<u>PLANNING DIVISION ENVIRONMENTAL MITIGATIONS</u>

73. The following Mitigation Measures originally set forth in the Reporting/Monitoring Program, adopted for the RiverPark Specific Plan and Environmental Impact Report approved in April, 2002 with the City of Oxnard, lead agency, shall be fully complied with at all times. The measures shall be included as conditions of required permit action, and compliance shall result in potential impacts reduced to a level of less than significant and there shall be no residual impacts from the proposed project. Proposed mitigation for those impacts is as follows:

Biological Resources

Mitigation Measure 4.4-1:

Prior to issuance of a grading permit for the project site, and within 15 days prior to construction or site preparation activities that would occur during the nesting/breeding season of native bird species potentially nesting on the site (February through July), the applicant shall retain the services of a qualified biologist. The biologist must, at a minimum, have a degree in biology or related field, and five years field experience in identification of flora and fauna in the southern California region, and be recognized as qualified by appropriate regulatory agencies. The biologist shall conduct on-site surveys to determine if active nests of special-status and common bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code, are present within 100 feet of the construction zone. If active nests are found on or immediately adjacent to the site, a minimum 100-foot buffer area (300 feet for raptors) shall be temporarily fenced around the nest site. No construction activities or project-related activities shall be permitted within this nest zone until the young birds have fledged, as determined by the biologist.

REPORTING/MONITORING PROGRAM:
Method of Review Verification: Field Surveys
Monitoring Milestone: Prior to issuance of grading permit
Responsible Agency: Planning & Environmental Services

Mitigation Measure 4.4-2:

All lighting adjacent to the Santa Clara River and berm, particularly street lamps, shall be downcast luminaries and shall be shielded and oriented in a manner that will prevent spillage or glare (greater than one-half foot candle illumination at ground level) into the remaining natural and open space areas. Final lighting orientation and design shall be approved by the City of Oxnard Community Development Department.

REPORTING/MONITORING PROGRAM:
Method of Review Verification: Field Surveys
Monitoring Milestone: Prior to issuance of grading permit
Responsible Agency: Planning & Environmental Services

Mitigation Measure 4.4-3:

Certain ornamental plants are known to escape from planted areas and invade into native plant communities. In order to protect native plant communities established within the Specific Plan Area and located in the adjacent Santa Clara River Corridor, the plants listed in Table 4.4-4, Ornamentals to be Prohibited from the Project Site, on page 4.4-30 of the Draft EIR shall not be planted within the common landscaped areas of the proposed site plan. The landscaping plans within common areas of the project shall be reviewed by a qualified botanist who shall recommend appropriate provisions to prevent other invasive plant species

from colonizing remaining natural areas. These provisions includes the following: (a) review and screening of proposed plant palette and planting plans to identify and avoid the use of invasive species; (b) weed removal during the initial planting of landscaped areas; and (c) the monitoring for and removal of weeds and other invasive plant species as part of ongoing landscape maintenance activities. The frequency and method of monitoring for invasive species shall be determined by a qualified botanist.

REPORTING/MONITORING PROGRAM:
Method of Review Verification: Field Surveys
Monitoring Milestone: Prior to issuance of grading permit
Responsible Agency: Planning & Environmental Services

Noise

Mitigation Measure 4.9-1:

On-site construction activities shall be limited to between the hours of 7:00 AM and 6:00 PM, and exclude Sundays..

REPORTING/MONITORING PROGRAM:
Method of Review Verification: Field inspection
Monitoring Milestone: During grading & construction
Responsible Agency: Community Development

Mitigation Measure 4.9-2:

Staging areas shall be provided on-site to minimize off-site transportation of heavy construction equipment. These staging areas shall be located to maximize the distance to residential areas.

REPORTING/MONITORING PROGRAM:
Method of Review Verification: Field inspection
Monitoring Milestone: During grading & construction
Responsible Agency: Community Development

Mitigation Measure 4.9-3:

Construction equipment is fitted with modern sound-reduction equipment.

REPORTING/MONITORING PROGRAM:
Method of Review Verification: Field inspection
Monitoring Milestone: During grading & construction
Responsible Agency: Community Development

Mitigation Measure 4.9-4:

When construction operations occur adjacent to occupied residential areas, additional noise reduction measures shall be implemented, including, but are not limited to, changing the

location of stationary construction equipment, shutting of idling equipment and notifying adjacent residences in advance of construction work.

REPORTING/MONITORING PROGRAM:
Method of Review Verification: Field inspection
Monitoring Milestone: During grading & construction
Responsible Agency: Community Development

Standard Air Quality

74. Developer shall ensure that all construction equipment is maintained and tuned to recommended manufacture's specifications.

75. At all times during construction activities, Developer shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust.

76. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities.)

77. During construction, Developer shall control dust by the following activities:

    a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code §23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.

    b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible.

    c. During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less.

    d. During periods of high winds (i.e. wind speed sufficient to cause fugitive dust to impact adjacent properties), Developer shall cease all clearing, grading, earth moving, and excavation operations to prevent fugitive dust from being a nuisance or creating a hazard, either onsite or offsite.

    e. Sweeping streets adjacent to the construction site to remove dust caused by the construction

78. The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), Rule 55 (Fugitive Dust), and Rule 55.1 (Removal of Visible Roadway Accumulations).

79. Signs displaying the APCD Complaint Line Telephone number for public complaints shall be posted in a prominent location visible to the public off the site: (805) 645-1400 during business hours and (805) 654-2797 after hours.

80. Prior to grading permit approval, Developer shall include on the grading plans a reproduction of all conditions of this permit pertaining to dust control requirements. (PL)

Standard Cultural Resources

81. In the event that any historic or prehistoric cultural resources are discovered, work in the vicinity of the find shall be halted immediately. An archaeologist shall evaluate the discovery and determine the necessary mitigations for successful compliance with all applicable regulations. Developer or its successor in interest shall be responsible for paying all salaries, fees and the cost of any future mitigation resulting from the survey.

82. Developer shall contract with a Native American monitor to be present during all subsurface grading, trenching or construction activities on the project site. The monitor shall provide a monthly report to the Planning Division summarizing the activities during the reporting period. A copy of the contract for these services shall be submitted to the Planning Division Manager for review and approval prior to issuance of any grading permits. The monitoring report(s) shall be provided to the Planning Division prior to approval of final building permit signature. (MND, E-2)

83. Project shall comply with all applicable mitigation measures identified in EIR 00-03, which are hereby incorporated by reference as conditions of approval. (ALL)

ENVIRONMENTAL RESOURCES DIVISION

84. A Construction and Demolition Waste Management Plan ("C&D Plan") (ERDC-1) must be submitted to the Environmental Resources Division for review and approval prior to issuance of a building permit. The C&D Plan shall provide that at least 65% of the waste generated on the project be diverted from the landfill. The Plan shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The Plan shall be submitted to and approved by the Environmental Resources Division prior to issuance of a building permit. The Plan shall include the following information: material type to be recycled, reused, salvaged or disposed; estimated quantities to be processed; management method used; destination of material including the hauler name and facility location. Developer shall use the Plan form.

85. After completion of construction and prior to a certificate of occupancy being issued, a Construction and Demolition Waste Management Report ("C&D Report") and provide legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities.

86. An Occupancy Plan ("Occupancy Plan") must be submitted to the Environmental Resources Division prior to issuance of a certificate of occupancy. The Occupancy Plan must clearly state how recyclable and organic material, including food waste, will be managed on site to be in compliance with applicable state laws (AB 939, AB 341, AB 1826, SB 1383) and any subsequent legislation adopted in the future, will be managed on site in perpetuity; how property management staff will participate in the program; and how residents will be educated about the program and encouraged to participate. The Occupancy Plan must include what service provider(s) will manage/transport materials to appropriate facilities.

87. Management rules shall be developed for the project. The property management must make provisions to divert a minimum of 50% while striving for 75% diversion of waste material generated at this location in perpetuity. This can be achieved by subscribing to the City's residential curbside or mandatory commercial recycling services and through annual tenant education that may include source reduction, recycling, reuse, and organics collection requirements.

88. Any/all organic waste that is generated must be diverted from landfill disposal, as material of this type is not allowed in a trash dumpster. If landscaping is performed by an entity other than the City of Oxnard (i.e. sel-haul or third party private hauler), the landscape service providers must be informed, in writing, of this condition and the property management must complete and submit an Alternative Services Certification annually.

89. Any new or renovated waste enclosures must be sized so that they can accommodate all three waste streams and meet minimum safety and operational requirements, including vehicle path of travel, employee access, and prevention of illegal dumping and/or vandalism. Use the City's approved Standard Plates, but modify dimensions accordingly.

90. Developer shall arrange for materials collection during construction, demolition, and occupancy with the City's Environmental Resources Division or Developer shall arrange for self-hauling. Regardless of hauling methods, all materials collected must be conveyed to the Del Norte Regional Recycling and Transfer Station.

91. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer.

92. Developer and operator shall provide recycling containers near the point of use in common areas for guests and residents to dispose of their recyclable waste (examples: indoors for newspapers and beverage containers; outdoors for beverage containers). Containers used exclusively for recycling shall be clearly identified as "recycling only" with clear icons or other graphics on each container appropriate to the container's content.

93. Property Owner (Management) shall provide sufficient containers available to tenants and staff to prevent the contamination of recyclables with waste or moisture.

94. The location is required to adhere to applicable solid waste management ordinances, including future ordinance creation and/or revisions.

95. All collection containers in the waste room must be accessible for use by tenants.

96. The property owner(s) shall provide a source separated three (3) stream waste system by providing separate trash chutes for: (1) refuse, (2) commingled recycling and (3) organic material, generated by the proposed development;
    a. Alternatively, if the property owner(s) proposes a two (2) stream waste system (no organic material chute) then the property owner(s) shall then provide organic waste receptacles on each proposed floor for use by the residents on that floor. The organic waste receptacles on each floor, will need to be regularly emptied by the property owner(s) staff and placed into the organic waste bin located in the trash room. The organic waste material bin(s) will then need to be brought out to the designated staging area to be serviced, by the property owner(s) staff.
    b. All materials shall be placed in commercial bins, and brought to the designation staging area;

97. The property owner(s) staff shall pull out refuse/recycle/organic bins to the staging area where refuse equipment may access the bins for collection, on the day(s) of service. The refuse/recycle/organic bins shall be moved back to the trash room by the property owner(s) staff immediately after being serviced by the City;

98. A designated staging area for the service of refuse/recycle/organic bins shall be located on the property, be accessible by an unobstructed path of at least 16' high and 12' wide to ensure safe access, have a height clearance of 25' (for overhead bin lifting, be improved to withstand refuse equipment weighing up to 62,000 lb and be at a location approved by the Environmental Resources Division.

99. The property owner(s) shall sign a trash enclosure maintenance agreement.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

100. Developer shall pay plan check and processing fees in effect at the time of construction plan submittal and shall pay development fees, encroachment permit fees, and other applicable fees in effect at permit issuance. (DS-1)

101. Developer shall have the site improvement plans prepared using standard Building and Engineering Division format(s) by a civil engineer licensed in the State of California. The plans shall incorporate recommendations from soil engineering and geology reports. Prior to issuance of a grading permit, improvement plans must be approved by the City Engineer and ink-on-mylar plans filed with the Building and Engineering Division. (DS-3)

102. Developer shall submit improvement plans and drainage calculations demonstrating that storm drain runoff from the project property and all upstream areas will be safely conveyed to an approved drainage facility. The design and conveyance route shall be compatible with the City's Master Plan of Drainage and shall be approved by the City Engineer prior to approval of improvement plans. (DS-4)

103. Developer shall protect building pads from inundation during a 1% chance (100-year) storm. (DS-5)

104. Developer shall replace all broken, uplifted, or missing curb, gutter, or sidewalk along the street frontage(s) of the project. (DS-6)

105. Before connecting the project to existing sewer and water service laterals, Developer shall conduct an inspection (pothole or video) of the existing lateral(s) and arrange for City staff to view inspection results. Developer shall make repairs to such facilities as determined necessary by City staff. Developer shall bring all existing water services into compliance with current City standards including removal of unused water or sewer laterals by disconnection at the main. (DS-7)

106. Curb cut widths and design shall conform to City ordinances, standards, and policies in effect at the time City issues an encroachment permit. (DS-9)

107. Developer's site improvement plans shall include an on-site sewer plan. (DS-10)

108. Developer shall provide fire hydrants such that all points of all structures are within one hundred fifty (150) feet of a fire hydrant, or as otherwise approved by the Fire Department. Fire hydrant line improvements shall be designed in accordance with City standards and shown on the civil site improvement plans prior to issuance of a site improvement/grading permit. Developer shall provide the City with an easement over onsite waterlines using standard City format. (DS-11)

109. Developer shall install all new on-site electric, cable, telephone and similar utility service laterals underground. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider. (DS-12)

110. Developer shall enter into an agreement, approved as to form by the City Attorney, to install and construct all public improvements and perform grading required by this permit and by the City Code. Developer shall post security satisfactory to the Finance Director, guaranteeing the installation and construction of all required improvements within the time period specified in the agreement or any approved time extension. (DS-14)

111. A California licensed civil engineer shall prepare the public/site improvement plans and documents for this project in accordance with City standards and shall submit all such plans to the City Engineer. Submittal shall include, but not necessarily be limited to, grading, street, drainage, sewer, water and other appurtenant improvement plans, construction cost estimates, soils reports, and all pertinent engineering design calculations. City will not approve a parcel map or final map nor issue a grading, site improvement or building permit until the City Engineer has approved all improvement plans. (DS-15)

112. Prior to issuance of a site improvement permit, Developer shall provide to the Building and Engineering Division digital copies of all project maps, address map, and/or civil improvements drawings in DWG format. Prior to improvement bond release, Developer

shall provide updated digital files containing all changes that occur during construction. (DS-16)

113. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, parkways, landscaping, utilities, drainage facilities, or other improvements as required by City. If such easements cannot be obtained from the property owner by negotiation, City may acquire them at the expense of Developer by exercise of the power of eminent domain. Developer shall bear all costs of eminent domain proceedings, including appraisal, acquisition, attorney's fees, and court costs. Before City issues a site improvement permit, Developer shall dedicate all required easements to City. (DS-19)

114. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If Developer fails to remove graffiti in accordance with this condition, the City may at the discretion of the City Engineer issue a stop work order until such time as the graffiti is removed. (DS-20)

115. The conditions of this resolution shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, that may or may not be shown on the improvement plans. (DS-21)

116. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)

117. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)

118. Prior to beginning construction, Developer shall designate in writing an authorized agent who shall have complete authority to represent and to act for Developer. The authorized agent shall be present at the work site whenever work is in progress. Developer or the authorized agent shall make arrangements acceptable to City for any emergency work. When City gives orders to the authorized agent to do work required for the convenience and safety of the general public because of inclement weather or any other cause, and the orders are not immediately acted upon by the authorized agent, City may do or have such work done by others at Developer's expense. (DS-24)

119. "Standard Specifications for Public Works Construction" latest edition (including modifications thereto by City) and applicable City Standard Plates and Design Criteria shall be the project specifications, except as noted otherwise on the approved improvement plans. City reserves the right to upgrade, add to, or revise these specifications and plans and all other City ordinances, policies, and standards. If the improvements required of this project are not completed within 12 months from the date of City's approval of the improvement plans, Developer shall comply with and conform to any and all upgraded, additional or revised specifications, plans, ordinances, policies and standards. (DS-27)

120. Developer shall retain a California licensed Civil Engineer to ensure that the construction work conforms to the approved improvement plans and specifications and to provide

certified "as-built" plans after project completion. Developer's submittal of certified "as-built" plans is a condition of City's final acceptance of the project and release of any associated security. (DS-29)

121. All grading shall conform to City's standard grading notes, City Code, and recommendations of Developer's soils engineer as approved by the City Engineer. (DS-30)

122. Developer shall construct sufficient drainage facilities concurrent with rough grading operations to mitigate any potential flooding or erosion affecting adjacent properties and public rights-of-way. (DS-31)

123. Developer shall design all slopes steeper than 5 (horizontal) to 1 (vertical) with a minimum 18 inch wide level area (at both top and bottom of slope) where it adjoins a wall, fence, sidewalk, trail, curb or similar improvement. (DS-32)

124. Storm drain, sewer and water facilities shall conform to applicable City Master Plans. Developer shall prepare plans for these facilities in accordance with City's engineering design criteria in effect at the time of improvement plan submittal. Developer shall submit plans with pertinent engineering analyses and design calculations for review and approval by the City Engineer prior to issuance of a site improvement permit. (DS-34)

125. Developer shall design project grading to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions. (DS-35)

126. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer. (DS-38)

127. Developer shall install water mains, fire hydrants and water services in conformance with City standard plates, design criteria and specifications as directed by the City Engineer. (DS-41)

128. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)

129. Prior to designing the water system for the project, Developer shall have a certified fire flow test performed to determine existing water pressure and flow characteristics with a minimum of two flowing hydrants. The water system for the building fire sprinkler shall be designed to allow for a 10 psi drop in the static water pressure measured during the fire flow test. After construction and before City issues a certificate of occupancy, the City Engineer may require a second test. Developer shall obtain permits from the City Engineer prior to performing tests. Developer shall have all tests certified by a mechanical, civil, or fire protection engineer and provide written results of all tests to the City Engineer. (DS-47)

130. Prior to issuance of a grading or other site improvement permit, Developer shall dedicate rights of ingress and egress as directed by the City Engineer. (DS-50)

131. Developer shall improve all streets, alleys, sidewalks, curbs, and gutters adjacent to the project in accordance with City standards, as necessary to provide safe vertical and horizontal transitions. (DS-52)

132. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed. (DS-54)

133. Developer shall submit a landscape irrigation plan prepared by a licensed professional, showing proper water meter size, backflow prevention devices, and cross-connection control. (DS-59)

134. As a part of the site improvement plans, Developer shall submit a master utility plan that shows the relative location of all public and private utilities (including gas, electric, street lights, telephone and cable television lines) in accordance with City standard plans. (DS-61)

135. Developer shall be responsible for and bear the cost of replacement of all existing survey monumentation (e.g., property corners) disturbed or destroyed during construction, and shall file appropriate records with the Ventura County Surveyor's Office. (DS-64)

136. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)

137. Using forms provided by the Building and Engineering Division, Developer shall submit a stormwater quality control measures maintenance and operations plan ("the Plan") for this project. If the BMPs implemented with this project include proprietary products that require regular replacement and/or cleaning, Developer shall provide proof of a contract with an entity qualified to provide such periodic maintenance. The property owner is responsible for the long-term maintenance and operation of all BMPs included in the project design. Upon request by City, property owner shall provide written proof of ongoing BMP maintenance operations. No grading or building permit shall be issued until the City Engineer approves the Plan and Developer provides an executed copy of the City's stormwater covenant with the Plan included as an exhibit for recordation by the City. (DS-82)

138. Developer's stormwater quality control measures maintenance and operations plan shall include: 1) Requirement to clean on-site storm drains at least twice a year; once immediately before the first of October (the beginning of the rainy season) and once in January. The City Engineer may require additional cleaning; 2) Requirement to maintain parking lots free of litter and debris. Developer shall sweep sidewalks, drive aisles, and parking lots regularly to prevent the accumulation of litter and debris. When swept or cleaned, debris must be trapped and collected to prevent entry into the storm drain system. Developer may not discharge any cleaning agent into the storm drain system; 3) Requirement to label all on-site storm drain inlets with the message "Don't Dump - Drains to Ocean" in accordance with City standards. (DS-83)

139. Developer's engineer shall submit written confirmation that the project landscape drawings comply with the landscape requirements of the Technical Guidance Manual for Stormwater Quality Control Measures for all landscape-based stormwater quality best management practices. (DS-84)

140. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall provide evidence of assignment of a permit identification number by the California State Water Resources Control Board indicating submittal of a Notice of Intent (NOI) by the Developer in accordance with the NPDES Construction General Permit. Developer shall comply with all requirements of the General Permit and the Ventura Countywide MS4 Permit, including preparation of a Stormwater Pollution Prevention Plan (SWPPP). Developer shall keep the SWPPP updated to reflect current site conditions and a copy of the SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS-86)

141. Developer shall install 'Full Capture System Devices' ("Devices") certified by the State Water Resources Control Board Executive Director in compliance with the Statewide Trash Amendments ("Amendments") in all catch basins accepting stormwater runoff from any portion of this project that meets the definition of 'Priority Land Use' as defined by the Amendments at the time of issuance of a grading/site improvement permit. The Devices shall be sized and designed in accordance with requirements of the Amendments and the Technical Guidance Manual for Stormwater Quality Control Measures ("TGM"). (DS-88)

142. Developer shall pay to the County of Ventura a road mitigation fee in accordance with the agreement between the City and the County of Ventura. Proof of payment shall be provided to the Building and Engineering Division prior to issuance of a building permit. (DS-105)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

143. The drainage report prepared for the project shall include calculations with hydraulic grade line demonstrating the project generates and discharges stormwater runoff consistent with the design of the backbone drainage system for the Tract. (DS)

144. The project site's stormwater shall be designed and constructed to maintain the drainage pattern that was established for this lot. (DS)

145. This development is located within the Riverpark Specific Plan, and the Developer shall submit a drainage report for the stormwater quality treatment facilities that are to be designed and constructed in accordance with the requirements of the July 2000 Municipal Separate Storm Sewer System (MS4) and associated 2002 Technical Guidance Manual ("TGM"). The site improvements shall be designed to intercept and effectively prevent pollutants from discharging to the public storm drain system or other offsite conveyance systems. The stormwater quality system design shall be approved by the City Engineer prior to the issuance of an infrastructure improvement permit. (DS)

146. Developer shall implement onsite (privately maintained) stormwater quality mitigations that comply with the recommendations of the "Stormwater Quality Management Plan for Riverpark." (DS)

147. Stormwater treatment devices shall be designed to have no standing water. (DS)

148. Developer shall design and implement a plan to promote stormwater infiltration for this project. Project shall route roof runoff and parking spaces to infiltration devices to the maximum extent feasible. Overflow from the infiltration devices shall be directed to the onsite stormwater treatment facilities prior to discharging offsite. The stormwater infiltration plan shall be designed to the satisfaction of the City Engineer prior to the issuance of a grading or site improvement permit. (DS)

149. Developer shall install 'Full Capture System Devices' ("Devices") certified by the State Water Resources Control Board Executive Director in compliance with the Statewide Trash Amendments ("Amendments") to treat all stormwater runoff from this site that meets the definition of 'Priority Land Use' as defined by the Amendments at the time of issuance of a grading/site improvement permit. The Devices shall be sized for the 1-year 1-hour storm event and designed in accordance with the requirements of the Amendments and the Technical Guidance Manual for Stormwater Quality Control Measures. (DS)

150. The catch basin located on Clyde River Place that is in conflict with proposed driveway approach shall be relocated to outside the driveway's footprint. (DS)

151. Developer shall prepare a sewer report demonstrating the project complies with the master-planned/backbone sewer design and confirm the project will discharge sewer rates within the specified ranges. A copy of the master plan exhibit shall be attached to the report. (DS)

152. The onsite irrigation system shall connect to the recycled water system. The project shall be responsible for irrigating the new frontage landscaping, unless the area is proven to be within the existing special district for irrigation and maintenance. (DS)

153. Developer shall list all grading or air quality-related environmental mitigation measures on the grading plan cover sheet. Developer shall cause all project contractors to comply with these mitigations during all phases of construction. (DS)

154. All existing and proposed easements within and around the project site shall be shown on the civil improvement plans. (DS)

155. The project shall dedicate new water easement(s) so that public water mains and devices are located inside the easement per City Standards prior to issuance of a grading permit. (DS)

156. Prior to issuance of a grading permit, the project shall dedicate new water easement(s) so that any existing water lines that serve Parcel 1 (APN 132-0-100-105) but are located on Lot 6 (APN 132-0-110-315) are located inside the new easement per City Standards. (DS)

157. The project shall acquire or provide reciprocal access agreements in favor of Parcel 1 (APN 132-0-100-105) and Lot 6 (APN 132-0-110-315) across a shared private driveway located near Town Center Drive prior to issuance of a grading permit. The reciprocal access agreement shall account for portions of Lot B (APN 132-0-110-175), Parcel 1, Lot 3 (APN 132-0-110-535), and Lot 6. (DS)

158. Developer shall provide the City Engineer with a 100-scale base map for addressing purposes on 18-inch by 24-inch mylar per City Standards. (DS)

159. The project shall construct a path between the trash storage area and the trash collection staging area for transportation of the trash containers. The path shall be constructed of portland concrete and its travel slope shall not exceed 2%. (DS)

160. The trash staging area shall not encroach on the Fire lane clearance for the private drive unless otherwise approved by the Fire Department. The driveway shall be at least 26-feet wide unless otherwise approved by the Fire Department. (DS)

161. The project shall upgrade existing curb ramps along the project frontages to current accessibility standards. (DS)

162. Developer shall construct triple-bin trash enclosure(s) meeting the latest City requirements with a solid non-combustible roof that prevents stormwater from entering the refuse bins. Developer shall construct all other components of the trash enclosure in accordance with the requirements on file with the Building and Engineering Division. Developer shall finish the trash enclosure to match the major design elements of the main structure subject to approval by the Planning Division. The location and configuration of the enclosure shall be approved by the Environmental Resources Division. All site refuse bins shall be stored in an approved enclosure. No objects other than refuse bins may be stored in the enclosure without the written permission of the Environmental Resources Division. An alternative design is allowed that substantially conforms to the proposed entitlement drawings with the approval of the Environmental Resources Division. (DS)

POLICE DEPARTMENT CONDITIONS

<u>Exterior Lighting</u>

163. A condition of approval requires compliance with the Outdoor Lighting Code & Guideline.
    a. Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
    b. Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the exceptions:
    c. Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.

d. Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number bulbs (equal to one 60 watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque top to keep light from shining directly up.
e. Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on the abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.
f. All exterior lighting shall operate from dusk to dawn.
g. All exterior lighting shall be LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature).

164. Exterior Lighting of the site, including parking areas, shall be between 1 and 7-foot candles and shall be in harmony with the existing adjacent lighting schemes. Lighting bollards shall not be used as part of the foot candle calculation on photometric sheets. Pedestrian area lighting serves outdoor pedestrian uses such as courtyards and entry ways. Pedestrian area lighting should achieve a uniformity ratio of 4 to 1 average to minimum, with an average illumination of 0.60 foot-candles.

165. Lighting instruments shall be full cut-off and installed so that light does not directly illuminate property outside the project site. Instruments shall not create glare for motorists or pedestrians. Lens shall be flat and parallel to the ground/floor. Wall packs and other luminaries that throw right laterally are not allowed unless specifically approved by Planning and Police.

166. Outdoor lighting instruments shall not be placed in close proximity to trees. An integrated landscape/lighting/photometric plan shall be submitted illustrating a 20-year tree maturity. This plan shall include all outdoor areas as well as the parking facility. This is to ensure that tree growth will not adversely impact future lighting and therefore site safety as the project matures. The integrated landscape/lighting/ photometric plan shall be submitted illustrating a 20-year tree maturity. This plan shall include all outdoor areas as well as the parking facility. This is to ensure that the growth will not adversely impact future lighting and therefore site safety as the project matures Plan sheet shall include:
    a. Tree species table which shows canopy bottom, top, and broadcast diameter at a 20 year maturity. Bottom of tree canopies shall not be less than 15-above any drive area to provide clearance for Fire and Solid Waste Vehicles.
    b. Pole mounted luminaires shall be placed to illuminate under tree canopies at a 20-year maturity. Pole and arm instruments should be considered in areas between landscape finger-planters.
    c. In areas where walkways exist opposite from parking stalls, pole and arm instruments should be placed directly opposite from finger-planters. Luminaires used in the photometric calculations shall only include those instruments mounted

8-feet or more above walking/driving surface. This plan shall be submitted to specialprojects@oxnardpd.org and approved prior to the issuance of building permits.

167. Interior parking facilities and porte cocheres shall be illuminated between 5 and 15 foot candles utilizing LED or similar luminaires with a spectrum 3,000K to 20,000K Correlated Color Temperature. Any paint proposed on the ceiling, walls and support pillars of the interior parking facility shall be a white or off-white color. Luminaires shall be located, when possible, between parking stalls to illuminate the areas people enter and exit their vehicles.

168. Parking Stalls shall be enumerated. However, the stall numbers shall not correspond to the residential unit assigned the stall.

169. The mailroom shall have the following features:
    a. Each door entering the mailroom shall have a camera dedicated to capturing images of the face and upper body of all persons who enter the mailroom. Such cameras shall be mounted at 7-feet above the floor in order to capture the best facial images.
    b. Additional cameras shall be ceiling mounted to capture general activity in the mailroom. Each camera shall be mounted so that access to all mail/package receptacles can be monitored.
    c. Each door to the mailroom shall be equipped with access control mechanisms to limit access to authorized staff, tenants, and mail/parcel delivery personnel.

170. Each ground floor door & gate serving as a semi-public access point for tenants and staff of the complex shall be equipped with "Click-to-Enter" to provide first responder access to the common interior areas.

171. Prior to issuance of building permits, a site plan identifying the placement of wayfinding signs shall be approved by Planning and Police. The submittal shall include placement of signs and a detailed description of the signs.

172. A Security Camera System shall be operated 24 hours a day to monitor the activity at the site. The system shall be designed to capture images of all persons and all vehicles that enter the site. Cameras shall also be distributed throughout the site to capture general activities. The camera system shall comply with these minimum standards:
    a. The camera system shall be cloud based to facilitate off-site and mobile monitoring.
    b. The permittee and their successors shall provide the Oxnard Police Department with digital camera recordings pursuant to an official investigation in a timely manner.
    c. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are expected for infra-red lighting.
    d. Cameras shall be made by a reputable manufacturer and maintained to current industry standards.

e. Cameras shall have low light capability to facilitate the later identification of persons involved in criminal or problem activities.
f. The video system shall utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.
g. The video system shall allow recording, live viewing and playback of recorded video for a period of at least 30 days.
h. Recorded images shall bear a date and time stamp that cannot be altered.
i. All entry doorways/gates to the premises shall be monitored by a camera or cameras that are strategically mounted for face capture of persons who enter. Such cameras shall be mounted no higher than 7 feet above the floor/ground. Face capture images shall be determined as those images where the clarity of a person's facial image is sufficient for later identification.
j. All vehicular entrances to the parking facilities shall be monitored by a camera or cameras that are placed to capture images of sufficient quality where the vehicle's license plate, make, model, and color can be easily identified.
k. Cameras in dome casings are highly encouraged as their area of focus is not easily determined by the casual observer.
l. A camera shall be dedicated to face capture image of any person accessing the call system at the exterior of the primary entrance.
m. Site management shall provide in a timely manner any digital records of security camera or access control systems requested pursuant to a police investigation or for the periodic inspection of equipment required under these conditions.
n. Security cameras shall be installed to monitor activity around each side of the building's exterior.

173. The site shall be equipped with an access control system that shall restrict human and vehicle access to the semi-public areas of the site. The areas considered "semi-public" shall include: parking areas restricted to residents, the building lobby, mailroom, shared hallways, laundry rooms, activity rooms, pool, and physical fitness facilities.

174. The access control system shall utilize instruments such as cards, fobs, QR decals, or other devices that can be individually programmed to provide access, as appropriate, for an individual user. The system shall have the capacity to add or subtract an access instrument assigned to a particular residential unit, employee, or service provider.

175. The access control system shall include a call system at the exterior of the site's primary entrance that allows guests to contact residents or the managers to request access. The access control point at this entrance shall be enabled to open by a resident from their unit or from a remote digital device.

176. The access control system shall record each permitted access and the authorizing individual and the instrument/method used to facilitate the access.

177. "Click-to-Enter" access technology shall be installed at each pedestrian and vehicular entrance to a semi-public area to provide access to first responders.

178. A Security Plan shall be submitted to specialprojects@oxnardpd.org and approved prior to the issuance of building permits. The purpose of the Security Plan is to align the applicant's need to secure the development site for its end users with current security standards and to provide the Police Department an understanding of the layout of the site in the event of a critical incident. The Security Plan, when submitted directly to the Police Department, is considered a confidential document. The plan shall include:
    a. The Security Plan Sheet will identify the location of each security camera, camera recording/support equipment, all elements of an access control system, and any safe or secure room or rooms designed to maintain valuable assets or records.
    b. The Security Plan shall include a chart identifying each camera by an alpha-numeric, the scope of their capture area, and placement of the camera above the floor/ground.
    c. The Security Plan shall identify all doors with an alpha-numeric (e.g. D-1, D-2, etc.) that serve passage between public & semi-public, semi-public to semi public and similar access points where tenants and their guests routinely pass without needing specific permission from a resident or property manager/responsible party or resident. This would include access to the lobby, parking garage, laundry room, mailroom, emergency exits, etc. When a camera is positioned for face pasture it shall be noted on the camera chart.
    d. The Security Plan shall identify any area which is served by an intrusion/burglary alarm system.
    e. The Security Plan shall identify all the components of the access control system, their location, and a chart that identifies each instrument with an alpha-numeric with the device name, make, and model. The access control system shall provide site access to tenants and persons authorized by the site management. The access control sites shall include areas deemed semi-public such as the lobby, parking garage, laundry room, mailroom, and any shared facility such as an activity room or community kitchen.
    f. "Click-to-Enter" technology shall be installed to provide access for first responders to all entrances to the facility that serve as an interface between public and semi-public areas. All such access points shall be identified on the Security Plan.
    g. The permittee/property manager/owner shall maintain all security features in good working condition and consistent with industry standards.

179. Site management is encouraged to have an active and cooperative relationship with their neighbors and the Oxnard Police Department. To facilitate this effort these elements shall be established by the site management:
    a. Site management should establish a dedicated email address for the site (ie: acmeapartments@acme.com). Once the email address has been established, site management should send an email to specialprojects@oxnardpd.org identifying the site address, management company, phone number dedicated email address, and the person managing the site.
    b. A sign shall be posted so it is readable from the public right of way and placed at or near the primary entrance which identifies the management company name, phone number, and the dedicated email address.

c. Site Management should participate in crime prevention programs designed for multi-unit residential housing facilities.
d. The property owner should inform the Oxnard Police Department of changes in site management and/or the dedicated email address by sending an email to specialprojects@oxnardpd.org

180. Any digital records from the security camera system or access control system shall be made available to any representative of the Oxnard Police Department in a timely manner upon request related to any official police investigation. If requested, the site manager shall upload or email any digital records at the request of a representative of the Oxnard Police Department.

181. Any intrusion alarm system installed at the sire shall utilize motion and infrared technology or similar technology to differentiate between human and non-human motion. The alarm system shall be compliant with Oxnard City Code 11-95 through 11-100.

182. Landscape elements shall be arranged and maintained to provide clear lines of sight and eliminate potential places of concealment.

183. Trees shall not be located where they would conflict with lighting instruments. Appropriate proximity is based on a tree's canopy size at twenty-year maturity.

184. Natal palm or similar hedge shrub shall be used as a "defensive barrier to protect against homeless habitation in areas prone to such activities.

185. CMU walls adjacent to or visible from a street shall be protected by landscaping elements to dissuade the application of graffiti. Creeping fig or similar climbing vines or a combination of vines and shrubs or hedging arranged to protect walls from vandals is required.

186. Trees shall be maintained so that the canopies do not interfere with pedestrian or vehicular traffic and safe sightlines are maintained.

187. Landscape elements shall be arranged to provide clear lines of sight and eliminate potential places of concealment and dissuade the application of graffiti. Through the life of the project the property shall be maintained to address these issues.

188. Parking stalls shall be enumerated. However, the stall numbers shall not correspond to the residential unit assigned the stall

189. Graffiti shall be removed or painted over within 24-hours of application. Site management shall maintain a supply of paint to match the building's exterior color scheme.

190. All vehicular entrances to the parking area shall be posted in compliance with California Vehicle Code 22658(a). Persons in lawful possession of the property may then cause the

removal of a vehicle parked on the property to the nearest public garage if parked without the owner's permission. (PD)

191. A sign shall be posted at or near the primary entrance to the site that identifies the management company name, phone number, and the email address dedicated to the site management office.

192. A sign shall be posted at each entrance to the site stating: "NO TRESPASSING OR LOITERING. VIOLATORS SHALL BE SUBJECT TO REMOVAL OR ARREST PURSUANT TO STATE LAW AND CITY ORDINANCE".

193. Pool area signage & CC&Rs- Amplified music shall not be audible beyond the confines of the pool area

194. Mail and parcel delivery shall be in a room controlled by the building's access control system. This room shall be configured so that only tenants, USPS and parcel delivery services have access. Building guests shall not have access to this area. This area shall also be monitored by the site's security camera system. This area shall have these features:
    a. Prior to the issuance of building permits the developer shall contact the Oxnard Postmaster to ensure that the mail and parcel delivery system for the site will meet the requirements of the USPS.
    b. A secure mailbox shall be provided for each residential unit.
    c. A secure system for receiving parcel deliveries shall be established and maintained (PD/USPS).

FIRE DEPARTMENT STANDARD CONDITIONS

195. Developer shall construct all vehicle access driveways on the project property to be at least 26 feet wide, exclusive of shoulders. Developer shall mark curbs adjacent to designated fire lanes in parking lots to prohibit stopping and parking in the fire lanes. Developer shall mark all designated fire lanes in accordance with the California Vehicle Code. (FD/B, *F-1*)

196. All roof covering materials on the project property shall be of non-combustible or fire retardant materials approved by the Fire Chief and in compliance with the City Code. (FD, *F-2*)

197. Before the City issues building permits, Developer shall obtain the Fire Chief's approval of a plan to ensure fire equipment access and the availability of water for fire combat operations to all areas of the project property. The Fire Chief shall determine whether or not the plan provides adequate fire protection. (FD/DS, *F-3*)

198. At Developer's expense, Developer shall obtain two certified fire flow tests for the project property. The first test shall be completed before City approval of building plans and the second shall be completed after construction and prior to the issuance of a certificate of occupancy. The tests must be certified by a mechanical, civil, or fire protection engineer. Developer shall obtain permits for the tests from the Engineering Division. Developer

shall send the results of the tests to the Fire Chief and the City Engineer. (FD/DS, *F-4*)

199. All structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations. (FD, *F-5*)

200. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)

201. At all times during construction, Developer shall maintain paved surfaces capable of handling loads of 76,000 pounds which will provide access for firefighting apparatus to all parts of the project property. (FD/DS, *F-7*)

202. Developer shall identify all hydrants and fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)

203. Developer shall install security devices and measures, including walkway and vehicle control gates, entrance telephones, intercoms and similar features, subject to approval of the Police Chief and the Fire Chief. Vehicle control gates shall be operable by City approved radio equipment. (FD/PD, *F-9*)

204. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, *F-10*)

205. The turning radius of all project property driveways and turnaround areas used for emergency access shall be a minimum of 48 feet outside diameter for a semi-trailer. (FD, *F-11*)

206. Developer shall provide automatic fire sprinklers as required by the City Code and shall contact the Fire Chief to ascertain the location of all connections. (FD, *F-12*)

207. Developer shall install in each structure in the project an alarm system with a central station monitor that will automatically notify the Fire Department in the event of a fire in the structure. The alarm system shall include a UL or State Fire Marshal approved device, which shall not exceed design specifications, that reports the location of the fire and provides floor by floor water flow monitoring and allows the central station monitor to inform the Fire Department. (FD, *F-13)*

208. Developer shall comply with Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Prior to the issuance of building permits, Developer shall contact the CUPA division of the Fire Department to ensure that such requirements are followed. (FD, *F-16*)

209. Developer shall install a carbon monoxide detector on each level of the residence in accordance with the manufacturer's specifications. The detector shall be hardwired with a battery backup. (FD, *F-17*)

FIRE DEPARTMENT ADDITIONAL CONDITIONS

210. Areas designated by the Fire Marshal as Fire Lanes shall be identified by a red curb and signage per the California Department of Motor Vehicles.

211. The location of the Fire Department Connection needs to be provided and a fire hydrant shall be provided within 50-feet of this connection.

212. Class I standpipe is required in each stairwell and within the parking area.

213. Fire sprinkler coverage is required for:
    a. Covered Parking.
    b. Patios, overhangs or any other projections that are 48" or more from the structure.
    c. Open areas beneath stairs that serve a habitable space or when that area is accessible for storage or has mechanical equipment.
    d. The protection of the forced air unit when located in the attic or other areas that are normally inaccessible.

214. Developer shall assess for the two-way emergency responder communication coverage (ERCC) for emergency responders. Such equipment shall not conflict with the architectural design of the building and shall comply with zoning and planning requirements and conditions.

215. All emergency egress/Fire Department access windows or doors that serve any room that can be utilized for sleeping, shall have access to a public right-of-way without re-entering the structure.

216. Ensure landscape trees do not block bedroom emergency window exits.

217. Before the city issues a certificate of occupancy, the developer shall install a Knox key vault at a location to be determined by the Fire Department.

218. Gurney size elevators will be required.

219. All roof covering materials on the project property shall be of non-combustible or fire retardant materials approved by the Fire Chief and in compliance with the City Code. (FD, *F-2*)

220. All structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations. (FD, *F-5*)

221. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)

222. Developer shall install a carbon monoxide detector on each level of the residence in accordance with the manufacturer's specifications. The detector shall be hardwired with a

battery backup. (FD, *F-17*)

HOUSING DEPARTMENT CONDITIONS

223. Based on the unit count proposed, 42 of the 280 units being developed must be affordable units. Five percent (5%) of the total units in the development must be offered for rent to very low-income households, as defined in the California Health and Safety Code 50105, five (5%) percent of total units in the development must be offered for rent to low-income households, as defined in the California Health and Safety Code 50079.5, and five (5%) of the total units in the development must be offered for rent to Moderate income households, as defined in California Health and Safety Code 50093. For purposes of determining tenant eligibility, Owner and Developer or Property Manager shall use the annual income limits for Moderate Income, Low Income, and Very Low-Income Households, respectively, as published by the California Department of Housing and Community Development (HCD).

224. Affordable Rent (Very Low- Income Units) - For Very-Low Income Households "Affordable Rent" shall be inclusive of a reasonable utility allowance and not exceed one-twelth (1/12) times the product of thirty percent (30%) times fifty percent (50%) of area median income adjusted for family size appropriate to the Affordable Unit for households earning less than equal to fifty percent (50%) of the AMI for Ventura County Metropolitan Statistical Area as set forth in Sections 6918 and 6932 of Title 25 of the California Code of Regulations, unless another subsidy program is used, in which case the stricter requirement shall be applied. For purposes of calculating Affordable Rent, Owner and Developer or Property Manager shall use the Area Median Income for Ventura County as published annually by the California Department of Housing Community Development (HCD), as opposed to HCD's annual published income limits, which are used to determine tenant eligibility.

225. Affordable Rent (Low Income Units) - For Low Income Households, "Affordable Rent" shall be inclusive of a reasonable utility allowance and not exceed one - twelfth (1/12) times the product of thirty percent (30%) times eighty percent (80%) of Area Median Income (AMI) adjusted for family size appropriate to the Affordable Unit for Households earning less than or Equal to eighty percent (80%) of the AMI for the Ventura County Metropolitan Statistical Area as set forth in the Sections 6918 and 6932 of the Title 25 of the California Code of Regulations, unless another subsidy program is used, in which case the stricter requirement shall be applied. For purposes of calculating Affordable Rent, Owner and Developer or Property Manager shall use the Area Median Income for Ventura County as published annually by the California Department of Housing and Community Development (HCD), as opposed to HCD's annual published income limits, which are used to determine tenant eligibility.

226. Affordable Rent (Moderate Income Units) - For Moderate Income Households, "Affordable Rent" shall be inclusive of a reasonable utility allowance and not exceed one - twelfth (1/12) times the product of thirty percent (30%) times one hundred and ten percent (110%) of Area Median Income (AMI) adjusted for family size appropriate to the Affordable Unit for Households earning less than or Equal to one hundred and twenty

percent (120%) of the AMI for the Ventura County Metropolitan Statistical Area as set forth in the Sections 6918 and 6932 of the Title 25 of the California Code of Regulations and as defined in health and Safety Code 50053 (b)(5), unless another subsidy program is used, in which case the stricter requirement shall be applied. For purposes of calculating Affordable Rent, Owner and Developer or Property Manager shall use the Area Median Income for Ventura County as published annually by the California Department of Housing and Community Development (HCD), as opposed to HCD's annual published income limits, which are used to determine tenant eligibility.

227. The affordable units must include: One (1) studio unit, seven (7) one- bedroom units, five (5) two-bedroom units, and one one (1) three bedroom unit offered for rent to very low-income households as defined in Health and Safety Code 50105. One (1) studio unit, seven (7) one-bedroom units, and six (6) two bedroom units offered for rent to low-income households as defined in health and Safety Code 50079.5. One (1) studio unit, seven (7) one-bedroom units, and six (6) two bedroom units offered for rent to moderate income households as defined in Health and Safety Code 50093.

228. Owner and Developer must record affordability covenants approved as to form by the Housing Director prior to submitting their first building permit application. Units shall remain affordable for at least 55 years. The 55 year term shall begin following issuance of a certificate of occupancy for the development. Owner/developer must contact the Housing Department for review and approval of affordability covenants prior to recordation.

229. The Affordable Housing Agreement shall, among other things, specify the number of affordable units by number of bedrooms, level affordability, and standards for qualifying household incomes or other qualifying criteria. The City may collect an annual City monitoring fee, as approved by Council Resolution.

230. The affordable units must be designed and constructed to be architecturally consistent with and qualitatively similar to other unrestricted units in the project.

231. Prior to offering the affordable units for rent, the owner or developer must submit to the Housing Director the proposed location and rental amounts for the affordable units for review and approval and the dates which the units will be offered for rent.

232. Prior to issuance of a certificate of occupancy, Developer and Owner shall obtain a clearance form from the Housing Department certifying that a required number of affordable units are being offered at affordable rents and that a management plan, prepared by the Developer or Owner, for operation and management of the Affordable Rental Units has been submitted to the Housing Department and approved by the Housing Director. Owner or Developer shall provide a copy of the clearance form issued by the Housing Department to the project planner prior to issuance of the certificate of occupancy.

(Signature on next page)

PASSED AND ADOPTED by the Community Development Director of the City of Oxnard on this 17th day of December 2024.

_____ _____

Date

Jeff Pengilley,
Community Development Director