

**COMMUNITY DEVELOPMENT DIRECTOR
STAFF REPORT**

TO: Community Development Director

FROM: Marcum Caldwell, Associate Planner

DATE: May 8, 2025

SUBJECT: Project Name: Sandhu Apartments; Planning and Zoning Permit No. 23-200-11 (Development Design Review), 23-535-06 (Density Bonus) and 24-310-02 (Lot Line Adjustment/Merger) Property located at 1227 and 1239 South C Street (APN: 203-0-062-010 and 203-0-062-020).

1. Recommendation: That the Community Development Director (“**Director**”):

- a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development); and
- b) Adopt a Resolution approving Planning and Zoning Permit Nos. 23-200-11 (Development Design Review Permit), 23-535-06 (Density Bonus) and 24-310-02 (Lot Line Adjustment/Merger), 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 31,636 square foot apartment building reaching 3 stories and containing 23 residential units with 41 residential parking spaces (39 of which are uncovered) on a 0.99 acre project site. The 23 residential unit apartment building consists of 9 one-bedroom units and 14 two-bedroom units. Of the 23 units, five (5) of them are designated as affordable units. The Project will include associated landscape and hardscape improvements. The Project also includes a request for the ministerial approval of a Density Bonus Permit to allow for a total of a 92 percent Density Bonus to increase the maximum number of units from 12 units to 23 units and to waive, reduce or modify four development standards related to building height, open space, balcony size, lawn area, and interior yard space. The Project qualifies for automatic parking reductions per State regulations. The Project is located at 1227 and 1239 S C Street within the Multiple Family (R-2) Zoning Designation.

The Project site currently consists of two properties. The applicant is also processing a Lot Line Adjustment (Merger) to merge the two properties and create the 0.99 acre project parcel. The Project shall be conditioned to process and finalize the Merger prior to the issuance of building permits for the Project.

As shown in the following table, the Project includes a request for two waivers to

development standards, two concessions, and three parking reductions:

PROJECT DEVIATIONS

DEVIATION MECHANISM	STANDARD REQUIRED BY OCC AND DEVIATION
Density Bonus Concessions (2)	1. Maximum height of 25 feet (project increased height to 38 feet 8 inches) 2. Patio and deck minimum required size of 10 feet X 10 (reduction of deck and patio areas throughout project)
Density Bonus Waivers (2)	1. Interior Yard Space (IYS) requirement of 30 percent (reduction to 3%) 2. Lawn area of 2,500 square feet (no lawn area of 2,500 square feet provided)
Automatic State Bonus Density Parking Reductions	1. Provide 41 parking spaces onsite (automatic parking reduction per Density Bonus Law to 30 parking spaces). 2. 1 spaces per unit for 1 bedroom and 1.5 spaces for 2 (1 space/1 bedroom & 2 space/2 bedrooms or more required by the OCC) 3. Allow uncovered parking (Garage required by the OCC) 4. 0 Visitor parking reduction (one covered space for the first 30 units; 0.5 spaces after 31st unit required by the OCC).

See Attachment A for planning and zoning maps. For purposes of this Staff Report, the foregoing project description shall be referred to as the "Project." The Project application was filed by Rosy Hernandez (Lauterbach and Associates), 300 Montgomery Avenue, 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 43,543 square-foot parcel (0.99 acre) is surrounded by single and multi-family developments. The site currently contains one single family dwelling that will be demolished. The property is zoned for R-2 multiple family residential with surrounding land uses also containing R-2 with only the parcel to the west containing the Garden Apartment (R-3) zoning. 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 (1227 and 1239 S. C Street)	(RLM) Residential Low Medium	R-2-Multiple Family Residential	Single-Family and Vacant
North	(RLM) Residential Low Medium	R-2-Multiple Family Residential	Single-Family and Multi-Family
South	(RLM) Residential Low Medium	R-2-Multiple Family Residential	Multi-Family
East	(RLM) Residential Low Medium	R-2-Multiple Family Residential	Single-Family and Multi-Family
West	(RM) Residential Medium	R-3-Garden Apartment	Multi-Family

4. Background: The project site currently comprises two legal lots (APNs 203-0-062-010 and 203-0-062-020). These two parcels are required to be merged together prior to issuance of a certificate of occupancy for the Sandhu Apartments (PZ 24-310-02). The only improvement on-site is one single-family home that is proposed to be demolished to facilitate the Sandhu Apartment Project. The existing single-family home was queried within all available historic databases by the Ventura County Cultural Heritage Board County staffer and the home was not listed within any available historic surveys or areas. There is little information as to when the home was originally permitted, as internal records show that there are no original permits on file.

- a. A previous proposal for 10 residential units (PZ 18-200-06) on the site was applied for on September 19, 2018, but after 2 reviews by the Development Advisory Committee was withdrawn by the applicant on June 6, 2024.
- b. The proposed Project has been scheduled for a director hearing on May 8, 2025, to provide the opportunity for public participation.

5. Environmental Determination: In accordance with Section 15332 (Class 32, In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, projects characterized as in-fill development may be found to be exempt from the requirements of the CEQA.

The proposed Project meets the requirements of a Class 32 Categorical Exemption because the Project is (i) consistent with the applicable 2030 General Plan land use designation and all applicable 2030 General Plan policies as well as with applicable zoning and regulations with concessions, waivers, or reductions to development standards as allowed by the ministerial Density Bonus request pursuant to Government Code Section 65915; (ii) The Project occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses. (iii) Additionally, the project site has no value, as habitat for endangered, rare or threatened species. (iv) Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (v) the site can be adequately served by all required utilities and public services. There are no Exceptions to the Exemptions (Section 15300.2) which could apply to this project.

Therefore, staff has determined that there is no substantial evidence that the Project will have a significant effect on the environment and recommends that the Planning Commission direct the Planning & Environmental Services Manager to file the Notice of Exemption (Attachment C) with the Ventura County Clerk pursuant to Section 15062 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of the Project.

6. Analysis:

- a. General Discussion:** As discussed below, the Project has been found to be consistent with both the General Plan and the City of Oxnard Zoning Code. In accordance with section 16-22 Residential Land Use Matrix of the Oxnard Municipal Code, 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 Residential Low Medium (RLM) uses which allows for low rise apartments and detached and attached single-family residences. Live work unit(s) prohibited. 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. The Lot Merger application is an administrative action and, as a condition of approval, a certificate of approval will be required to be recorded prior to issuance of building permits.

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).

PROJECT CONSISTENCY TABLE

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-1.2	II	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 CD-9.1 CD-14.3	II	Housing Variety Neighborhood Identity Quality of Design	The Project will be compatible and complementary to the existing residential neighborhood.
CD-5.2 SH-6.4	II	Compatible Land Use	The proposed 23 unit apartment complex is consistent with the allowable residential land uses and will be compatible with adjacent uses, and is not anticipated to generate nuisances.
CD-14.3	II	Quality of Design	The Project will be compatible and complementary to the existing residential neighborhood.
ISC-1.2	I	Review development proposals for their impacts on infrastructure (e.g., sewer, water, fire stations, libraries, streets) and require appropriate mitigation measures to ensure that proposed developments do not create substantial adverse impacts on existing infrastructure and that the necessary infrastructure will be in place to support the development.	The proposed development and associated improvements would tie into existing infrastructure, which have the capacity to provide service to the proposed residential dwellings. The Project includes standard and special development project conditions by City Department representatives.
	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.
	I	Adequate Development Opportunities	The Project includes the development of the required affordable housing that will be used

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
	I	Balanced Opportunities	to meet the City's RHNA requirements, this housing type will meet the growing need for affordable by design workforce housing. Per the Conditions, the Project will be required to have a 10 percent inclusionary requirement.
	I	Inclusionary Housing Program	
	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 proposed development is located in the Multiple Family Residential (R-2) zone. The proposed development is a proposed 3 story 23 unit apartment complex with 39 uncovered and 2 covered parking spaces. Applicable development standards for the proposed development located in the Multiple Family Residential zone. This proposed use is compatible with this zoning designation as it allows for apartment type uses to be developed on a lot of this size. Applicable development standards of the Multiple Family Residential (R-2) zone have been compared with the proposed Project, and are met, some of which are met through the density bonus concessions and waivers as follows:

PROJECT CONFORMANCE AND DEVIATION TABLE

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Max. building height (OCC 16-23)	25 feet	38 feet eight inches maximum height	Yes per Density Bonus Concession
Balcony areas (16-361)	Dimensions 10 feet by 10 feet	Varied balconies and patios with less than 10 foot by 10 foot dimensions	Yes. Per Density Bonus Concession
Interior Yard Space (OCC 16-23 and 16-24)	30% of lot area, minimum 15 ft. by 15 ft. area, completely open from ground to sky and not used for circulation**	1,461 square feet (3.35%)	Yes. Per Density Bonus Waiver
Lawn Area (16-361)	2,500 square feet of open lawn area	None	Yes. Per Density Bonus Waiver
Front yard setback (OCC 16-23)	25 feet	30 feet	Yes
Side yard setback (OCC 16-23)	10 percent width of lot, not required to exceed 5 feet	5 feet 9 inches	Yes
Rear yard setback (OCC 16-23)	25% of depth of lot not to exceed 25 ft.	109 feet	Yes
Off-street parking	1 space per 1 bedroom unit	41 spaces	Yes

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
(16-622): Garage spaces	and 1.5 spaces per 2 bedroom (30 spaces required)		
Visitor spaces	Automatically eligible for no guest parking per State Density Bonus Law		

Therefore, the proposed developments comply with the development standards of the Oxnard City Code.

The design guidelines for R-2 Multiple Family Residential, Section 16-361 Development Standards were utilized for the Project. The Project complies with all of the development requirements for the R-2 zone. 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. Staff have determined that the Project is consistent with the design intent, and design standards of the Oxnard City Code.

- d) **Site Design:** The proposed apartment building is designed as a single three-story building with 39 uncovered parking spaces and 2 two covered parking spaces on the ground floor of the building. The building site will have a vehicular access point on South C Street. All three floors contain apartments with each unit facing an interior hallway. The ground floor features seven apartment units, entry lobby, combination lounge with mail center, and a bike storage area. The second floor contains eight apartments with a community room and fitness room. The third floor also contains eight units with two rooftop deck areas, one with barbeque amenities and the other featuring a combination seating area with a fire pit.
- e) **Circulation and Parking:** Vehicle access to the subject Project is provided via a driveway off of South C Street with 41 residential parking spaces. Uncovered parking for tenants is provided in this area. The site is automatically eligible for parking reductions because the project contains an affordable housing component allowing for the elimination of the covered parking requirement, lowered parking ratio per bedroom, and elimination of guest parking.
- f) **Building Design:** The three story apartment building is contemporary in style with projecting and recessed elements. Exterior materials are a mixture of stucco, stone veneer, and composite wood siding with metal railings. Contrasting colors as well as differing parapet heights are used to further reduce the scale of the building elements. The building holds to the street edge, is sited closest to adjacent parking garages rather than habitable structures and screens most of the project's parking area from

the street which helps continue the residential feel of the neighborhood. Colors include a more neutral palette, consisting primarily of shades of gray and white, with large glass windows and balconies with steel guardrails.

- g) **Landscaping, Open Space, and Amenities:** The Project site provides open space primarily through two square shaped areas at the rear of the property, both flanked by parking areas and rear property lines. These rear open space areas total 1,461 square feet. Uncovered amenity areas provided include rooftop deck with barbeque and firepit. All the units have either a patio or balcony area which provides a type of private open space for the residents.
- 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.
- i) **Density Bonus Permit:** The Sandhu Apartments qualifies for a density bonus pursuant to government code section 65915, which allows the project to utilize a greater number of units than the base R-2 zoning which limits the density to one unit per 3,500 square feet of lot area. The Density Bonus would allow for an additional 92.5 percent density calculated based on the allowed base density. The density bonus qualifies the project for concessions and waivers of development standards that include reduced landscaping, increased height, and automatic reduction of parking standards as detailed in the Project Conformance and Deviation Table.

This Government Code section provides relief and preempts the City's off street parking requirements for bedroom vs number of parking stalls required, garage parking, and visitor parking. The following table provides a tabulation showing how the Project compares with the State Density Bonus Law.

PARKING TABLE BREAKDOWN AND DISTRIBUTION PER CALIFORNIA GOVERNMENT CODE SECTION 65915(p)(1)					
BEDROOM COUNT	# OF UNITS	OFF-STREET REQUIRED	PARKING		NOTE
			REQUIRED	PROVIDED	
1-Bed	9	1 Parking Stall	9	41	Pursuant to §65915(p)(1), the project provides 11 more parking stalls than required by Government Code Section 65915
2-Bed	14	1.5 Parking Per Unit	21		
Visitor Parking		No Visitor Parking Required	0		

		Total:	30	41	
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Additionally, due to project design costs, reducing the required 10 foot by 10 foot balcony and patio standard would add 1,486 square feet to the project. With estimated costs at \$150 per square foot, the reduction of these patio and balcony areas saves the project \$222,600. The increase in height from 25 feet to 38 feet 8 inches, enables savings on building costs and the creation of 8 new units. The reduction of interior yard space from the required 30 percent to the requested 3.35 percent and elimination of 2,500 square foot lawn enabled the project to achieve its proposed 23 units without the removal of at least one apartment unit due to a re-design. Based on the applicant's analysis of fixed cost, increasing the density from 22 units to 23 units creates a cost savings. Therefore, the requested concessions would result in identifiable and actual cost reductions. As conditioned, and in-compliance with state law the project shall be 23 percent affordable to at least low-income households and shall be granted five (5) concessions or incentives. The Resolution approving the requested Density Bonus permit is included as Attachment D.

Pursuant to Section 16-410F, the Density Bonus is non-discretionary and falls under the approving authority of the Community Development Director. The Density Bonus (PZ 23-535-06) is a companion permit to the Development Design Review, which is also before the Community Development Director.

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 (Attachment D).
8. **Community Workshop and Public Input:** The project went through the community workshop on October 21, 2024. At the meeting, the Project Planner and the Applicant presented the Project. Four members of the public commented on the project during the workshop presentations, one comment of which was from the applicant. Three speakers expressed support for the project. The other commentor, a neighbor to the project site, had questions regarding density and height of the project, and requested story poles to be used to depict the height of the project. Two comments were received prior to the workshop from members of the public and principally focused on the following issues:
 - The height of the project exceeds adjacent development.
 - The home proposed to be demolished might be historically significant.
9. **Appeal Procedure:** In accordance with Section Section 16-545 of the Oxnard City Code, appeal of the Sandhu Apartments, 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

days of the Community Development Director's decision, the decision of the Community Development Director shall be considered final.

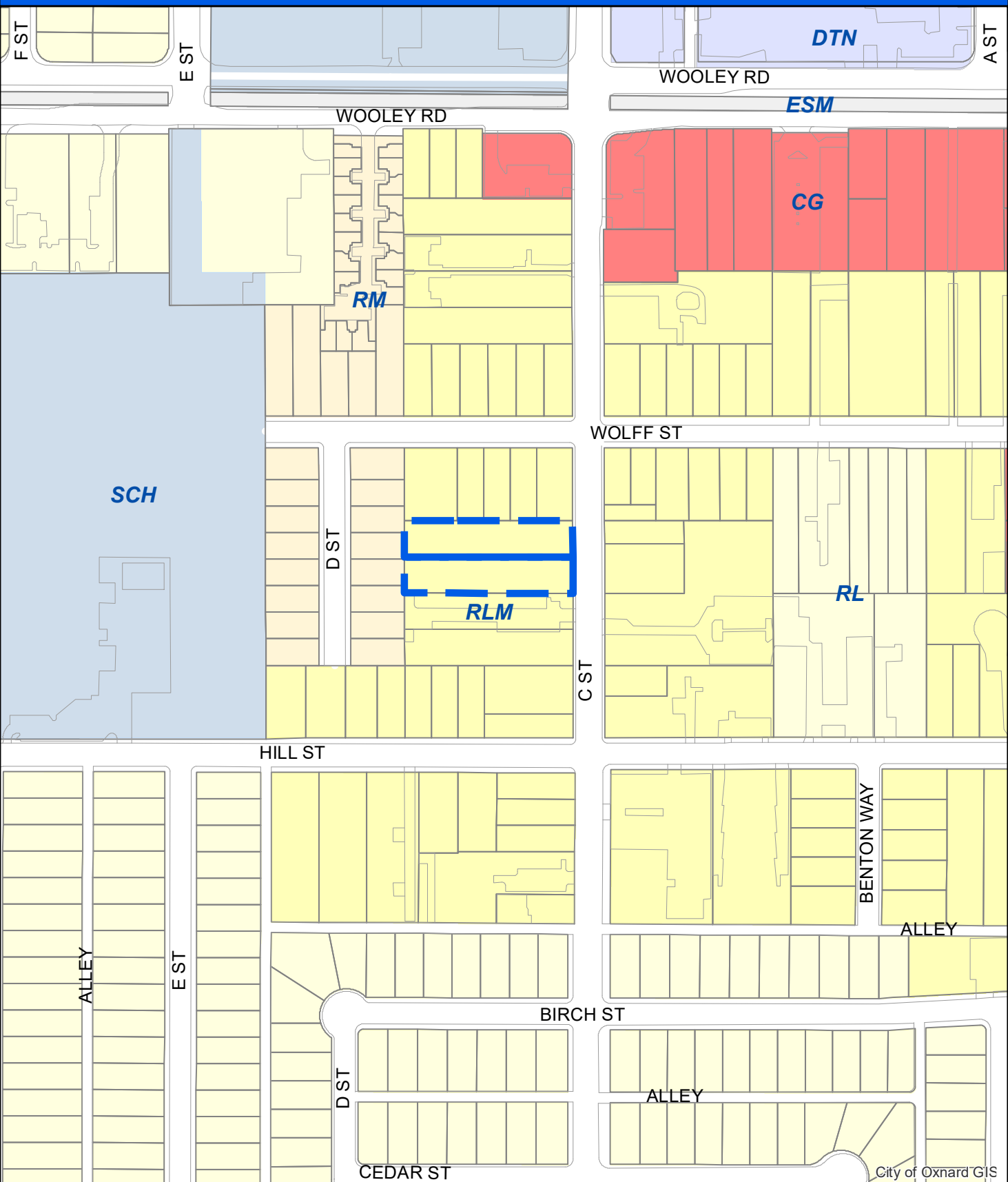
Attachments:

- A. Maps (Vicinity, General Plan, Zoning)
- B. Project Plans
- C. Notice of Exemption
- D. Director Resolution

Vicinity Map

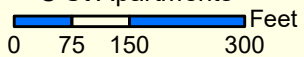


2030 General Plan Land Use Map



Oxnard Planning
October 4, 2024

PZ 23-200-11
Location: 1239 S C St
APN: 2030062020, 2030062010
C St Apartments

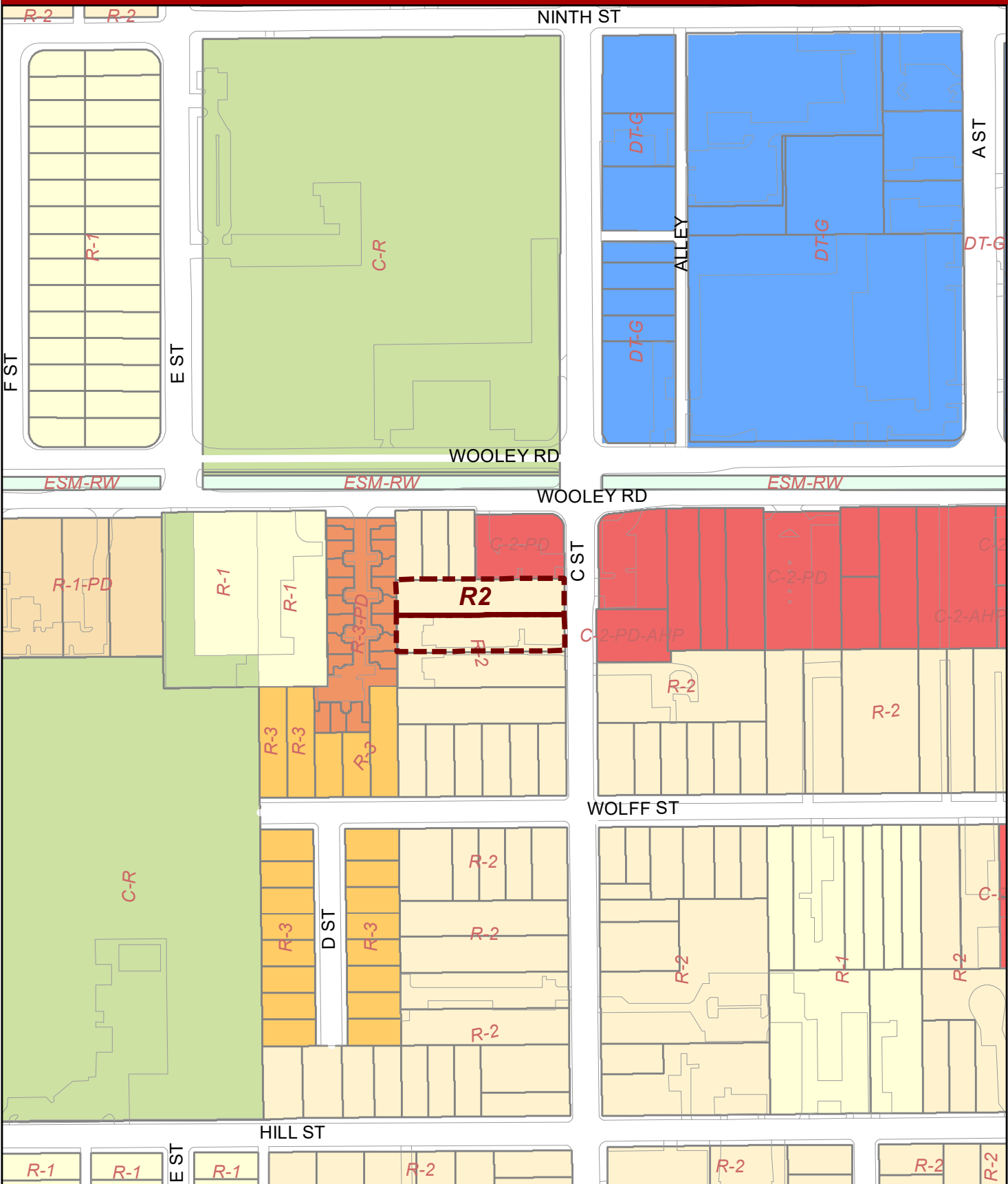


2030 General Plan Land Use Map



1:3,000

Zoning/Specific Plan Map



Oxnard Planning

October 4, 2024

PZ 23-200-11
Location: 1239 S C St
APN: 2030062020, 2030062010

C St Apartments

037.55 150 225 300 Feet

Zoning/Specific Plan Map



1:3,000

SANDHU APARTMENTS

1239 SOUTH C STREET, OXNARD, CA, 93036

SUKHI SANDHU
3490 TREGO COURT, SIMI VALLEY, CA 93065



GENERAL NOTES

- PROJECT SHALL COMPLY WITH THE OXNARD FIRE DEPARTMENT FIRE PROTECTION GUIDE REQUIREMENTS.
- TRASH ENCLOSURE SHALL BE OF NON-COMBUSTIBLE CONSTRUCTION AND MEET CLEARANCE REQUIREMENTS.
- ELEVATORS SHALL BE GURNEY SIZE.
- SITE MUST MEET STORMWATER MS4 PERMIT DEVELOPMENT REQUIREMENTS AND THE STATEWIDE TRASH AMENDMENTS.
- DEVELOPER SHALL PROVIDE SHORT-TERM BICYCLE PARKING STALLS. RACKS SHALL BE LOCATED CLOSE TO A MAIN BUILDING ENTRANCE, IN A LIGHTED, HIGH VISIBILITY AREA PROTECTED FROM THE ELEMENTS.
- 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 AND THE PROVISIONS OF OXNARD CITY CODE 16-320.

PARKING ANALYSIS

TOTAL UNITS: 23

STATE CODE (FOR REFERENCE PURPOSES ONLY)

PARKING	UNITS	PER CODE	REQUIRED
1BD	9	1 PARKING SPACE	= 9
2 BD	14	1.5 PARKING SPACE	= 21
	23		30

PROPOSED
36 TOTAL 38 FULL SIZE SPACES + 3 EVCS

ACCESSIBLE PARKING REQUIREMENTS PER CBC 1109A

REQUIRED: 5% ACCESSIBLE 0.05 x 38 = 2 SPACES

PROVIDED: 5 SPACES

ELEC. VEH. CHARGING STATIONS REQ. PER CGS TABLE 4.106.4.2

STALLS REQUIRED: 30

REQUIRED EV CAPABLE (EVC): 30 x 10% = 3 SPACES PROVIDED: 3 SPACES

REQUIRED EV READY (EVR): 30 x 20% = 6 SPACES PROVIDED: 6 SPACES

REQUIRED EV CHARGERS (EVCs): 30 x 5% = 2 STATIONS PROVIDED: 2 STATIONS

TOTAL EV SPACES PROVIDED: 14 SPACES

ACCESSIBLE EVCS PER CBC TABLE 11B-228.3.2.1

REQUIRED: (1 TO 4) EVCS (BASED ON TOTAL 2 EV CHARGING STATIONS)

PROVIDED: (1) VAN ACCESSIBLE (1) VAN ACCESSIBLE (1) VAN ACCESSIBLE COVERED

BICYCLE STORAGE

NOT REQUIRED

PROVIDED: 2 RACKS

PARKING SCHEDULE

PARKING TYPE	PARKING SIZE	COUNT
ACCESSIBLE	9' x 18' MIN.	1
ACCESSIBLE EVR	9' x 18' MIN.	1
STANDARD	9' x 17' MIN.	24
STANDARD EVC	9' x 18' MIN.	2
STANDARD EVCS	9' x 18' MIN.	1
STANDARD EVR	9' x 18' MIN.	8
VAN ACCESSIBLE	12' x 18' MIN.	1
VAN ACCESSIBLE EVCS	12' x 18' MIN.	1
TOTAL:		39

PARKING SCHEDULE - COVERED

PARKING TYPE	PARKING SIZE	COUNT
STANDARD (COVERED)	10' x 18' MIN.	1
VAN ACCESSIBLE EVCS (COVERED)	12' x 18' MIN.	1
TOTAL:		2
GRAND TOTAL		41

AMENITIES

- MAIN FLOOR COMMUNITY LOUNGE
- PACKAGE AND DELIVERY CENTER
- SECOND FLOOR COMMUNITY ROOM
- SECOND FLOOR FITNESS CENTER
- THIRD FLOOR OPEN DECKS

TOTAL BUILDING AREAS

BUILDG AREAS	Area
CIRCULATION	1166 SF
CIRCULATION (VERTICAL)	636 SF
COMMON	1283 SF
PATIO/DECK	1624 SF
RESIDENTIAL	5710 SF
TRASH ROOM	0 SF
UTILITY	274 SF
1ST FLOOR	10693 SF
CIRCULATION	1177 SF
CIRCULATION (VERTICAL)	636 SF
COMMON	1246 SF
PATIO/DECK	755 SF
RESIDENTIAL	6639 SF
UTILITY	24 SF
2ND FLOOR	10476 SF
CIRCULATION	1172 SF
CIRCULATION (VERTICAL)	576 SF
COMMON	1241 SF
PATIO/DECK	816 SF
RESIDENTIAL	6639 SF
UTILITY	24 SF
3RD FLOOR	10467 SF
GRAND TOTAL	31638 SF

LOT SIZE: 99 AC 100%
43,543 S.F.

SITE ANALYSIS

GROSS BUILDING AREA	AREA	%
BUILDING FOOTPRINT	10670 SF	25%
LANDSCAPE	11783 SF	27%
PAVEMENT	21090 SF	48%
Grand total	43543 SF	100%

NON-RESIDENTIAL BUILDING AREAS - 1ST FLOOR

ROOM NA	AREA
CIRCULATION	
CORRIDOR	1166 SF
CIRCULATION (VERTICAL)	
ELEVATOR	76 SF
STAIR 1	290 SF
STAIR 2	270 SF
COMMON	
ENTRY LOBBY	545 SF
LOUNGE	863 SF
STORAGE	176 SF
TRASH ROOM	
TRASH ROOM	0 SF
UTILITY	
ELEV. EQ.	75 SF
FIRE RISER	24 SF
UTILITY	176 SF
Grand total	3359 SF

NON-RESIDENTIAL BUILDING AREAS - 2ND FLOOR

ROOM NA	AREA
CIRCULATION	
CORRIDOR	1177 SF
CIRCULATION (VERTICAL)	
ELEVATOR	76 SF
STAIR 1	290 SF
STAIR 2	270 SF
COMMON	
COMMUNITY ROOM	620 SF
FITNESS ROOM	551 SF
STORAGE	75 SF
UTILITY	
FIRE RISER	24 SF
Grand total	3082 SF

NON-RESIDENTIAL BUILDING AREAS - 3RD FLOOR

ROOM NA	AREA
CIRCULATION	
CORRIDOR	1172 SF
CIRCULATION (VERTICAL)	
ELEVATOR	76 SF
STAIR 1	290 SF
STAIR 2	210 SF
COMMON	
BBO DECK	628 SF
LOUNGE DECK	539 SF
STORAGE	75 SF
UTILITY	
FIRE RISER	24 SF
Grand total	3012 SF

RESIDENTIAL UNIT AREA - 1ST FLOOR

UNIT TYPE	AREA	BDRMS.	AFFORDABILITY
A-1	717 SF	1	VERY LOW
A-2	665 SF	1	
B-1	924 SF	2	
B-1	905 SF	2	
B-1	905 SF	2	
Grand total: 7	5710 SF		

RESIDENTIAL UNIT AREA - 2ND FLOOR

UNIT TYPE	AREA	BDRMS.	AFFORDABILITY
A-1	716 SF	1	LOW
A-1	691 SF	1	
A-2	673 SF	1	
B-1	924 SF	2	
B-1	905 SF	2	
B-1	905 SF	2	LOW
B-1	905 SF	2	MODERATE
B-2	921 SF	2	
Grand total: 8	6639 SF		

RESIDENTIAL UNIT AREA - 3RD FLOOR

UNIT TYPE	AREA	BDRMS.	AFFORDABILITY
A-1	716 SF	1	MODERATE
A-1	691 SF	1	
A-2	673 SF	1	
B-1	924 SF	2	
B-1	904 SF	2	
B-1	904 SF	2	
B-1	905 SF	2	
B-2	922 SF	2	
Grand total: 8	6639 SF		

DEVELOPMENT STANDARDS

STANDARD	ZONE DISTRICT	PROPOSED PROJECT
MINIMUM LOT SIZE	R-2	43,543 S.F.
MAXIMUM LOT COVERAGE	N/A	42%
MAXIMUM FLOOR AREA RATIO	N/A	1:1
MAXIMUM BUILDING HEIGHT	2 STORIES 28' - 0" MAX	3 STORIES 38' - 0" (CONCESSION REQUESTED)
FRONT YARD SETBACK	25'	30' (EAST SIDE)
SIDE YARD SETBACK	5'	67' (NORTH SIDE)
REAR YARD SETBACK	25'	109' (WEST SIDE)
STREET SIDE YARD SETBACK	NOT TO EXCEED 10'	N/A
INTERIOR YARD SPACE (MIN. 15' x 15')	30%	(WAIVER REQUESTED)
DENSITY	1 UNIT PER 3,500 S.F. 43,543 S.F. / 3,500 S.F. = 12.44 UNITS	SEE DENSITY BONUS CALCULATION ON PROPERTY AND PROJECT INFO TABLE

WAIVERS & CONCESSIONS

CONCESSIONS	REQUIRED	PROPOSED
DIMENSIONS OF BALCONIES	10' x 10'	VARIES
MAXIMUM BUILDING HEIGHT	2 STORIES 28' MAX.	3 STORIES 38' MAX.
WAIVERS	REQUIRED	PROPOSED
REDUCTION OF INTERIOR YARD SPACE	30%	3.35%
35' MIN. DIMENSION 2,500 S.F. OPEN AREA	(1) 2,500 S.F. AREA	NOT PROVIDED

PROPERTY AND PROJECT INFO

NEW CONSTRUCTION :		TYPE V-A- FULLY SPRINKLERED		
CODE ENFORCEMENT JURISDICTION:		CITY OF OXNARD - BUILDING AND SAFETY		
ZONING JURISDICTION:		CITY OF OXNARD - PLANNING DEPARTMENT		
CODE	TITLE	EDITION	LOCAL	AMENDMENTS
Administrative	Bldg. Strnds. Admin Code	2022		
Building	California Bldg. Code 11A	2022		
Access Compliance	California Bldg. Code 11A	2022		
Mechanical	California Mech. Code	2022		
Electrical	California Electrical Code	2022		
Plumbing	California Plumbing Code	2022		
Fire Prevention	California Fire Code	2022	YES	
	State Fire Marshall Regs.	2022		
	NFPA 13	2022		
	NFPA 20	2022		
	NFPA 72	2022		
Energy	California Green Building Code	2022		
Zoning Code	City of Oxnard Zoning Ordinance			
CITY OF OXNARD BUILDING CODE - ORDINANCE 2960		2022		

ZONE:	R-2 MULTIPLE FAMILY RESIDENTIAL
DENSITY PER GOV. CODE 65915 (f) AND GOV. CODE 65915 (v)	99 ACRES 1 UNIT / 3,500 S.F.
DB#23-535-06	# OF UNITS ROUNDED
THE PROJECT PROPOSES TO IMPLEMENT	
BASE DENSITY ROUNDED	12.4 UNITS 12 UNITS
LOW DENSITY BONUS 50.0% OF BASE UNITS PER GOV. CODE 65915 (f)	6 UNITS 6 UNITS
CONCESSIONS ALLOWED 3	
MODERATE DENSITY BONUS 42.5% OF BASE UNITS PER GOV. CODE 65915 (v)	5 UNITS 5 UNITS
CONCESSIONS ALLOWED 2	
TOTAL UNITS	23 UNITS
TOTAL CONCESSIONS ALLOWED	5 CONCESSIONS
AFFORDABLE UNITS	
LOW INCOME UNITS: 24% X 12 UNITS	= 3 UNITS
VERY LOW-INCOME UNITS: 5% X 3 UNITS	= 1 UNIT
LOW INCOME UNITS:	= 2 UNITS
MODERATE INCOME UNITS: 15% X 12 UNITS	= 2 UNITS
AFFORDABLE UNITS PROVIDED:	1 - VERY LOW INCOME 2 - MODERATE INCOME 5 = TOTAL UNITS
ACCESSIBLE UNITS	CBC 2022 11.A
ADAPTABLE FEATURES:	ELEVATOR BUILDING: ALL UNITS

SHEET INDEX	
GENERAL	
G-1	COVER SHEET
CIVIL	
C-1	GRADING PLAN
C-2	UTILITY PLAN
C-3	EROSION CONTROL PLAN
C-4	EROSION CONTROL DETAILS
ARCHITECTURAL	
A-0.1	SITE PHOTOS
A-0.2	SAFE ROUTES TO SCHOOLS EXHIBIT
A-0.3	PARKING AND REQUIRED PARKING LANDSCAPE AREAS
A-0.4	FIRE & TRASH TRUCK EXHIBIT
A-0.5	INTERIOR DESIGN ELEMENTS
A-0.6	EXTERIOR DESIGN ELEMENTS
A-0.7	SECURITY PLAN - SITE & DRIVEWAYS
A-0.8	SECURITY PLAN
A-0.9	ELEVATOR AND STAIRS
A-0.10	TRASH ENCLOSURE
A-0.12	INTERIOR YARD SPACE
A-0.13	FIRE SAFETY PLAN
A-1.0	SITE PLAN
A-1.1	FLOOR PLAN - FIRST
A-1.2	FLOOR PLAN - SECOND
A-1.3	FLOOR PLAN - THIRD
A-1.4	ROOF PLAN
A-2.0	BUILDING ELEVATIONS
A-2.1	EXTERIOR ELEVATIONS - COLOR
A-2.2	RENDERINGS
A-4.0	UNIT PLANS
LANDSCAPE	
L-1.1	PRELIMINARY SITE PLAN
L-1.2	PRELIMINARY 3RD FLOOR
PHOTOMETRICS	
PH-1	PHOTOMETRIC PLAN

PROPERTY AND PROJECT INFO

ADDRESS:	1239 SOUTH C STREET, OXNARD, CA, 93033
	1227 SOUTH C STREET, OXNARD, CA, 93033
ASSESSOR'S PARCEL NUMBER:	203-0-062-020 203-0-062-010
EXISTING LAND USE	
USE:	MULTIPLE - FAMILY RESIDENTIAL
ZONE DESIGNATION:	R2
AREA PLAN:	VERIFY
APPROVALS REQUIRED:	
DEVELOPMENT DESIGN REVIEW	
DENSITY BONUS	
FUNDING SOURCE:	PRIVATELY FUNDED

PROJECT DESCRIPTION

PROJECT CONSISTS OF A THREE STORY 23 UNIT MULTIPLE FAMILY MIXED INCOME APARTMENT COMPLEX WITH RELATED SITE WORK, MERGING OF TWO 1/2 ACRE LOTS INTO ONE LOT AND DEMOLITION OF EXISTING RESIDENCE.

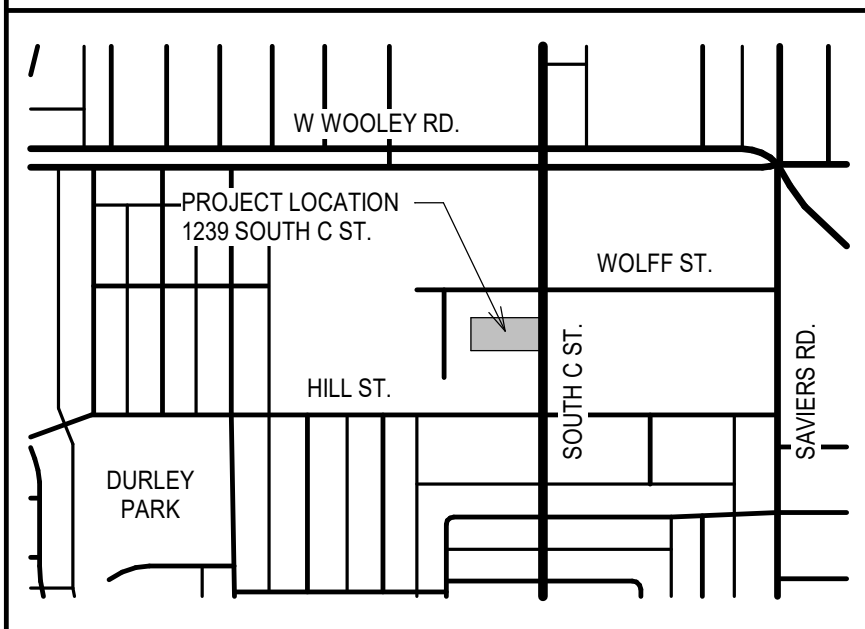
PROPOSED ARCHITECTURE WILL FEATURE:

- MAIN FLOOR COMMUNITY LOUNGE
- PACKAGE AND DELIVERY CENTER
- SECOND FLOOR COMMUNITY ROOM
- SECOND FLOOR FITNESS CENTER
- THIRD FLOOR OPEN DECKS
- ALL UNITS HAVE PATIOS OR BALCONIES

PROJECT DIRECTORY

OWNER:	Sukhi Sandhu 3490 Trego Court, Simi Valley, CA 93065 Attention: Sukhi Sandhu Phone: 805-988-0912 E-mail: sukhissandhu@yahoo.com	LANDSCAPE:	Brodersen Associates Brian Brodersen 422 E. Main St. Ventura, CA 93001 Phone: 805-320-4244 E-mail: brodersenassoc@gmail.com
ARCHITECT:	Lauterbach & Associates Architects Mark Pettit, AIA, NCARB 300 Montgomery Avenue, Ste. C Oxnard, California, 93036 Phone: 805-988-0912 E-Mail: mark.pettit@la-arch.com	CIVIL:	CCE Design Associates Randy Chapman 771 E Daily Dr., # 120, Cambridge, CA 93010 Phone: 805-738-5434 E-Mail: randy@cceesignassociates.com

VICINITY MAP



COVER SHEET

MULTI-FAMILY RESIDENTIAL
SANDHU APARTMENTS
1239 SOUTH C STREET, OXNARD, CA, 93033

LAUTERBACH & ASSOCIATES
A R C H I T E C T S
DANIEL C. KUTNER, ARCHITECT • MARK S. PETTIT, ARCHITECT
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G-1



3



2



1



6



5



4



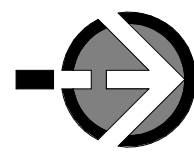
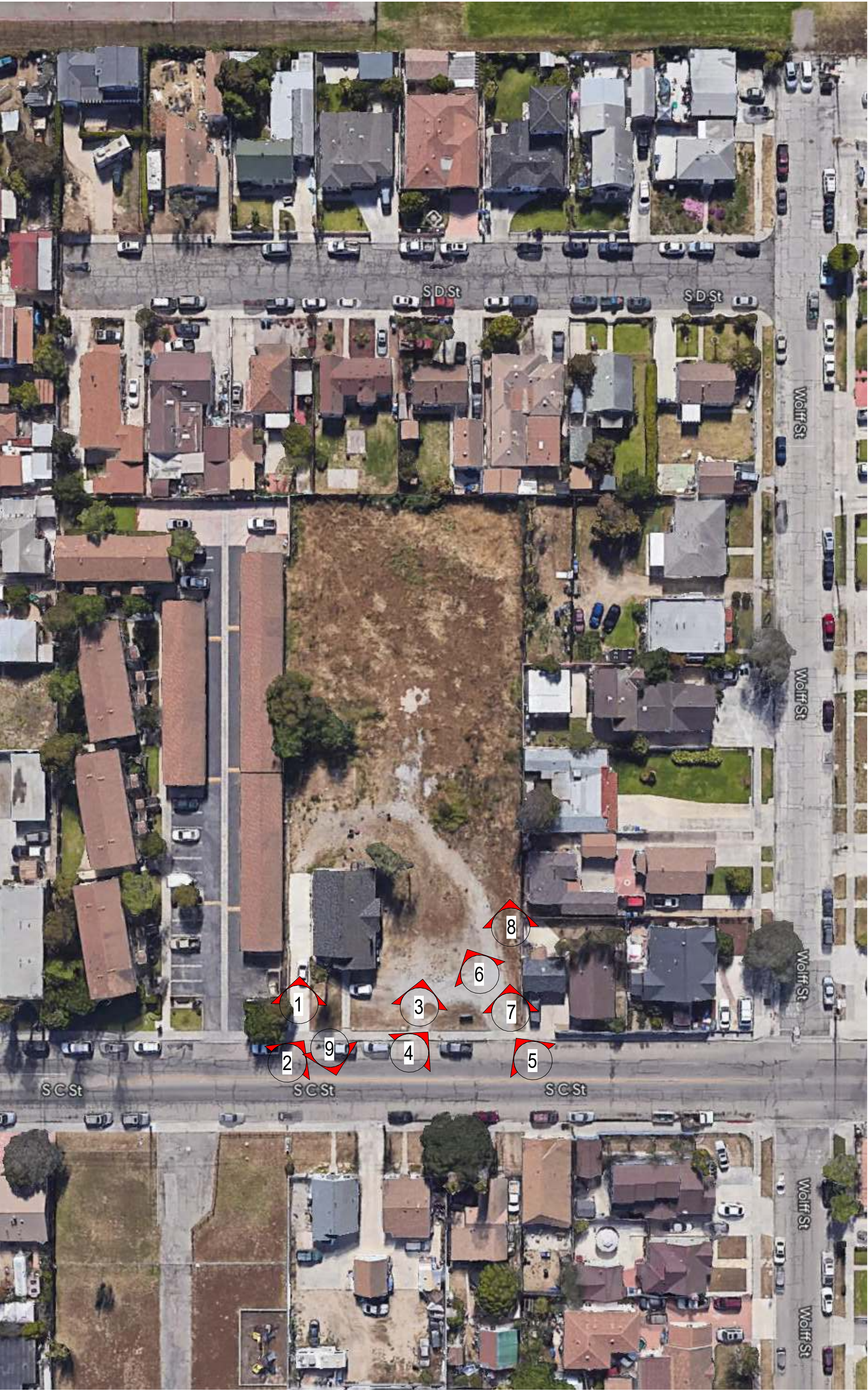
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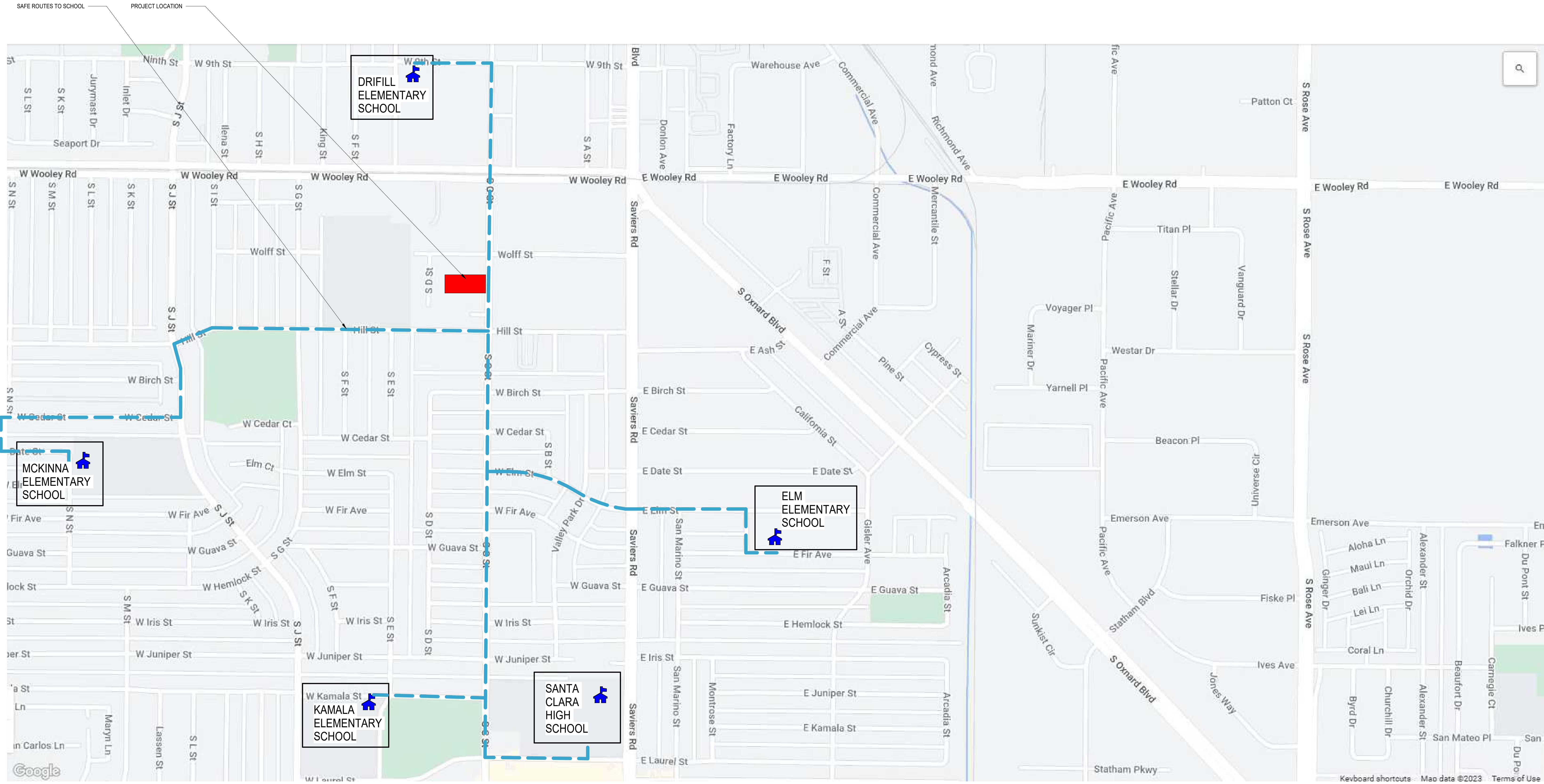


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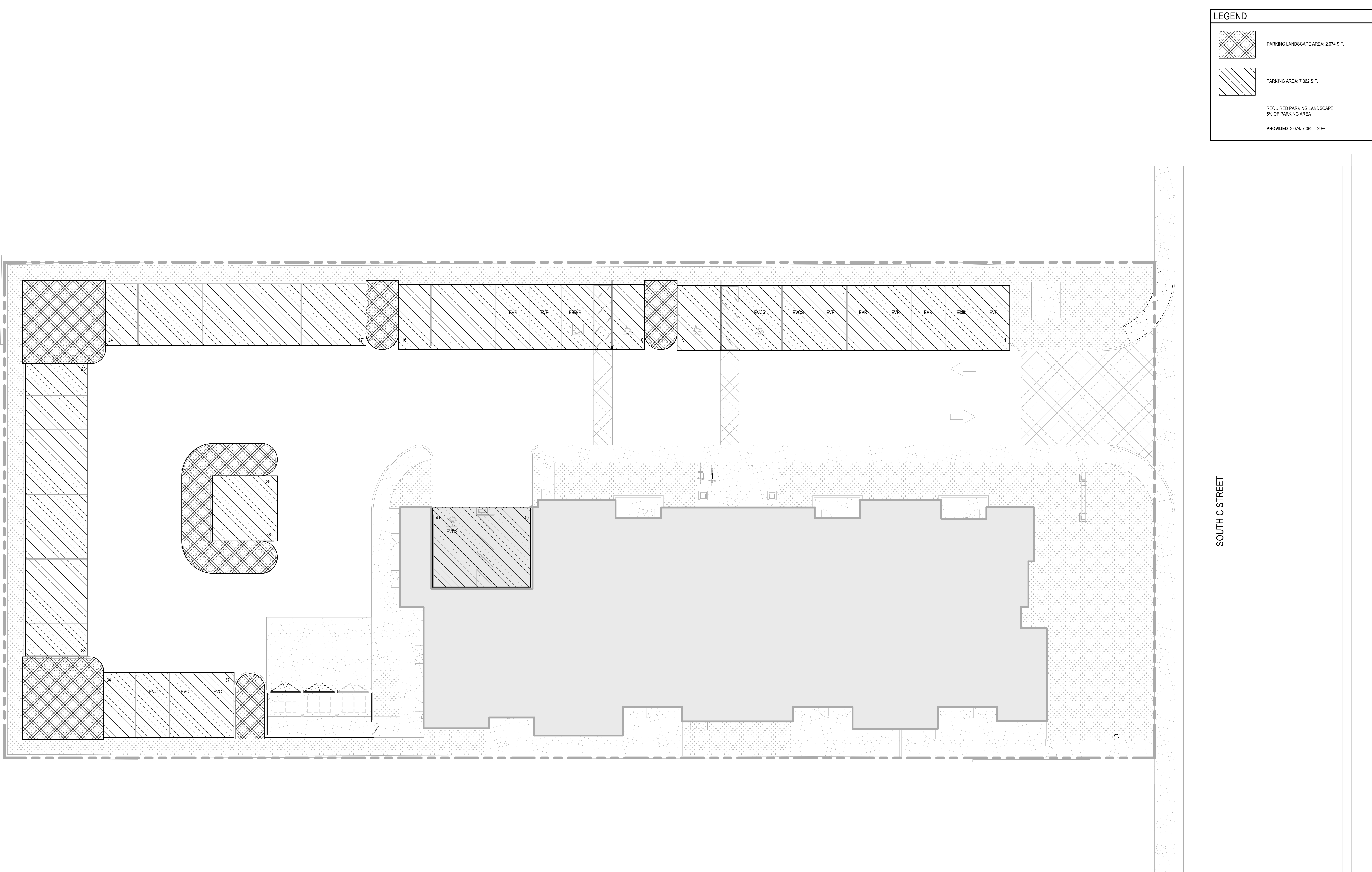




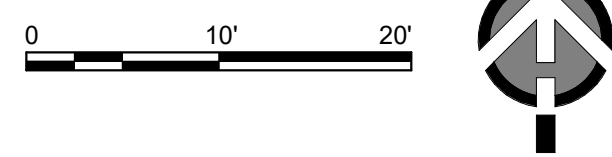
1 SAFE ROUTES TO SCHOOLS
12" = 1'-0"

SAFE ROUTES TO SCHOOLS EXHIBIT

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SANDHU APARTMENTS
1239 SOUTH C STREET, OXNARD, CA, 93033

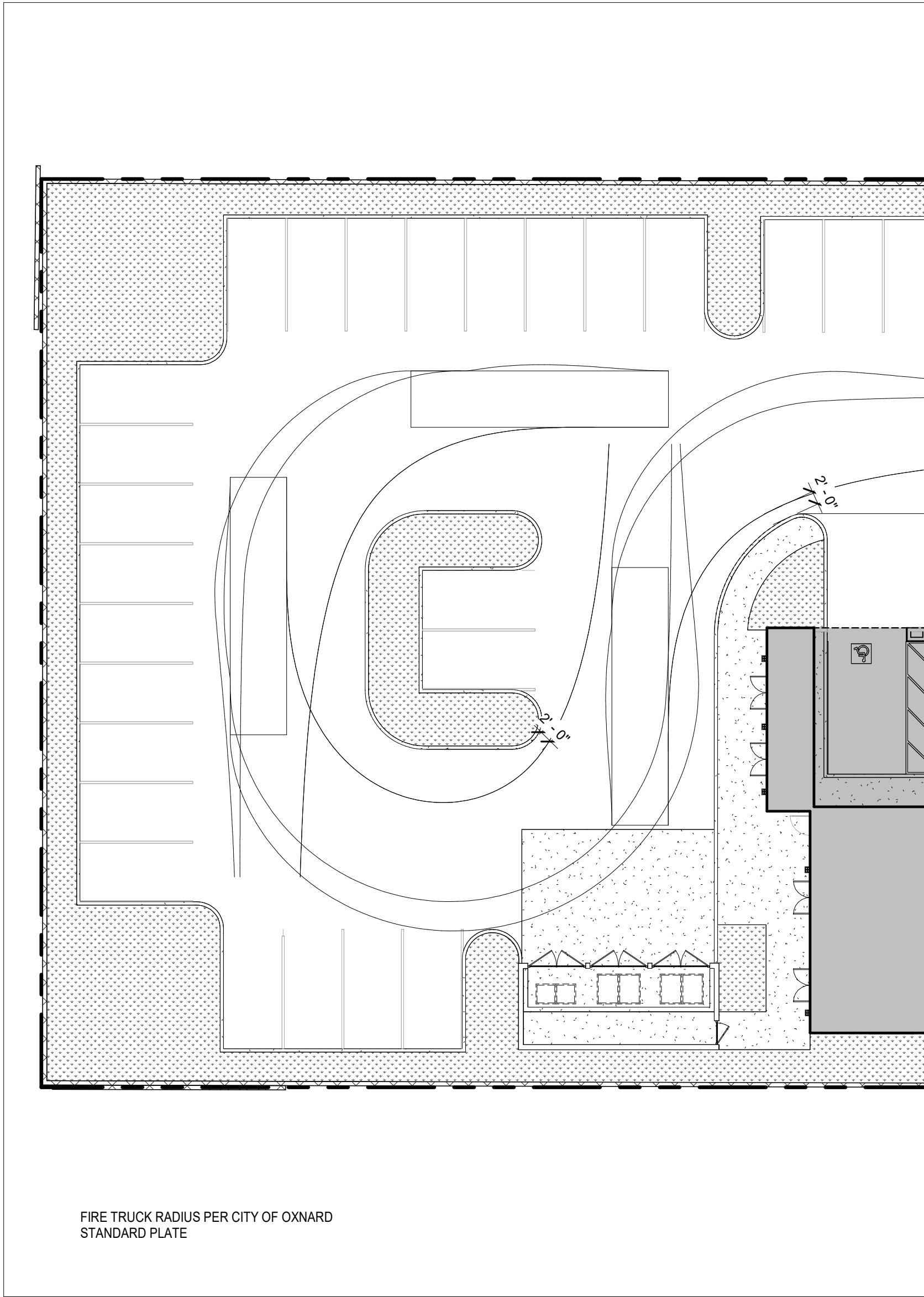


1 SITE PLAN - PARKIG & LANDSCAPE AREAS
1" = 10'-0"

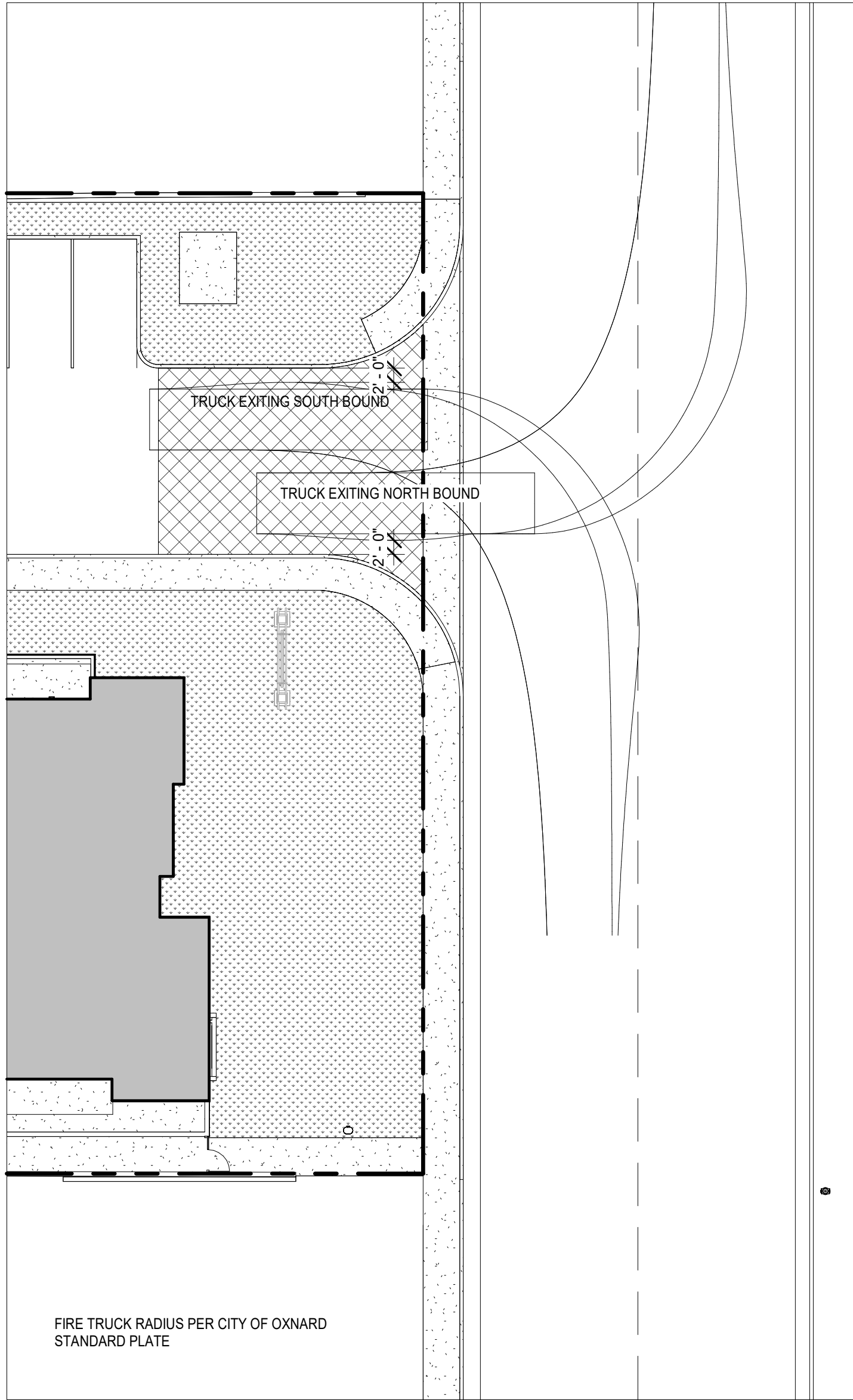


PARKING AND REQUIRED PARKING LANDSCAPE AREAS

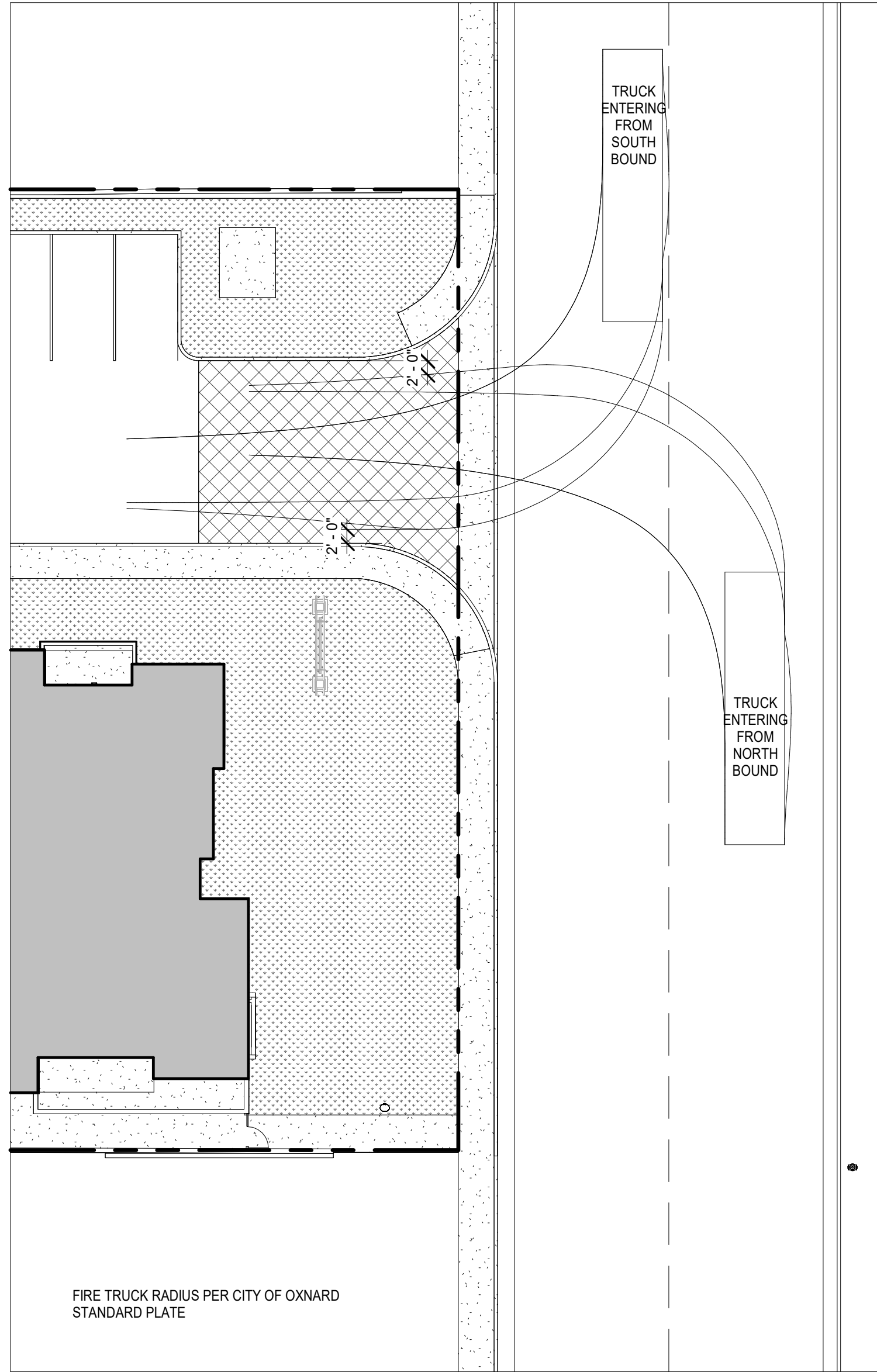
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③ FIRE / TRASH TRUCK RADII
1/16" = 1'-0"



② FIRE / TRASH TRUCK EXIT
1/16" = 1'-0"



① FIRE / TRASH TRUCK ENTRY
1/16" = 1'-0"

FIRE & TRASH TRUCK EXHIBIT

MULTI-FAMILY RESIDENTIAL
SANDHU APARTMENTS
1239 SOUTH C STREET, OXNARD, CA, 93033

SUKHI SANDHU
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BEDROOM



KITCHEN



COMMUNITY ROOM



WASHER DRYER UNITS AT EA. UNIT



LOUNGE SEATING



MAIL, PACKAGE AND PARCEL



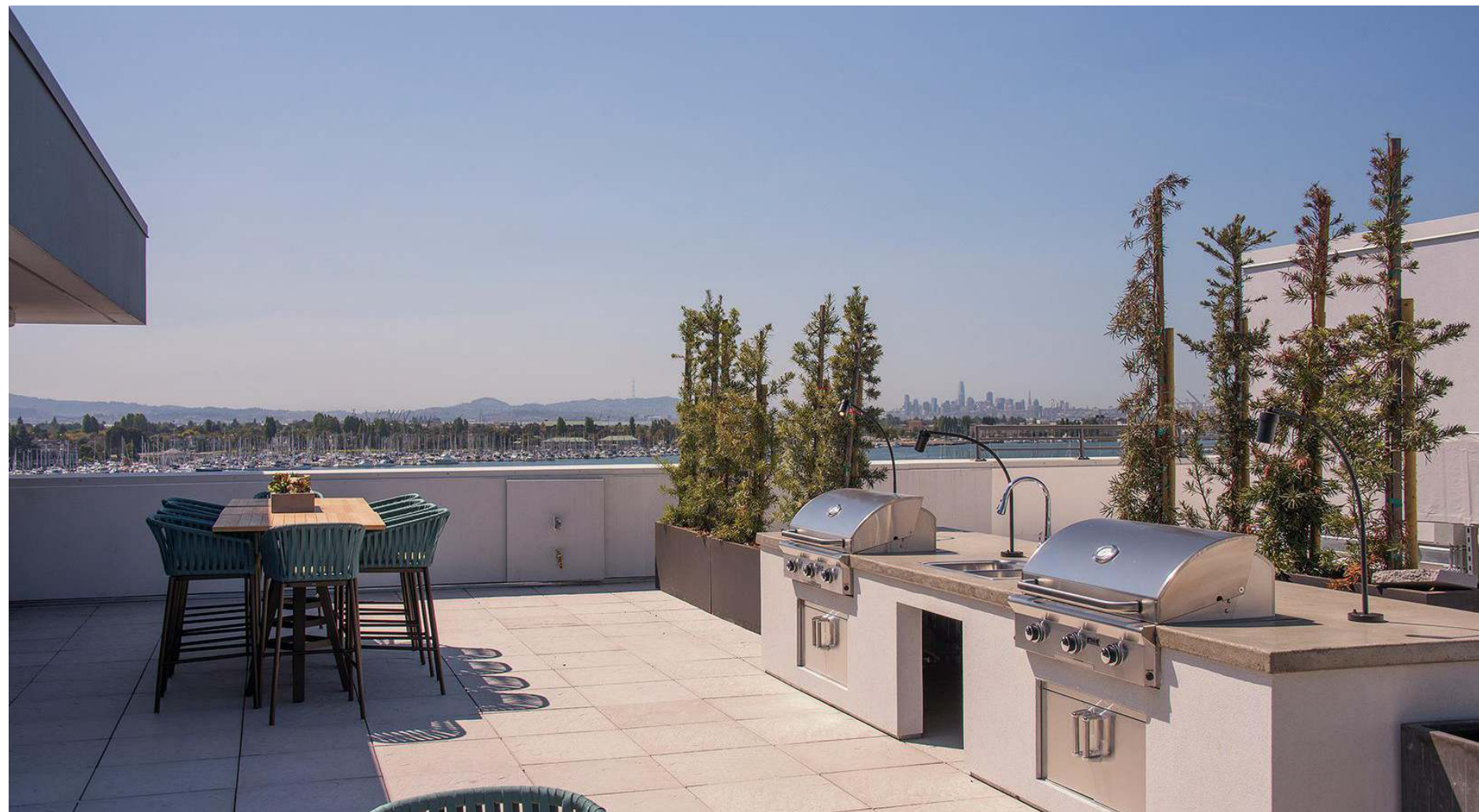
FITNESS CENTER



INTERIOR DESIGN ELEMENTS

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SANDHU APARTMENTS
1239 SOUTH C STREET, OXNARD, CA, 93033

DECK BARBECUE AREA



DECK FIRE PIT AND SEATING AREA



PRIVATE PATIOS

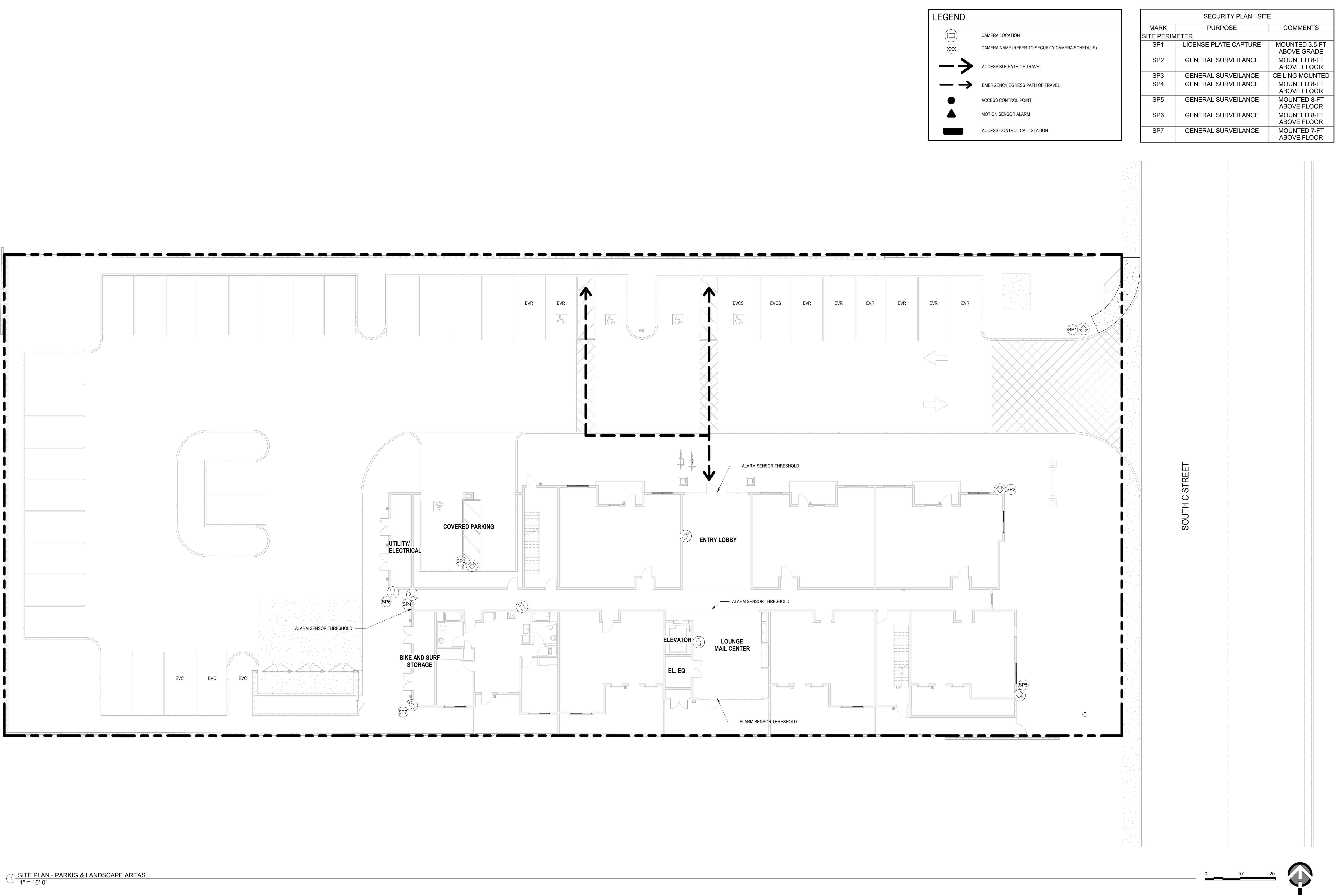


OUTDOOR SEATING



LARGE PLANTERS





LEGEND	
	CAMERA LOCATION
	CAMERA NAME (REFER TO SECURITY CAMERA SCHEDULE)
	ACCESSIBLE PATH OF TRAVEL
	EMERGENCY EGRESS PATH OF TRAVEL
	ACCESS CONTROL POINT
	MOTION SENSOR ALARM
	ACCESS CONTROL CALL STATION

SECURITY PLAN - SITE		
MARK	PURPOSE	COMMENTS
SITE PERIMETER		
SP1	LICENSE PLATE CAPTURE	MOUNTED 3.5-FT ABOVE GRADE
SP2	GENERAL SURVEILLANCE	MOUNTED 8-FT ABOVE FLOOR
SP3	GENERAL SURVEILLANCE	CEILING MOUNTED
SP4	GENERAL SURVEILLANCE	MOUNTED 8-FT ABOVE FLOOR
SP5	GENERAL SURVEILLANCE	MOUNTED 8-FT ABOVE FLOOR
SP6	GENERAL SURVEILLANCE	MOUNTED 8-FT ABOVE FLOOR
SP7	GENERAL SURVEILLANCE	MOUNTED 7-FT ABOVE FLOOR

1 SITE PLAN - PARKIG & LANDSCAPE AREAS
1" = 10'-0"

SECURITY PLAN - SITE & DRIVEWAYS

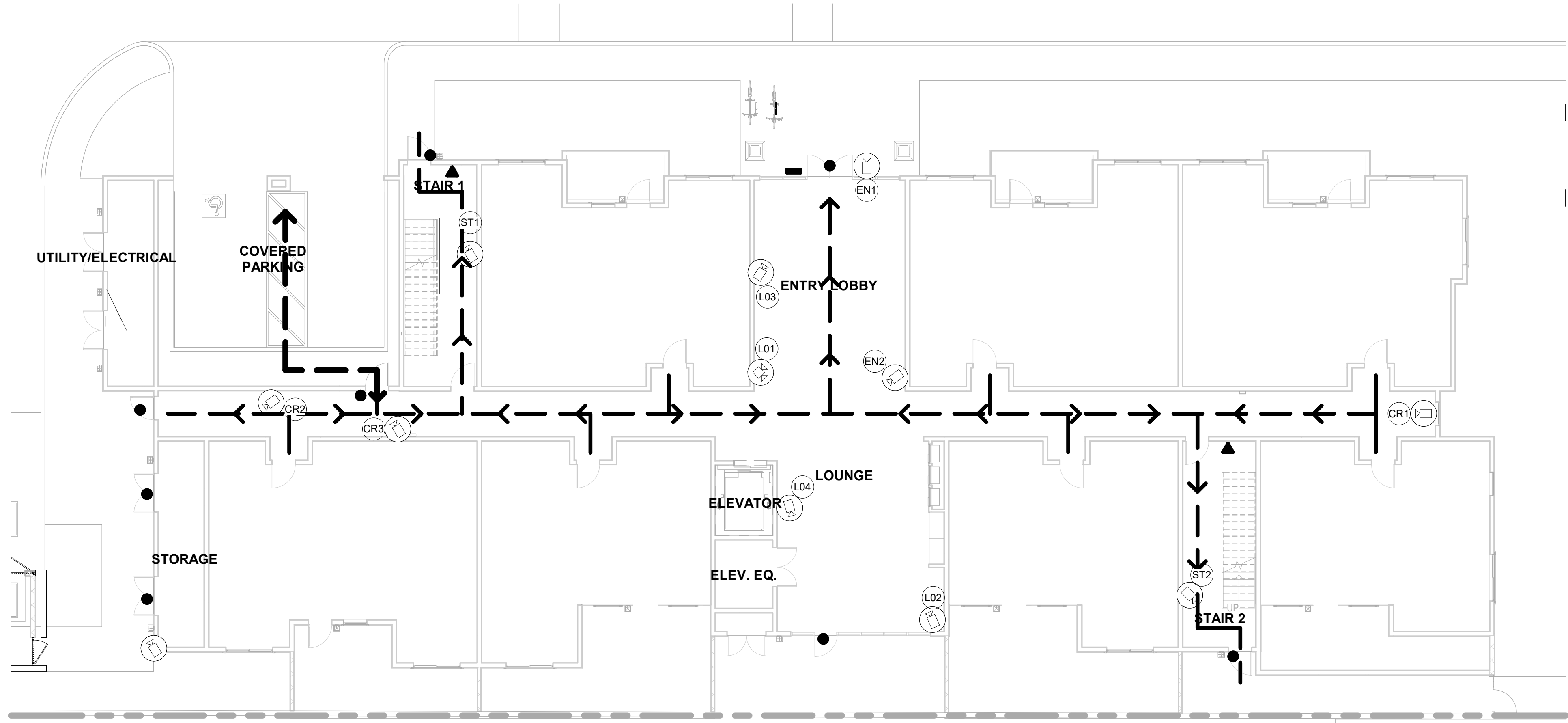
MULTI-FAMILY RESIDENTIAL
SANDHU APARTMENTS
1239 SOUTH C STREET, OXNARD, CA, 93033

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ARCHITECTS, INC.
David C. Lauterbach, Architect - Ilona Scott, Architect
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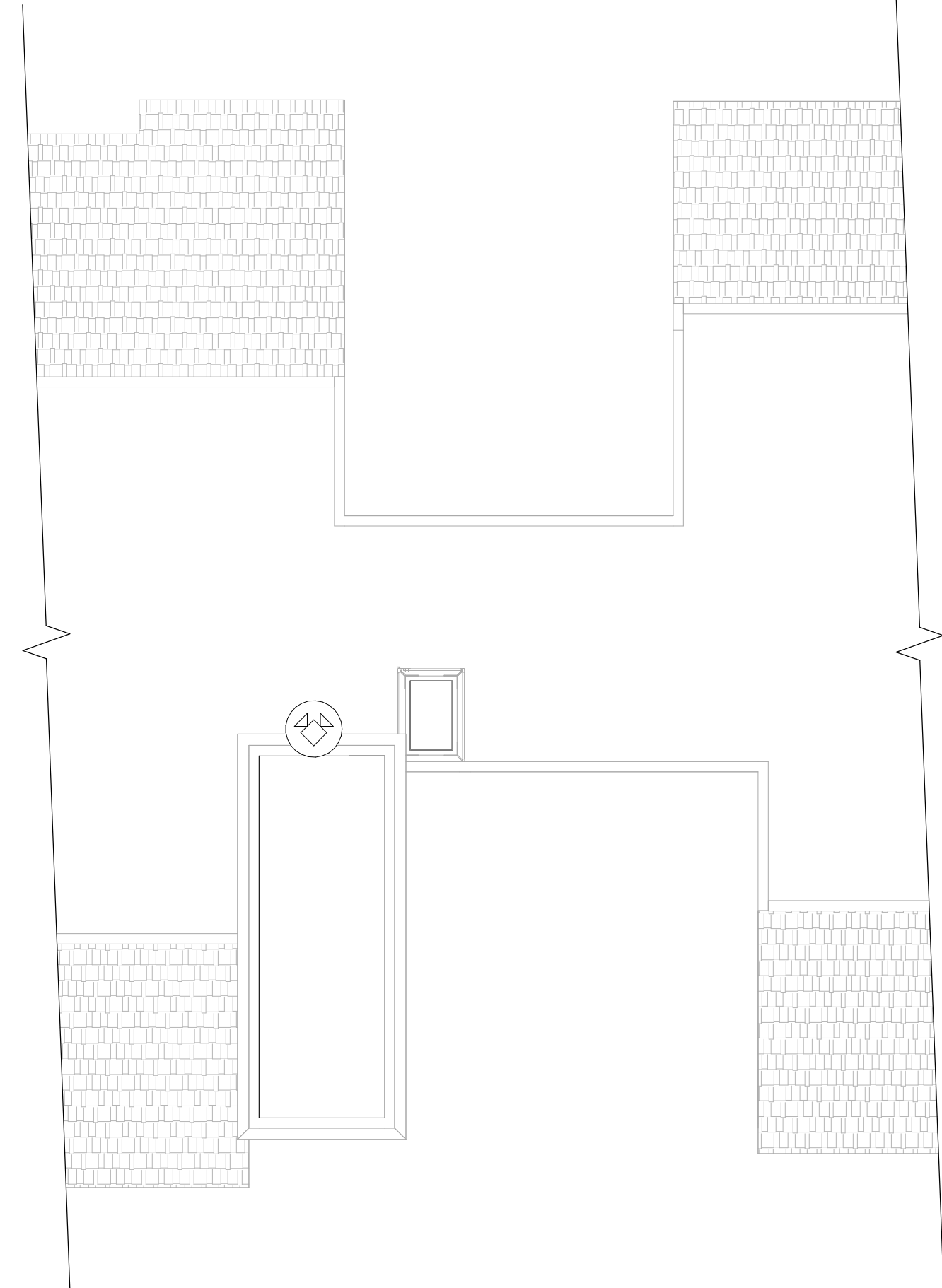
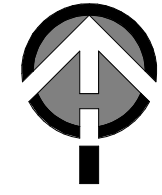
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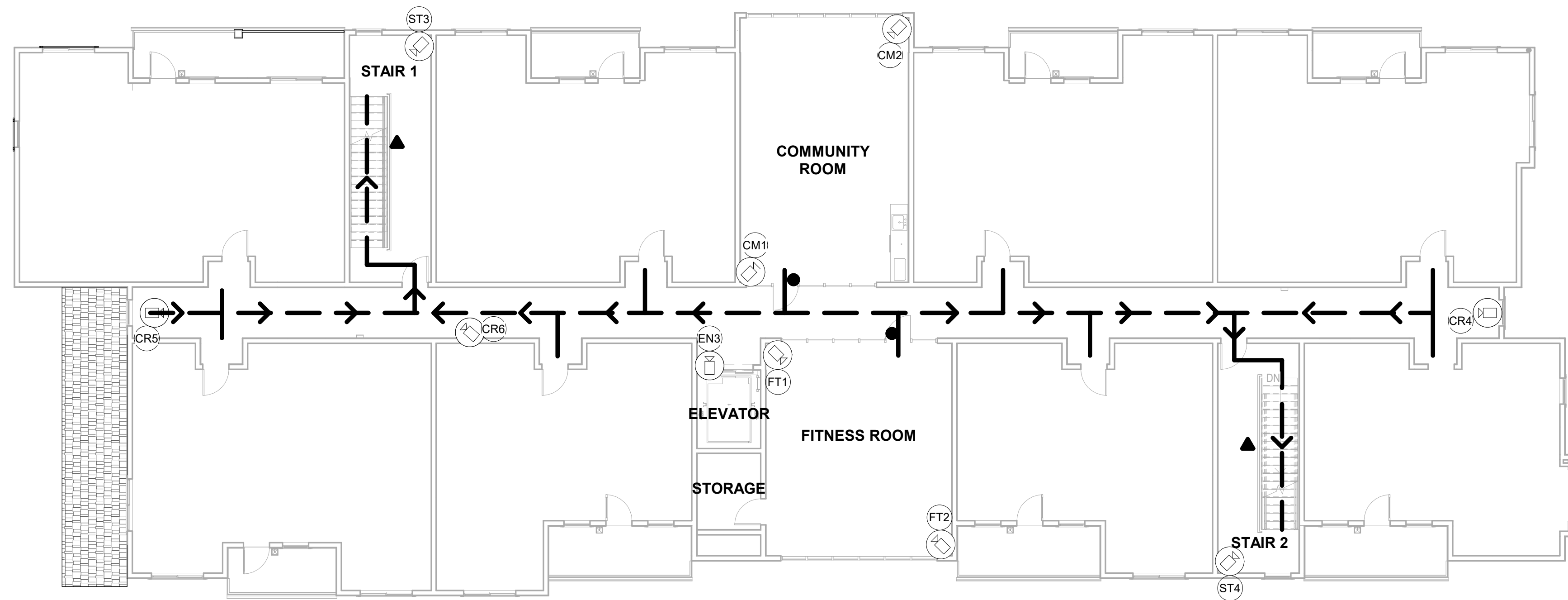


1 FLOOR PLAN - FIRST
1" = 10'-0"

0 10' 20'

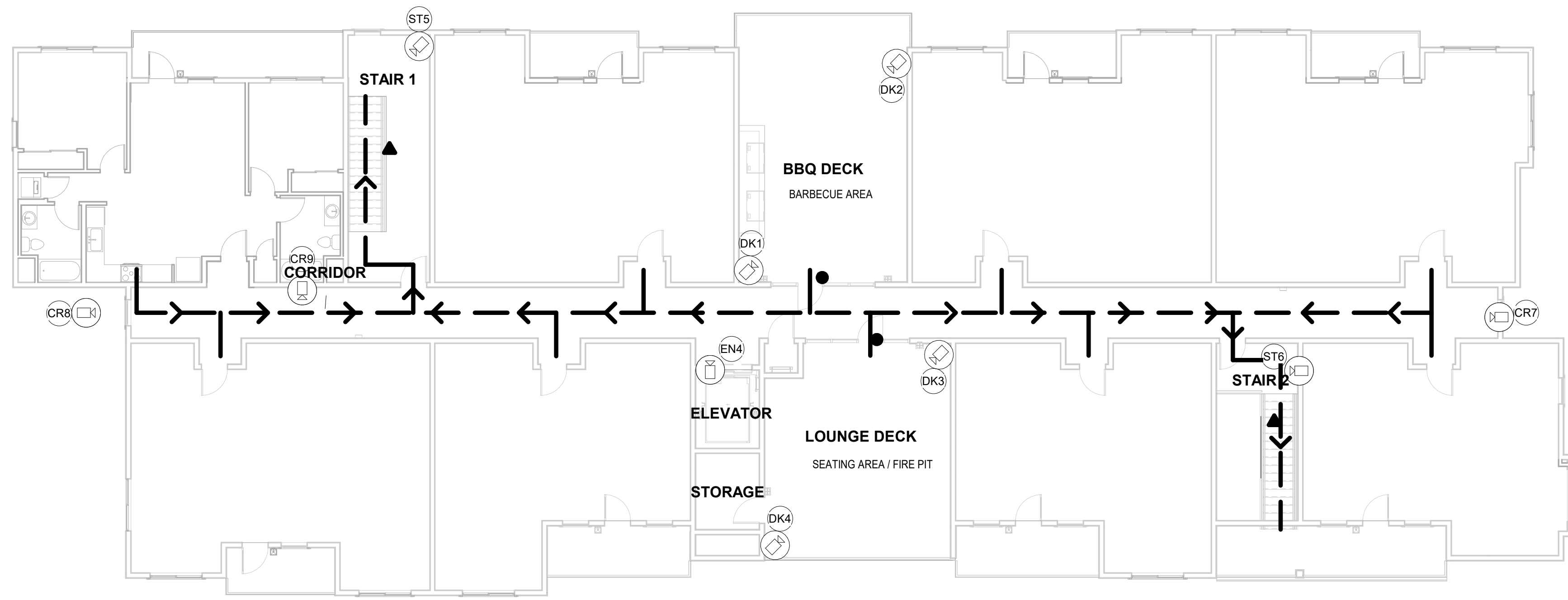
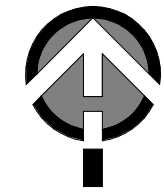


4 PLNNG - SECURITY PLAN - ROOF
1/8" = 1'-0"



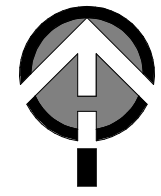
2 FLOOR PLAN - SECOND
1" = 10'-0"

0 10' 20'



3 FLOOR PLAN - THIRD
1" = 10'-0"

0 10' 20'



LEGEND		
	CAMERA LOCATION	
	CAMERA NAME (REFER TO SECURITY CAMERA SCHEDULE)	
	ACCESSIBLE PATH OF TRAVEL	
	EMERGENCY EGRESS PATH OF TRAVEL	
	ACCESS CONTROL POINT	
	MOTION SENSOR ALARM	
	ACCESS CONTROL CALL STATION	

SECURITY PLAN - ROOF		
MARK	PURPOSE	COMMENTS
ROOF		
R1	GENERAL SURVEILLANCE	MOUNTED 7-FT ABOVE FLOOR

SECURITY PLAN - FIRST FLOOR		
MARK	PURPOSE	COMMENTS
CORRIDOR		
CR3	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
LOBBY		
L03	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
LOUNGE		
L04	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
CORRIDOR		
CR1	GENERAL SURVEILLANCE	CEILING MOUNTED
CR2	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
ELEVATOR		
EN2	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
LOBBY		
EN1	FACE CAPTURE	LOBBY ENTRANCE
L01	GENERAL SURVEILLANCE	CEILING MOUNTED
LOUNGE		
L02	GENERAL SURVEILLANCE	CEILING MOUNTED
STAIRS		
ST1	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
ST2	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR

SECURITY PLAN - SECOND FLOOR		
MARK	PURPOSE	COMMENTS
COMMUNITY ROOM		
CM1	GENERAL SURVEILLANCE	CEILING MOUNTED
CM2	GENERAL SURVEILLANCE	CEILING MOUNTED
CORRIDOR		
CR4	GENERAL SURVEILLANCE	CEILING MOUNTED
CR5	GENERAL SURVEILLANCE	CEILING MOUNTED
CR6	GENERAL SURVEILLANCE	CEILING MOUNTED
ELEVATOR		
EN3	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
FITNESS ROOM		
FT1	GENERAL SURVEILLANCE	CEILING MOUNTED
FT2	GENERAL SURVEILLANCE	CEILING MOUNTED
STAIRS		
ST3	GENERAL SURVEILLANCE	MOUNTED 7-FT ABOVE FLOOR
ST4	GENERAL SURVEILLANCE	MOUNTED 7-FT ABOVE FLOOR

SECURITY PLAN - THIRD FLOOR		
MARK	PURPOSE	COMMENTS
CORRIDOR		
CR7	GENERAL SURVEILLANCE	CEILING MOUNTED
CR8	GENERAL SURVEILLANCE	CEILING MOUNTED
CR9	FACE CAPTURE	CEILING MOUNTED
DECK		
DK1	GENERAL SURVEILLANCE	MOUNTED 7-FT ABOVE FLOOR
DK2	GENERAL SURVEILLANCE	MOUNTED 7-FT ABOVE FLOOR
DK3	GENERAL SURVEILLANCE	MOUNTED 7-FT ABOVE FLOOR
DK4	GENERAL SURVEILLANCE	MOUNTED 7-FT ABOVE FLOOR
ELEVATOR		
EN4	FACE CAPTURE	MOUNTED 7-FT ABOVE FLOOR
STAIRS		
ST5	GENERAL SURVEILLANCE	MOUNTED 7-FT ABOVE FLOOR
ST6	GENERAL SURVEILLANCE	MOUNTED 7-FT ABOVE FLOOR

SECURITY PLAN

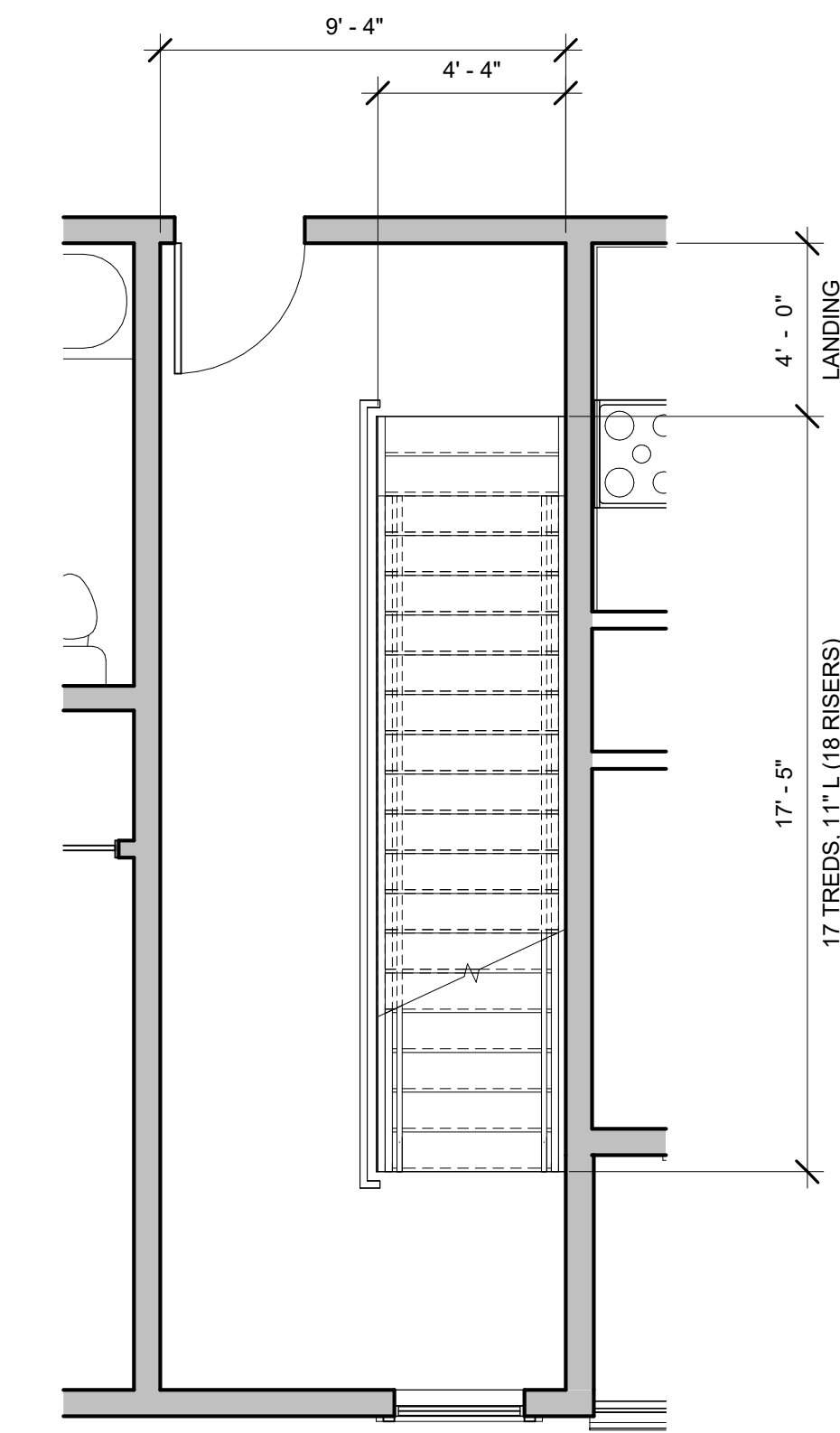
MULTI-FAMILY RESIDENTIAL
SANDHU APARTMENTS
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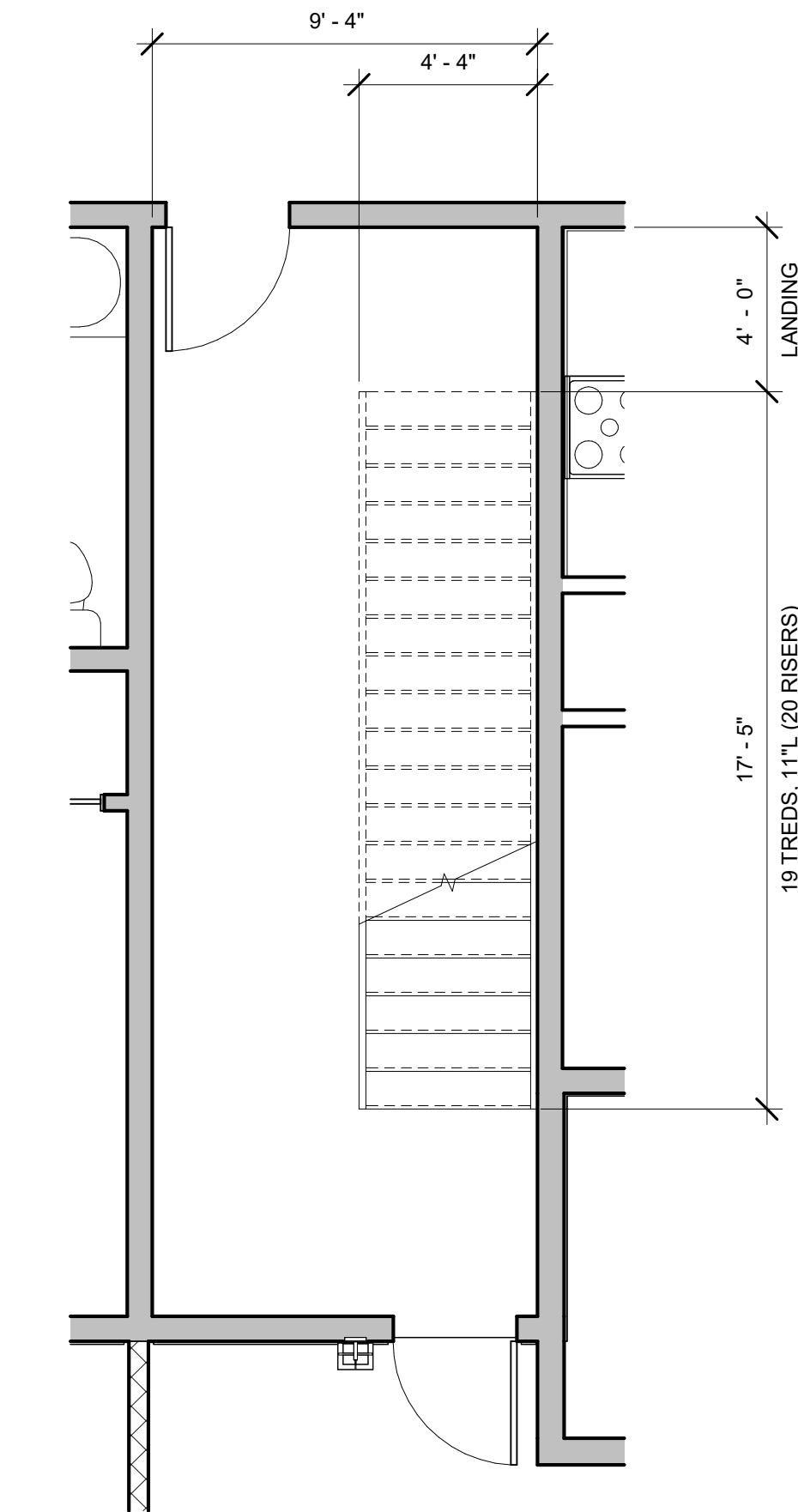
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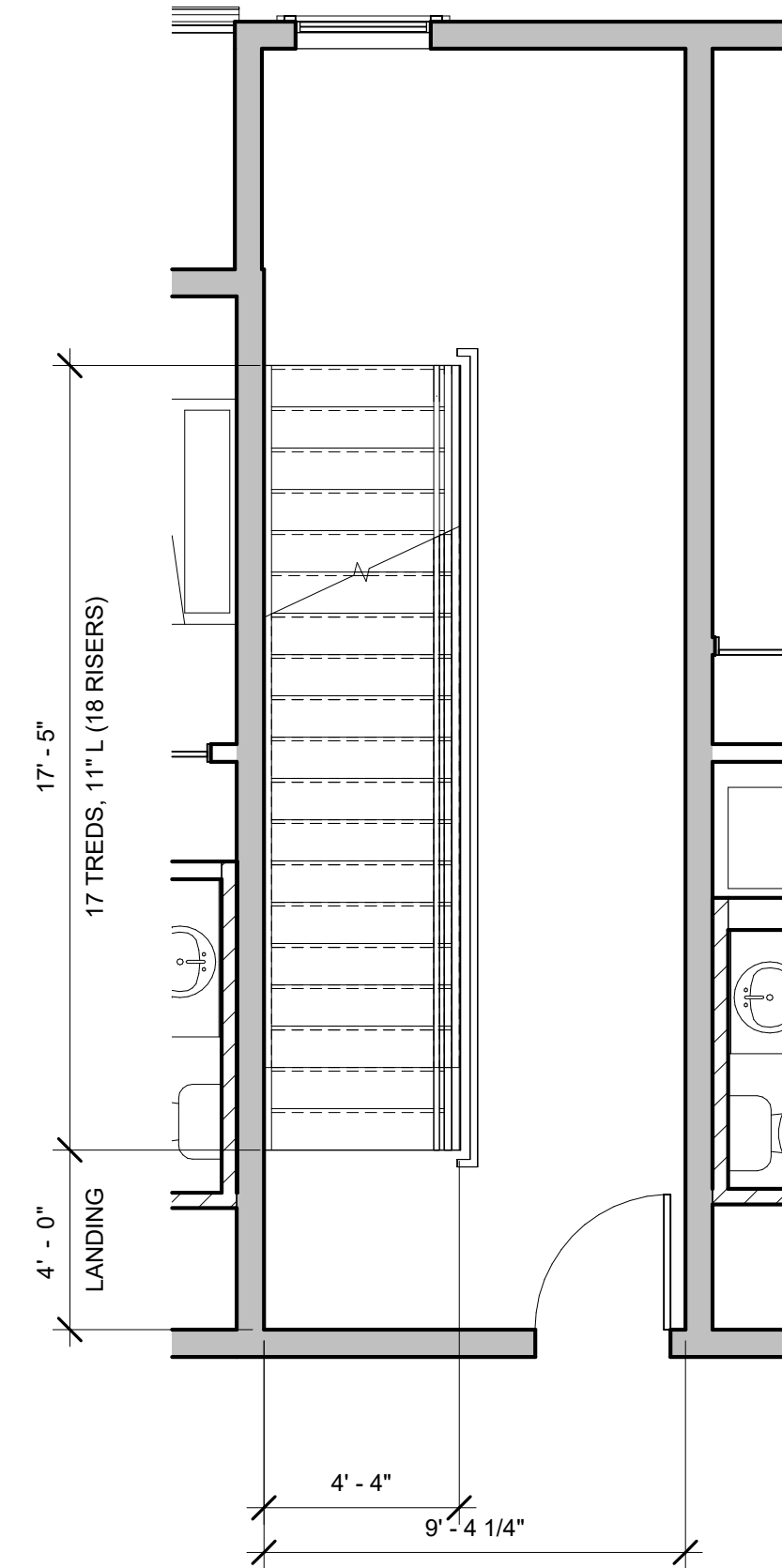
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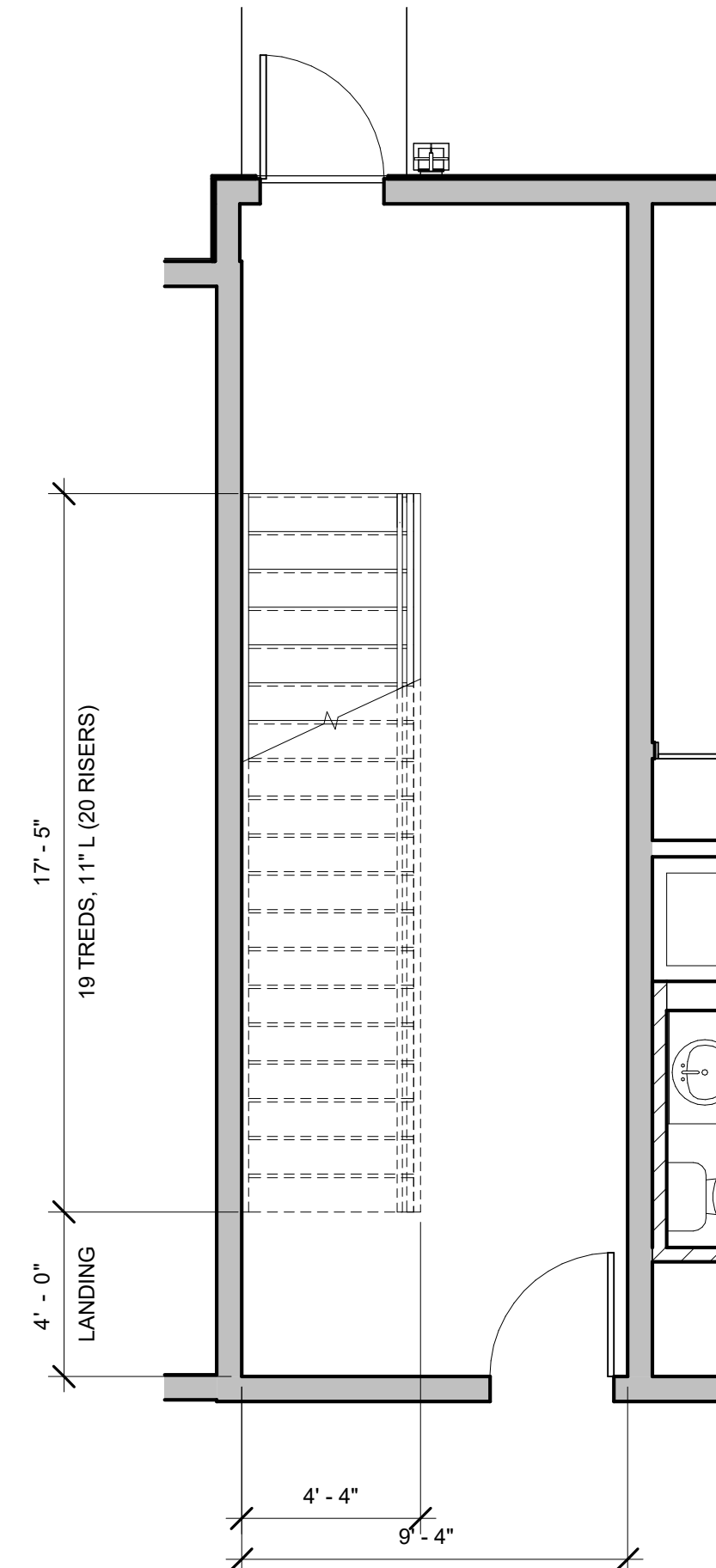
⑥ STAIR 2 - UPPER FLOORS TYPICAL
1/4" = 1'-0"



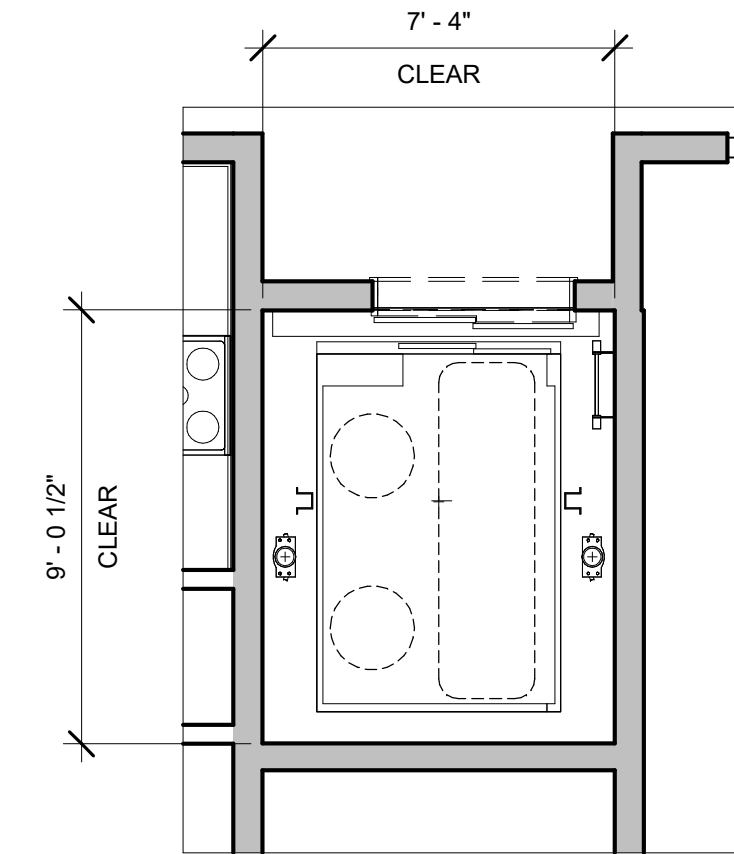
⑤ STAIR 2 - 1ST FLOOR
1/4" = 1'-0"



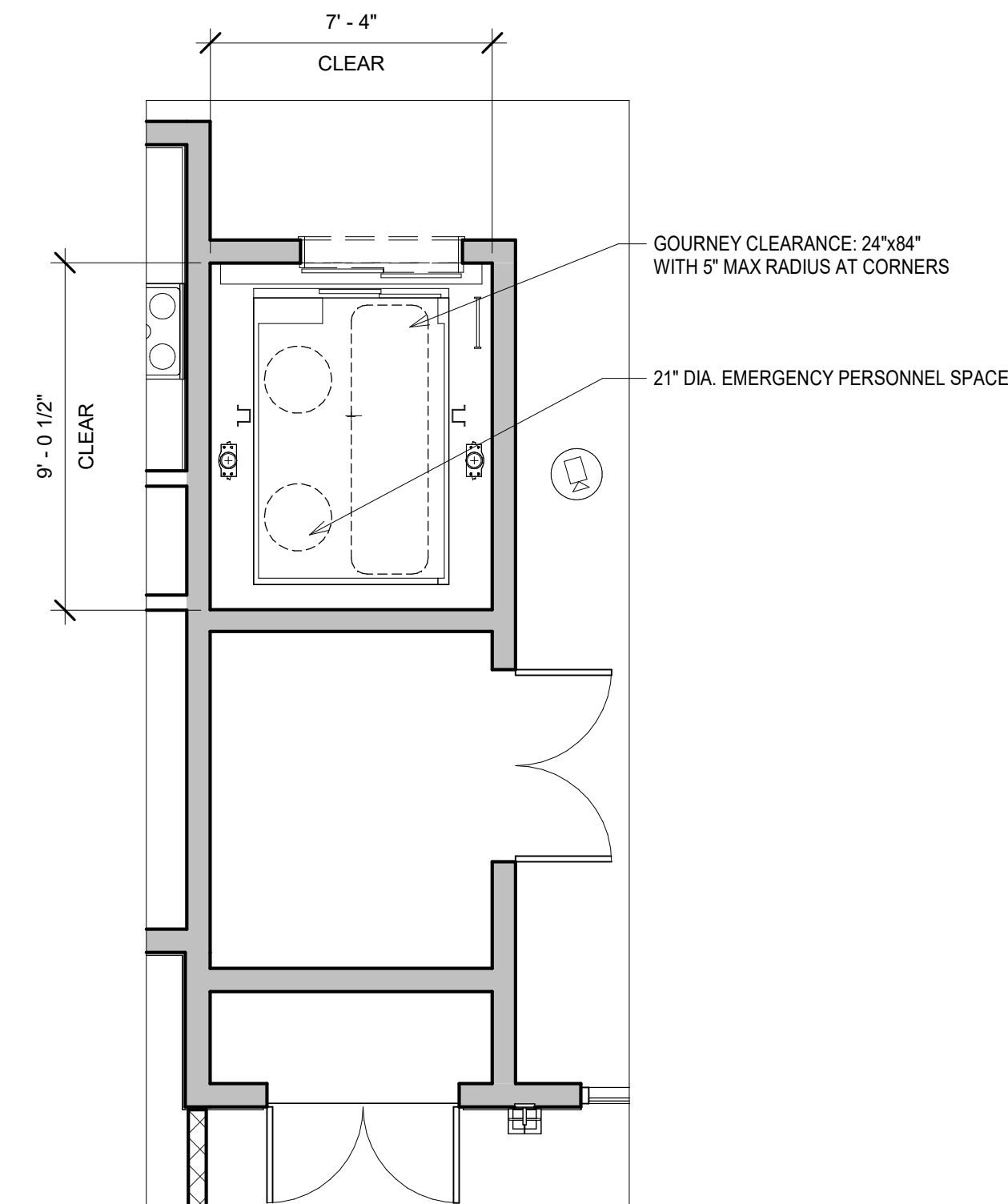
④ STAIR 1 - UPPER FLOORS TYPICAL
1/4" = 1'-0"



③ STAIR 1 - 1ST FLOOR
1/4" = 1'-0"



② ELEVATOR - UPPER FLOORS TYPICAL
1/4" = 1'-0"



① ELEVATOR - 1ST FLOOR
1/4" = 1'-0"

ELEVATOR AND STAIRS

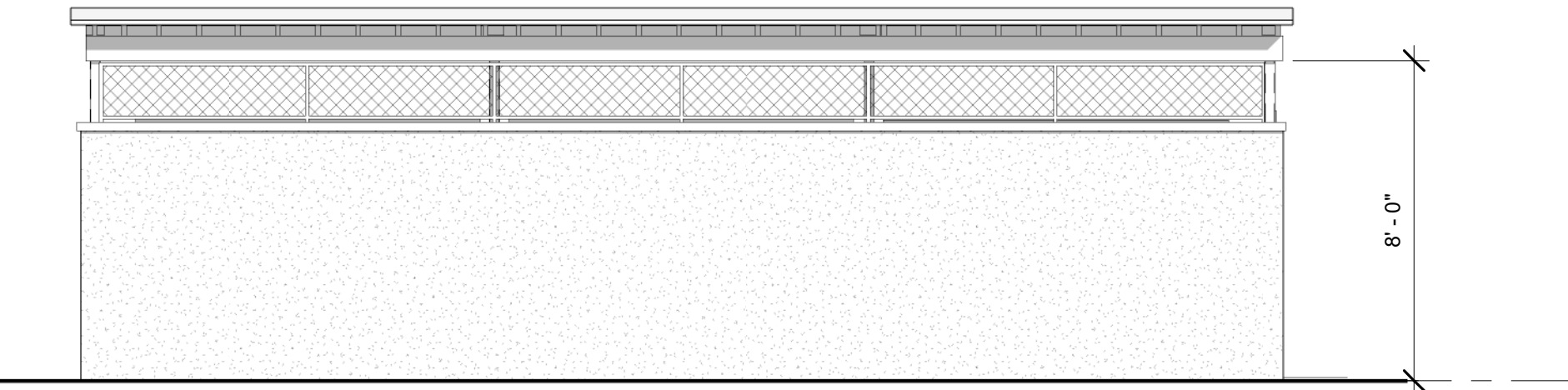
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ARCHITECTS
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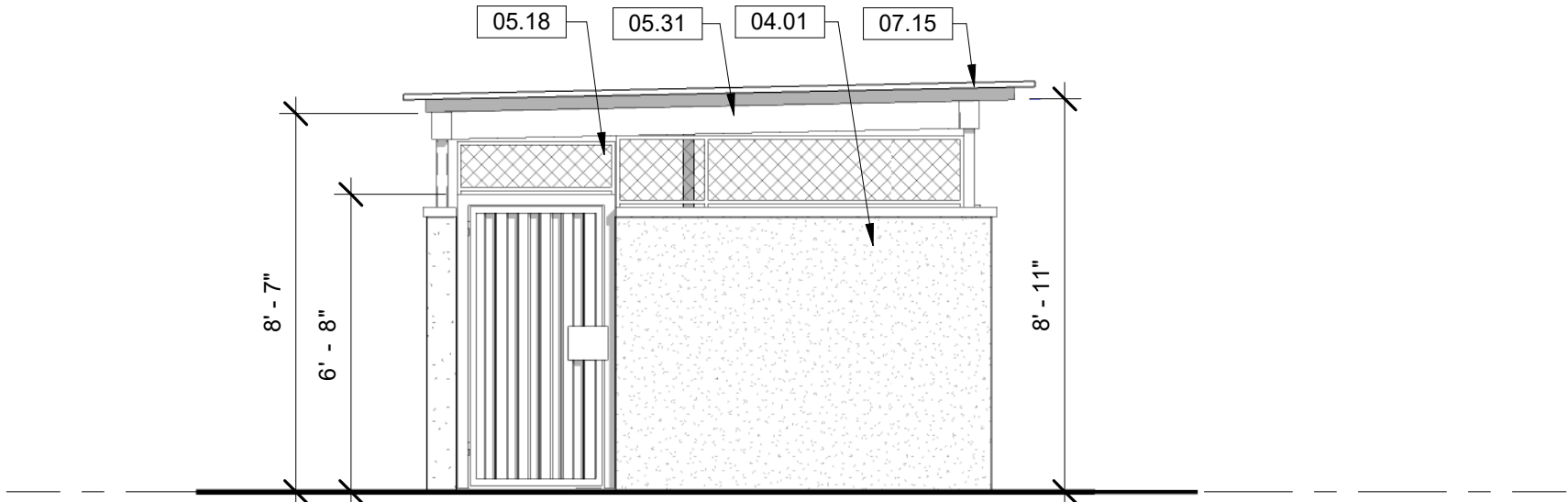
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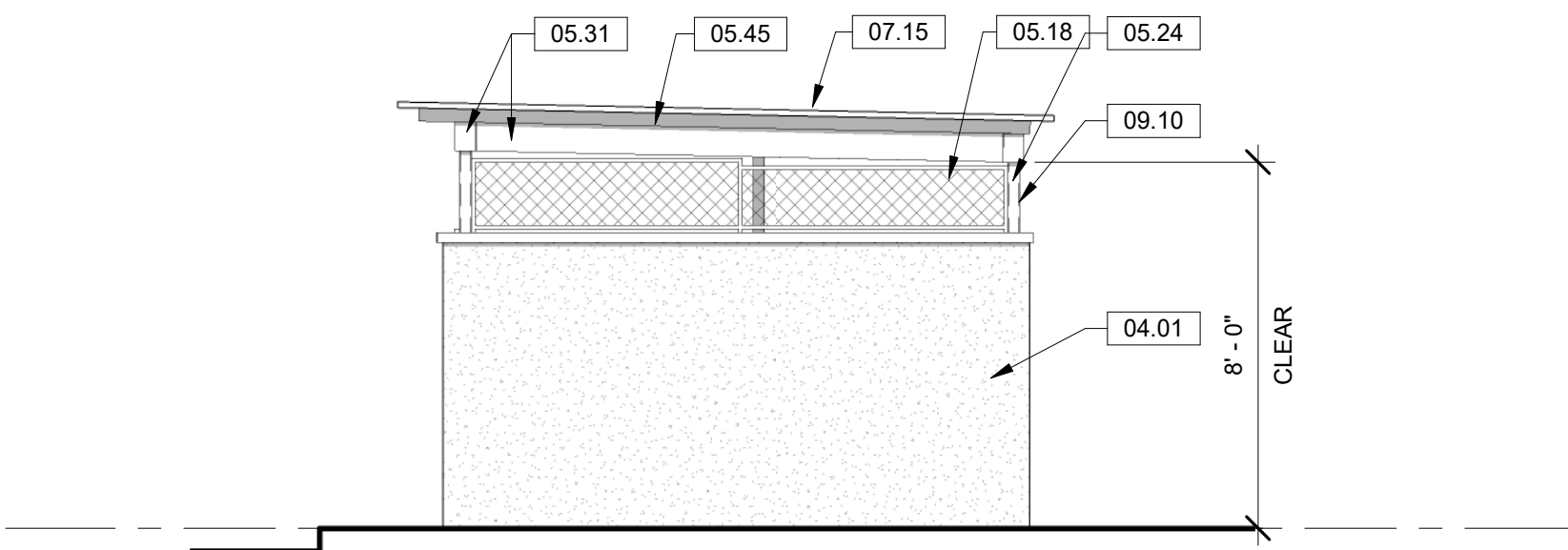
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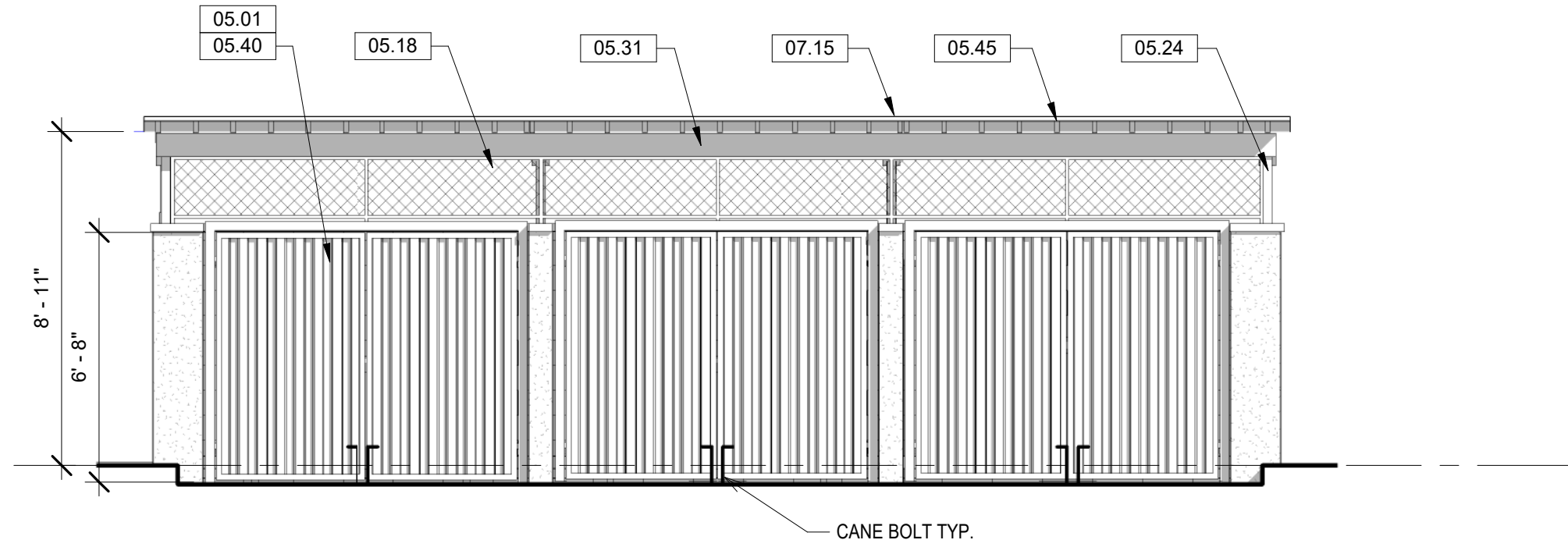
5 TRASH ENCLOSURE - SOUTH ELVATION N
1/4" = 1'-0"



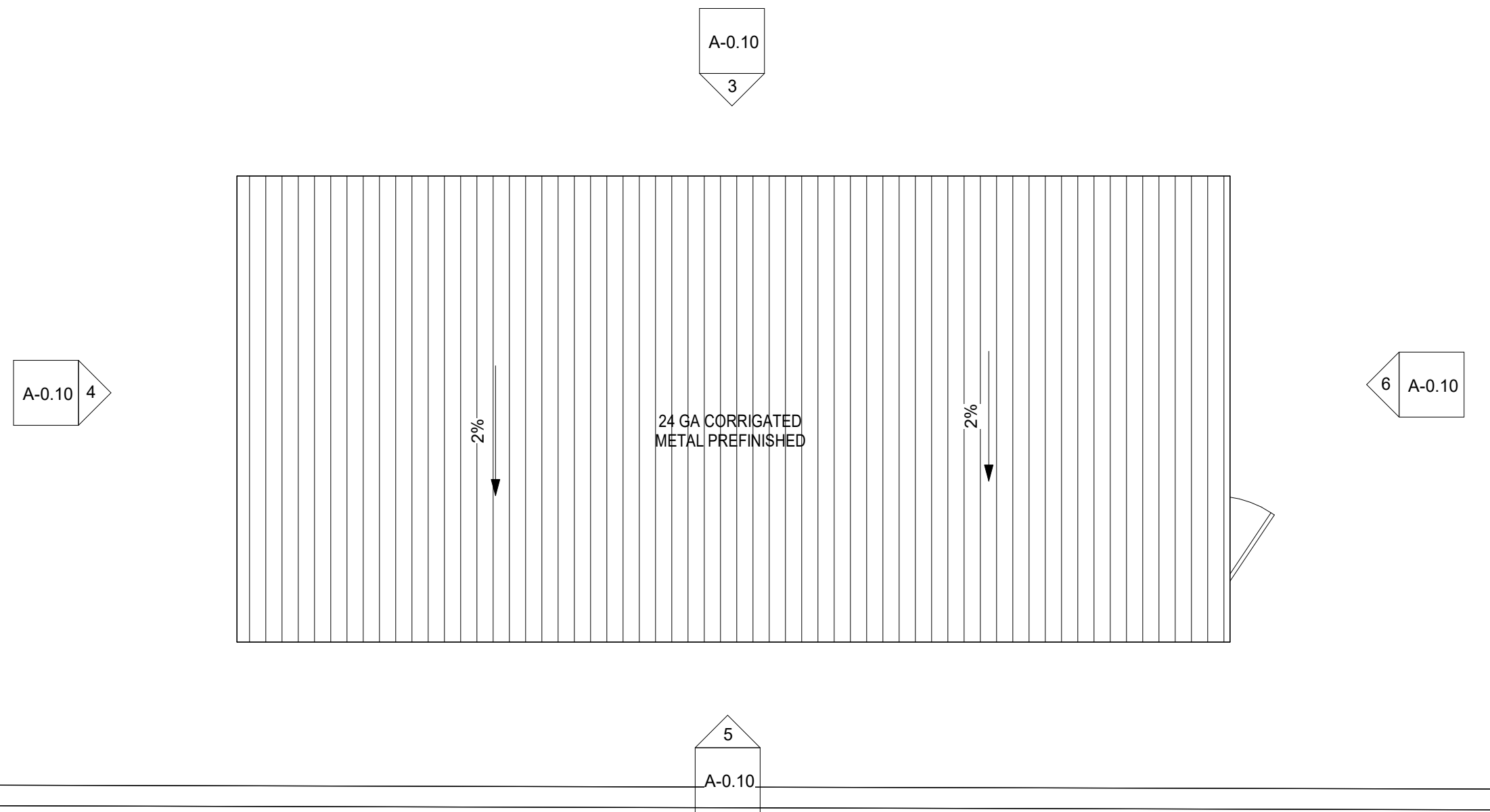
6 TRASH ENCLOSURE - WEST ELEVATION
1/4" = 1'-0"



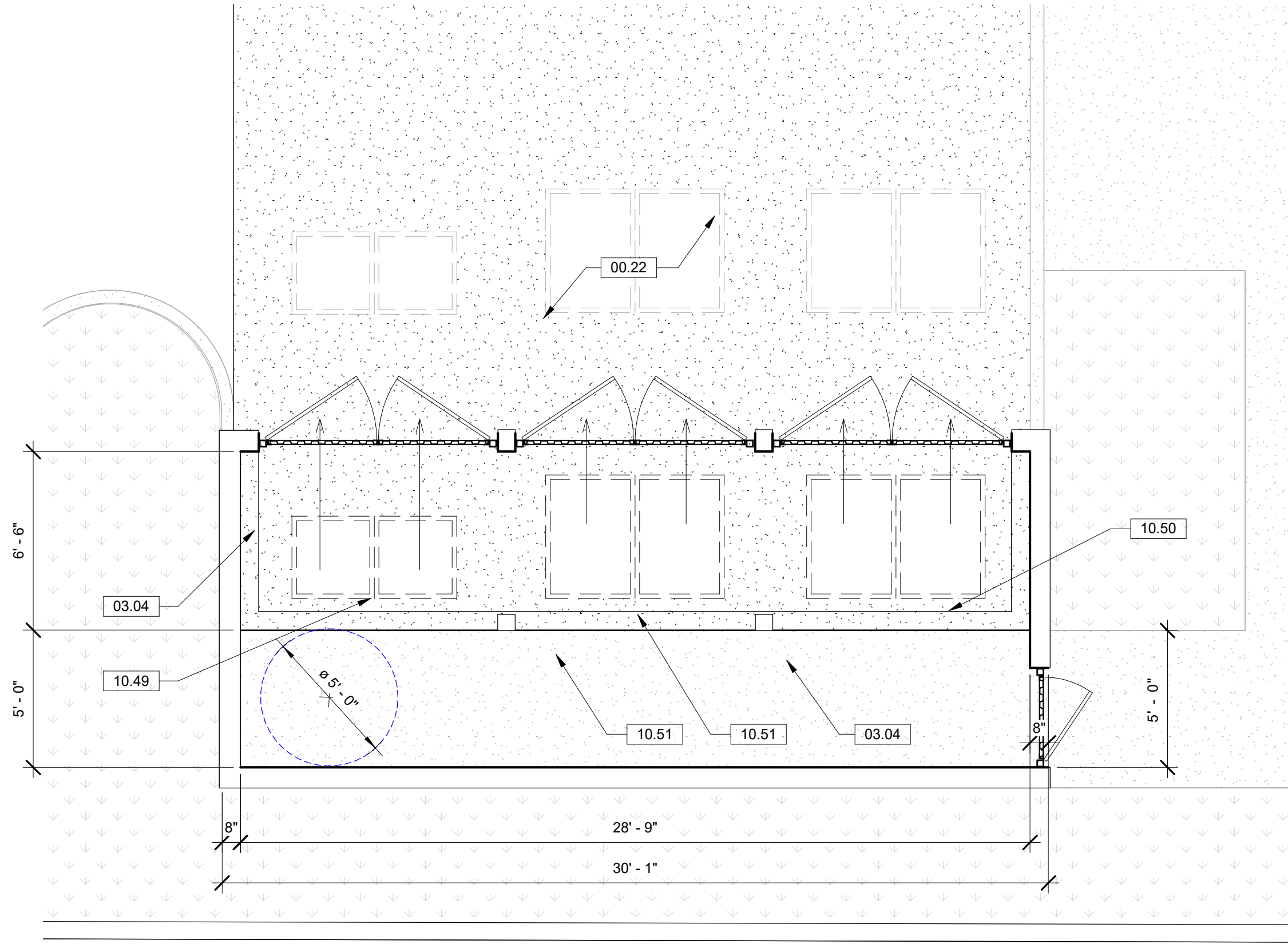
4 TRASH ENCLOSURE - EAST ELEVATION
1/4" = 1'-0"



3 TRASH ENCLOSURE - NORTH ELEVATION
1/4" = 1'-0"



2 TRASH ROOM - ROOF PLAN
1/4" = 1'-0"



1 TRASH ENCLOSURE - FLOOR PLAN
1/4" = 1'-0"

0 2' 4' 8'

SANDHU APARTMENTS REFUSE OPERATIONAL PLAN

1239 SOUTH C STREET, OXNARD CA, 93033

GENERAL NOTES:

- A. THERE IS ONE TRASH COLLECTION ENCLOSURE WITH A DESIGNATED PICK-UP STAGING AREA THAT CAN FACILITY 3 CONTAINERS, WITH A CONCRETE PAD.
- B. TRASH ENCLOSURE MUST MEET CITY ORDINANCE NO. 3007 REQUIREMENT FOR ALLTHREE WASTE STREAMS (REFUSE, RECYCLING, AND ORGANIC WASTE).
- C. APARTMENT ON-SITE STAFF IS RESPONSIBLE FOR STAGING THE CONTAINERS WITHIN THE DESIGNATED STAGING AREA PRIOR TO THEIR SCHEDULED PICK-UPS.
- D. CONTAINERS SHALL BE STAGED SO THAT TRASH TRUCK OPERATORS SHOULD NOT HAVE TO MOVE THE TRASH BIN OUTSIDE THE STAGING AREA FOR SERVICING.
- E. CONTAINERS SHALL BE STAGED SO THEY DO NOT INTERFERE WITH TRAFFIC, PARKING, OR THE REQUIRED 20'-0" FIRE LANE.
- F. EACH TRASH CONTAINERBIN SHALL BE LABELLED AND MAINTAINED WITH SIGNS READING "TRASH", "RECYCLE" AND "ORGANICS" WITH MINIMUM 1" HIGH LETTERS ON A CONTRASTING BACKGROUND.
- G. MANAGEMENT STAFF SHALL BE RESPONSIBLE TO CONTACT A HAULING COMPANY TO REMOVE ABANDONED BULK ITEMS FROM THE SITE.
- H. SIGNS SHALL BE PLACED IN THE TRASH ENCLOSURE AND DUMPSTER STAGING AREAS AS FOLLOWS:



KEYNOTES

00.22	TRASH STAGING PICK UP AREA: PORTLAND CONCRETE PAD WITHSTANDING 62,000 LBS
03.04	CONCRETE CURB: 8" W. x 3" HT.
04.01	CONCRETE MASONRY UNIT (CMU) BLOCK WALL 7HT.
05.01	CANE BOLT
05.18	METAL MESH SCREEN
05.24	STEEL POST TYP.
05.31	STEEL BEAM
05.40	TRASH ENCLOSURE GATES: 8'-0" L. x 7'-6" HT.
05.45	STEEL RAFTER CHANNELS
07.15	ROOF DECK
09.10	WALL CAP: ADHERED FOAM WITH CEMENT PLASTER FINISH
10.49	2-YARD ORGANIC WASTE BIN
10.50	4-YARD RECYCLING BIN
10.51	4-YARD MSW BIN

Development Name	C Street
Development Address	1239 South C St
Enclosure/Staging Location	Trash enclosure

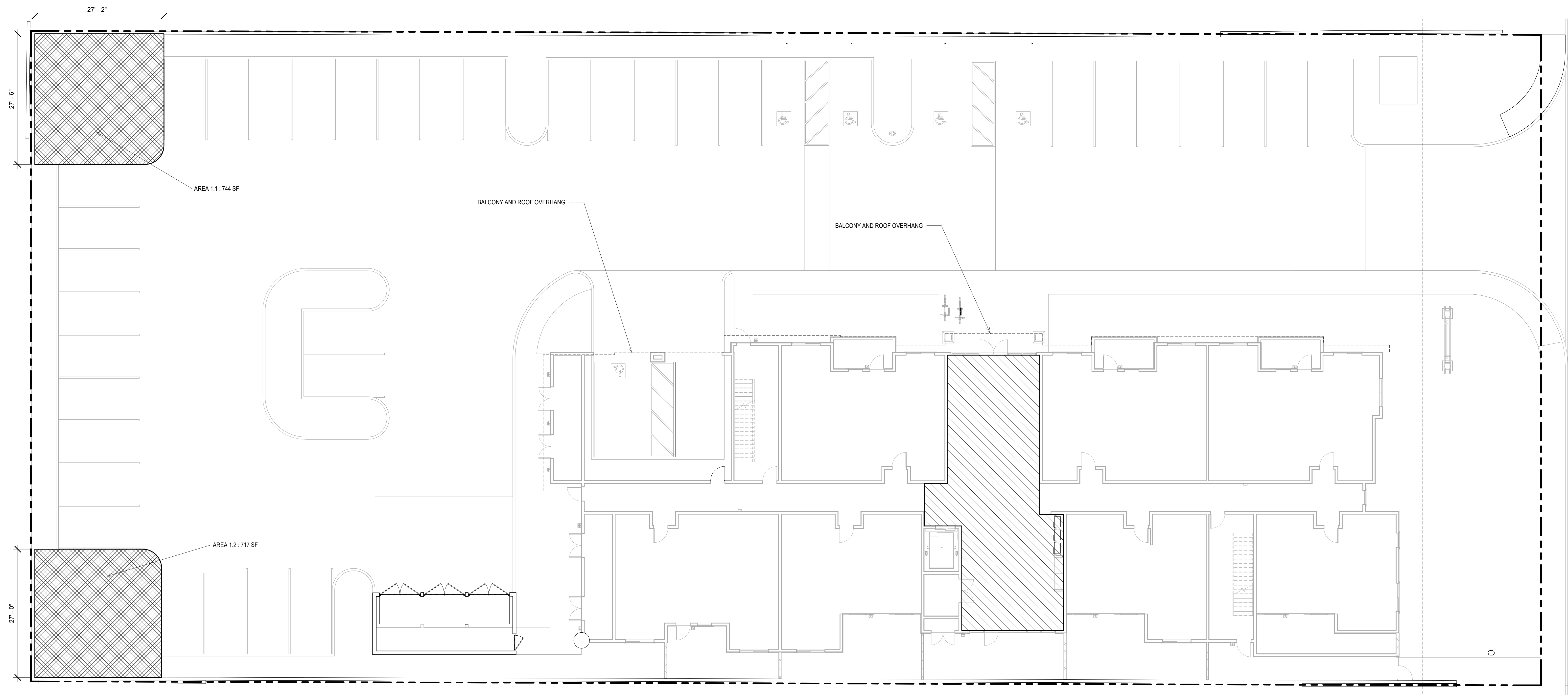
Step 1: List each development type using the enclosure and input development size based on units that appear when you choose a development type.

Development Type	Development Size	Food (yd ³ /week)	Green (yd ³ /week)	Recycle (yd ³ /week)	Refuse (yd ³ /week)
multi-family residential	93.0 residents	0.7	0.7	4.7	7.4

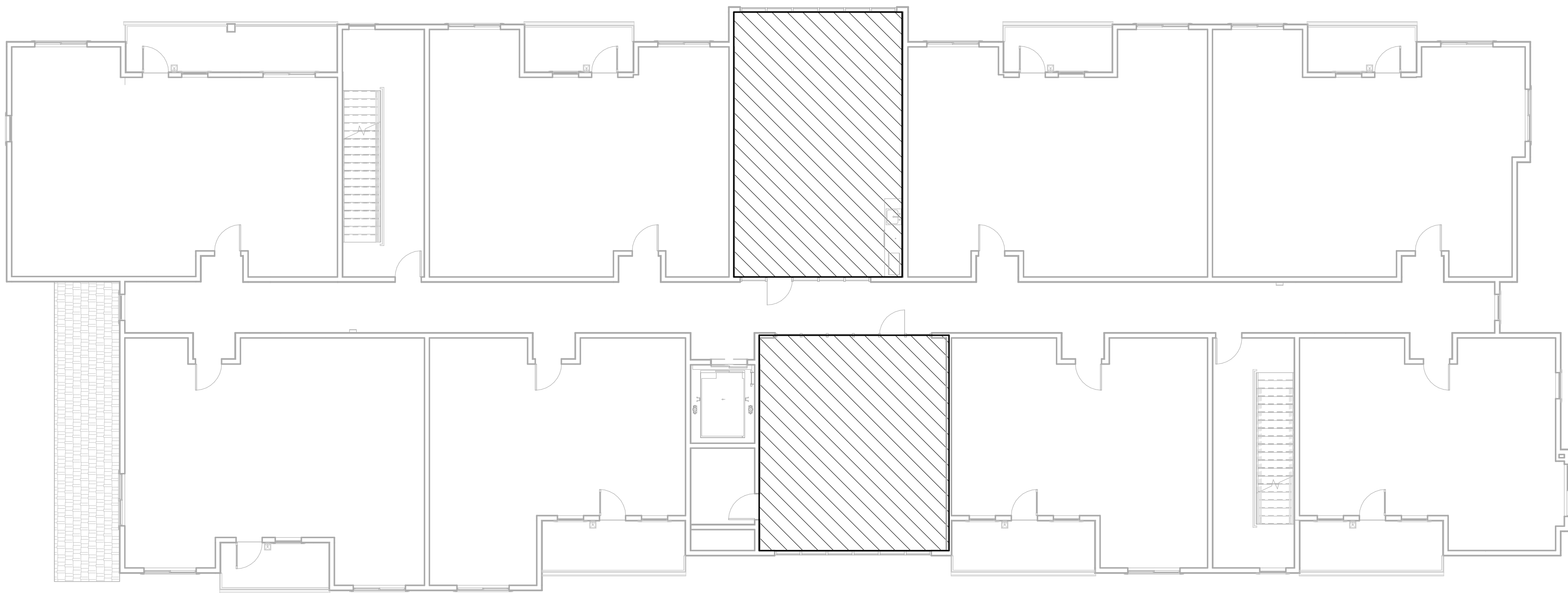
Step 2: Propose container sizes and quantities appropriate for the total generation of each material.

		Food (yd ³ /week)	Green (yd ³ /week)	Recycle (yd ³ /week)	Refuse (yd ³ /week)
total generation	(yd ³ /week)	0.7	0.7	4.7	7.4
	(gallons/wk)	135.0	135.0	951.0	1,495.0
container size		64 gal. cart	64 gal. cart	3 yd3 bin	4 yd3 bin
quantity		1	1	1	1
service frequency (pickups per week)		2	2	2	2

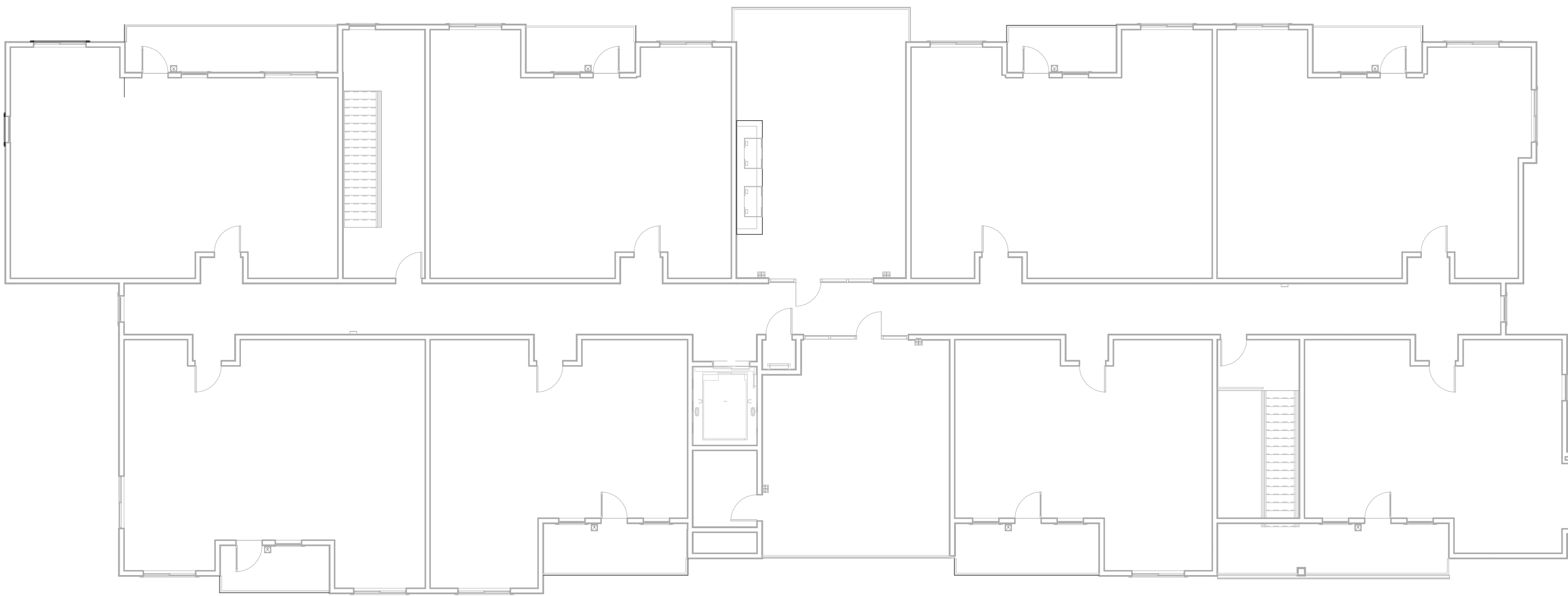
size & quantity requirements subject to change based on regulatory modifications, field audits, or land use modifications



1 FLOOR PLAN - FIRST
1" = 10'-0"



2 FLOOR PLAN - SECOND
1" = 10'-0"

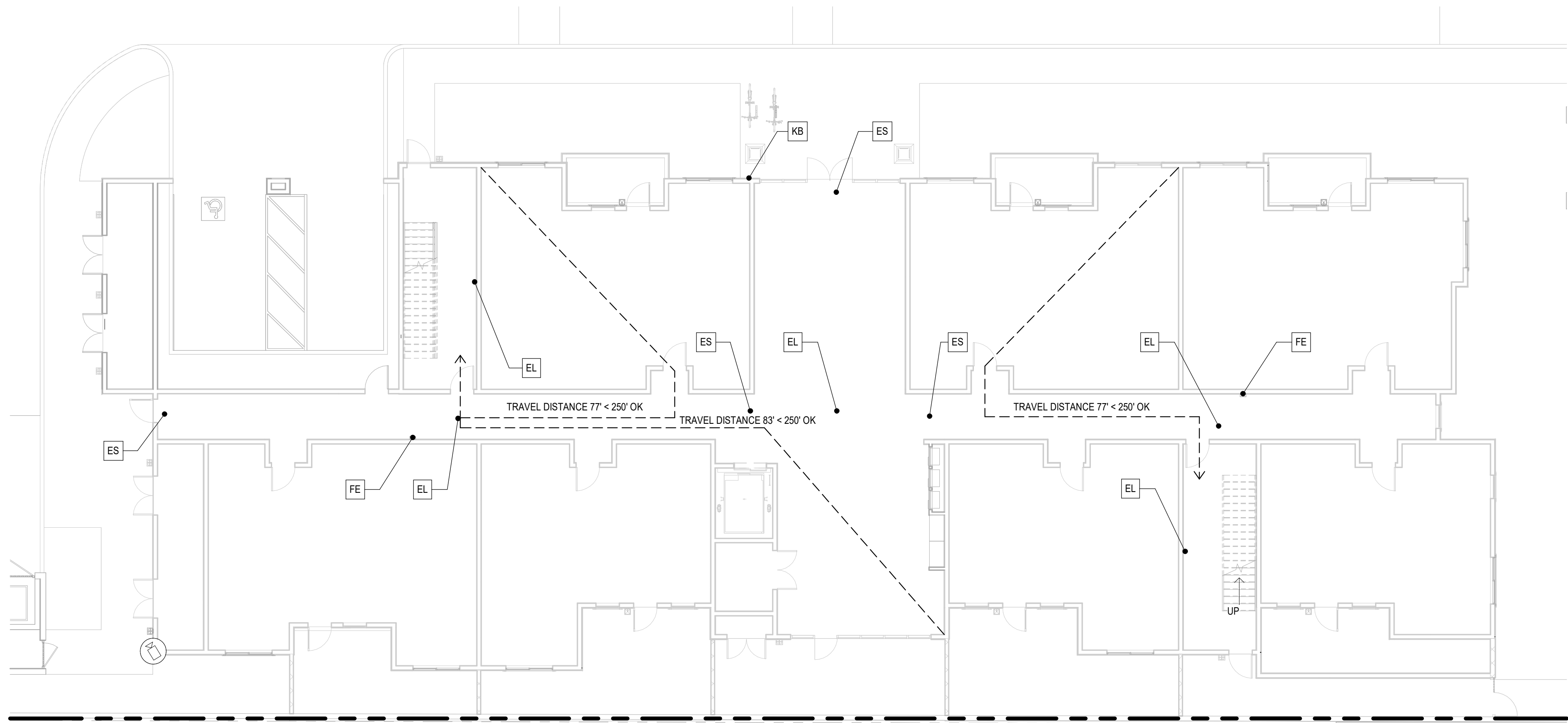


3 FLOOR PLAN - THIRD
1" = 10'-0"

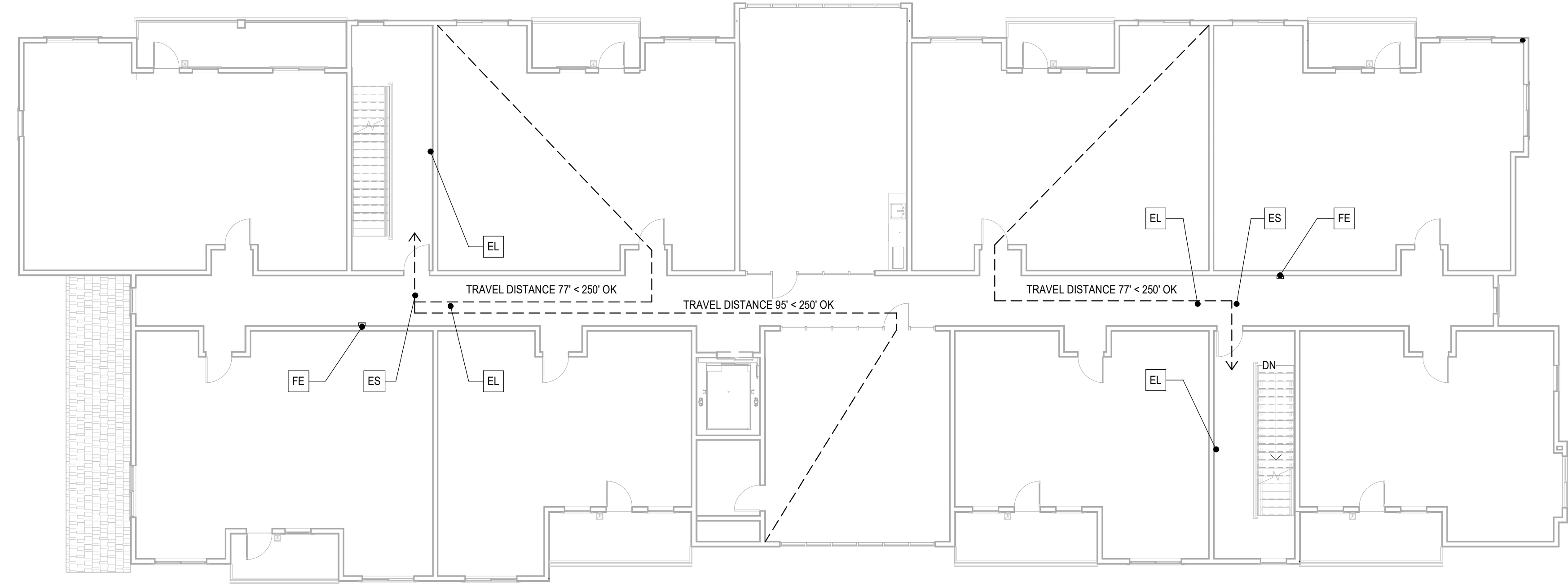
INTERIOR YARD SPACE CALCULATION		
SITE/ 1ST FLOOR	NO.	INTERIOR YARD SPACE AREA (SF)
	1.1	744
	1.2	717
	TOTAL:	1,461
2ND AND 3RD FLOOR:		0.0
OVERALL TOTAL		1,461
	AREA (SF)	% OF LOT
LOT SIZE	43,543	100
REQUIRED	13,063	30
PROVIDED	1,461	3.35

- GENERAL NOTES**
1. EACH LOT IS REQUIRED TO PROVIDE FOR INTERIOR YARD SPACE EQUAL TO AT LEAST 30 PERCENT OF THE LOT AREA. HOWEVER A WAIVER IS REQUESTED FOR A REDUCTION OF THE INTERIOR YARD SPACE
 2. THIS INTERIOR YARD SPACE SHALL BE COMPLETELY OPEN FROM GROUND TO SKY EXCEPT FOR A PATIO OR PERGOLA OR THE PROJECTIONS OF THOSE ITEMS REFERRED TO IN SECTIONS 16-304 THROUGH 16-307. THE INTERIOR YARD SPACE AREA SHALL HAVE A MINIMUM DIMENSION OF 15 BY 15 FEET.
 3. THE INTERIOR YARD SPACE SHALL BE COMPLETELY SEPERATE FROM ANY ARE REQUIRED FOR AUTOMOBILE CIRCULATION.

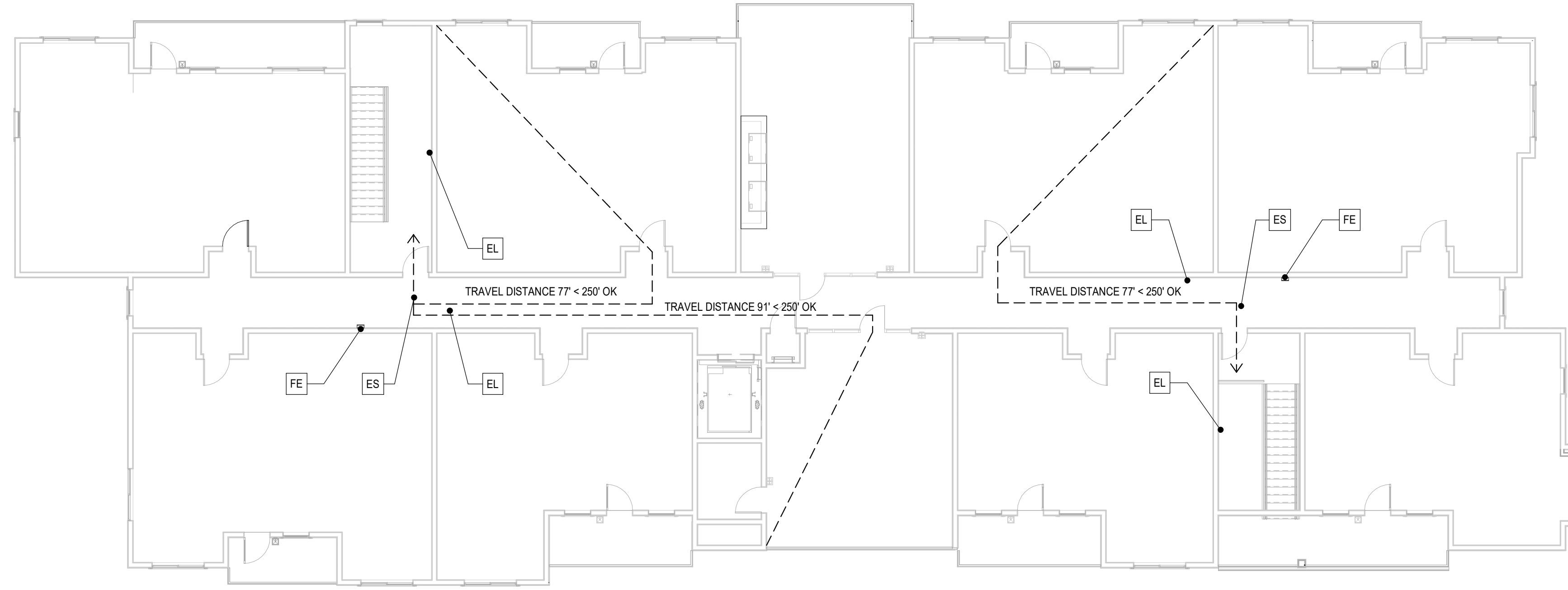
LEGEND	
	INTERIOR YARD SPACE: 1,461 S.F.
	AMENITY AREA: 2,351 S.F.



1 FLOOR PLAN - FIRST
1" = 10'-0"

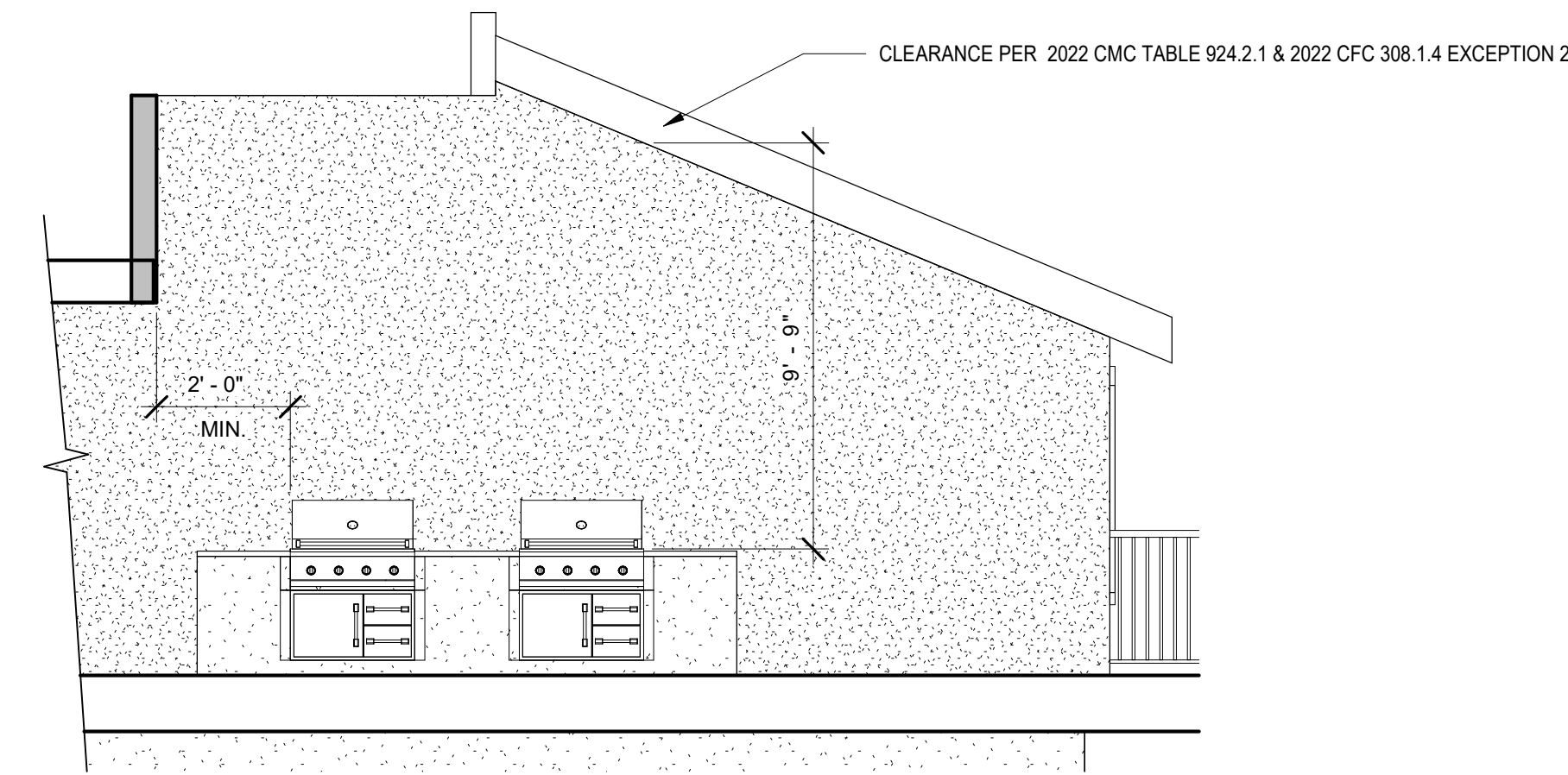


2 FLOOR PLAN - SECOND
1" = 10'-0"



3 FLOOR PLAN - THIRD
1" = 10'-0"

LEGEND	
	DISTANCE TO EXIT
	FIRE EXTINGUISHER - 2A-10BC
	EXIT SIGN
	KNOX BOX
	EMERGENCY EGRESS LIGHTING



4 GRILL OPEN FLAME CLEARANCE
1/4" = 1'-0"



1 FLOOR PLAN - FIRST
1/8" = 1'-0"



KEYNOTES	
10.48	ACCESS CONTROL SYSTEM
32.28	PATIO PRIVACY FENCE, TYP.

RESIDENTIAL UNIT COUNT - 1ST FLOOR		
UNIT TYPE	BDRMS.	AFFORDABILITY
A-1	1	VERY LOW
A-1	1	
A-2	1	
B-1	2	
B-1	2	
B-1	2	
B-1	2	
Grand total: 7		

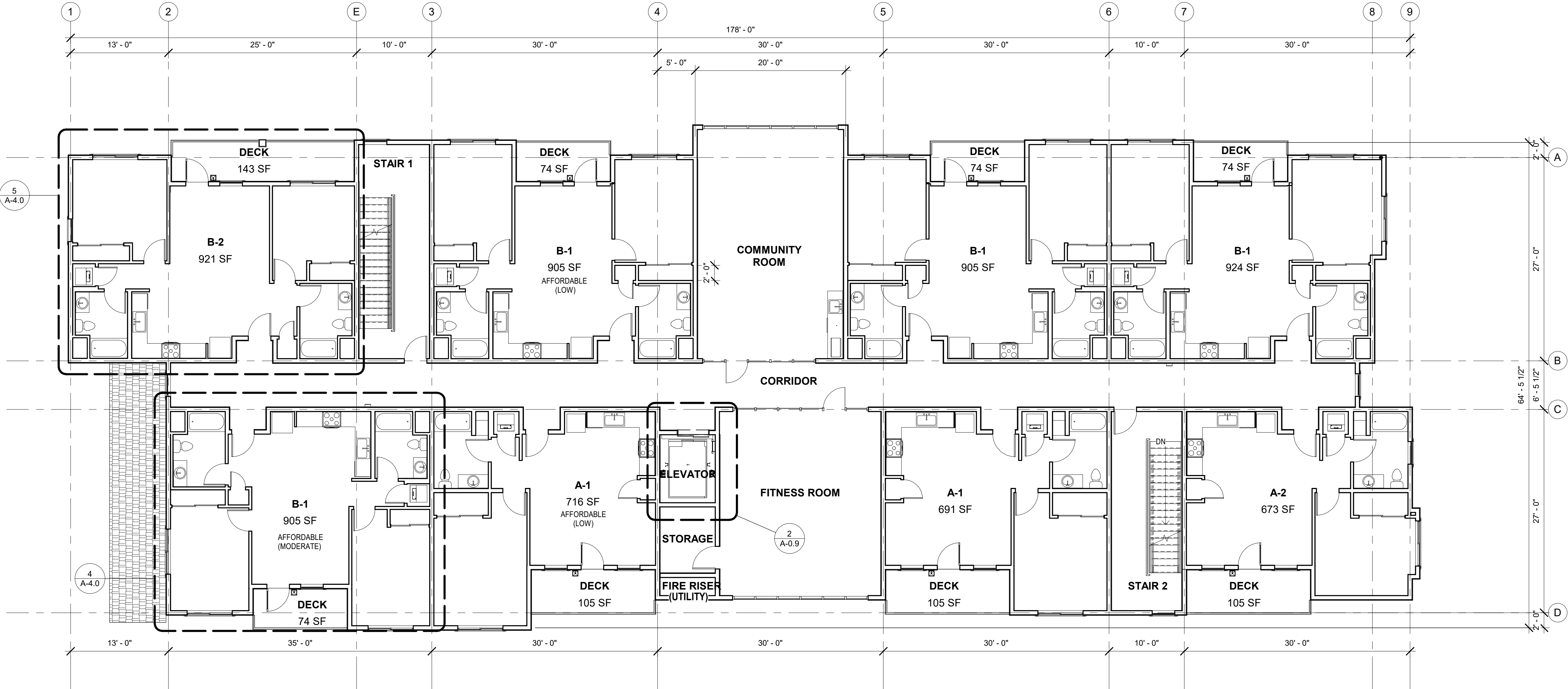
NON-RESIDENTIAL BUILDING AREAS - 1ST FLOOR	
ROOM NA	AREA
CIRCULATION	
CORRIDOR	1166 SF
CIRCULATION (VERTICAL)	
ELEVATOR	76 SF
STAIR 1	290 SF
STAIR 2	270 SF
COMMON	
ENTRY LOBBY	545 SF
LOUNGE	563 SF
STORAGE	176 SF
TRASH ROOM	
TRASH ROOM	0 SF
UTILITY	
ELEV. EQ.	75 SF
FIRE RISER	24 SF
UTILITY	176 SF
Grand total: 3359 SF	

1. SEE FLOOR PLANS FOR UNIT AREAS
2. AREAS ARE TAKEN TO THE CENTER LINE OF THE PERIMETER WALL

RESIDENTIAL UNIT COUNT - 2ND FLOOR		
UNIT TYPE	BDRMS.	AFFORDABILITY
A-1	1	LOW
A-1	1	
A-2	1	
B-1	2	
B-1	2	
B-1	2	LOW
B-1	2	MODERATE
B-2	2	
Grand total: 8		

NON-RESIDENTIAL BUILDING AREAS - 2ND FLOOR	
ROOM NA	AREA
CIRCULATION	
CORRIDOR	1177 SF
CIRCULATION (VERTICAL)	
ELEVATOR	76 SF
STAIR 1	290 SF
STAIR 2	270 SF
COMMON	
COMMUNITY ROOM	620 SF
FITNESS ROOM	551 SF
STORAGE	75 SF
UTILITY	
FIRE RISER	24 SF
Grand total	3082 SF

1. SEE FLOOR PLANS FOR UNIT AREAS
2. AREAS ARE TAKEN TO THE CENTER LINE OF THE PERIMETER WALL



2 FLOOR PLAN - SECOND
1/8" = 1'-0"

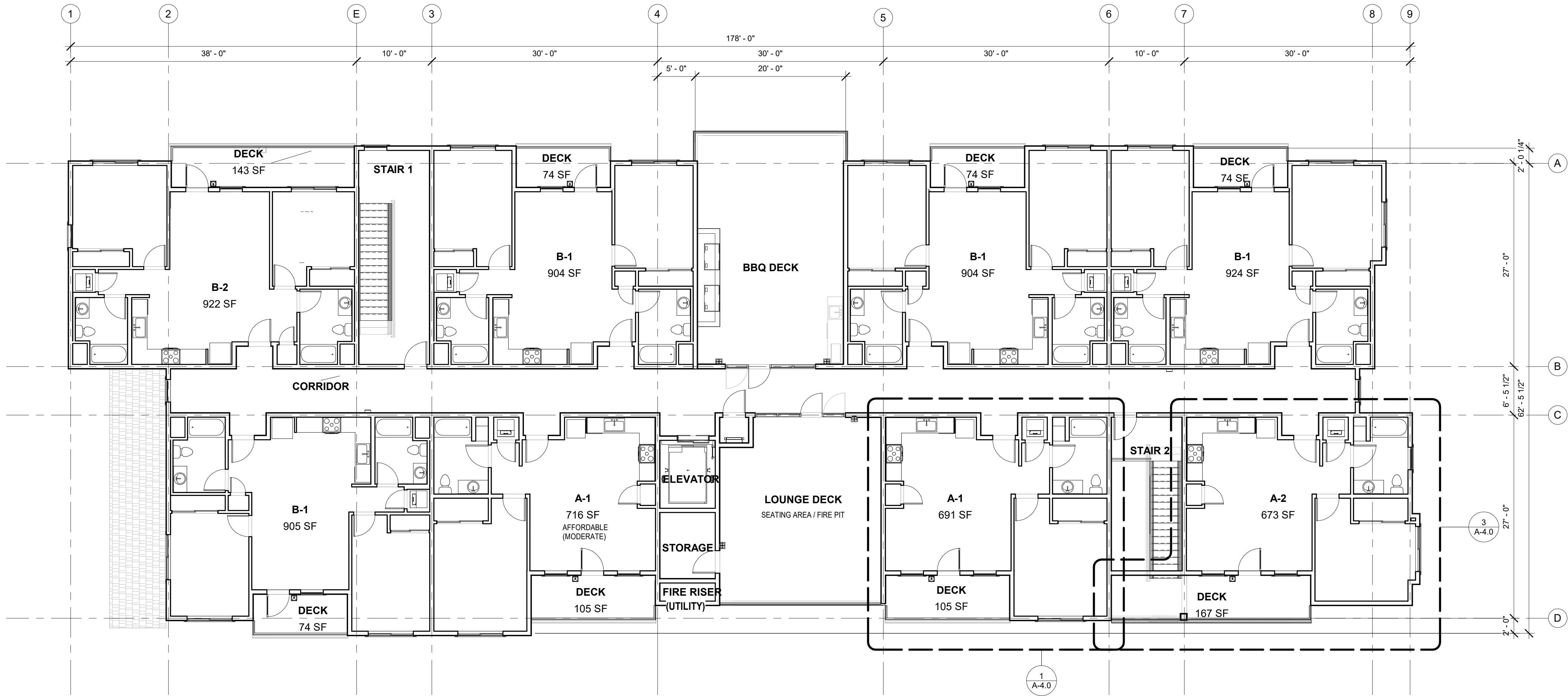
FLOOR PLAN - SECOND

MULTI-FAMILY RESIDENTIAL
SANDHU APARTMENTS
1239 SOUTH C STREET, OXNARD, CA, 93033

RESIDENTIAL UNIT COUNT - 3RD FLOOR		
UNIT TYPE	BDRMS.	AFFORDABILITY
A-1	1	MODERATE
A-1	1	
A-2	1	
B-1	2	
B-1	2	
B-1	2	
B-1	2	
B-2	2	
Grand total: 8		

NON-RESIDENTIAL BUILDING AREAS - 3RD FLOOR	
ROOM NA	AREA
CIRCULATION	
CORRIDOR	1172 SF
CIRCULATION (VERTICAL)	
ELEVATOR	76 SF
STAIR 1	290 SF
STAIR 2	210 SF
COMMON	
BBQ DECK	628 SF
LOUNGE DECK	539 SF
STORAGE	75 SF
UTILITY	
FIRE RISER	24 SF
Grand total	3012 SF

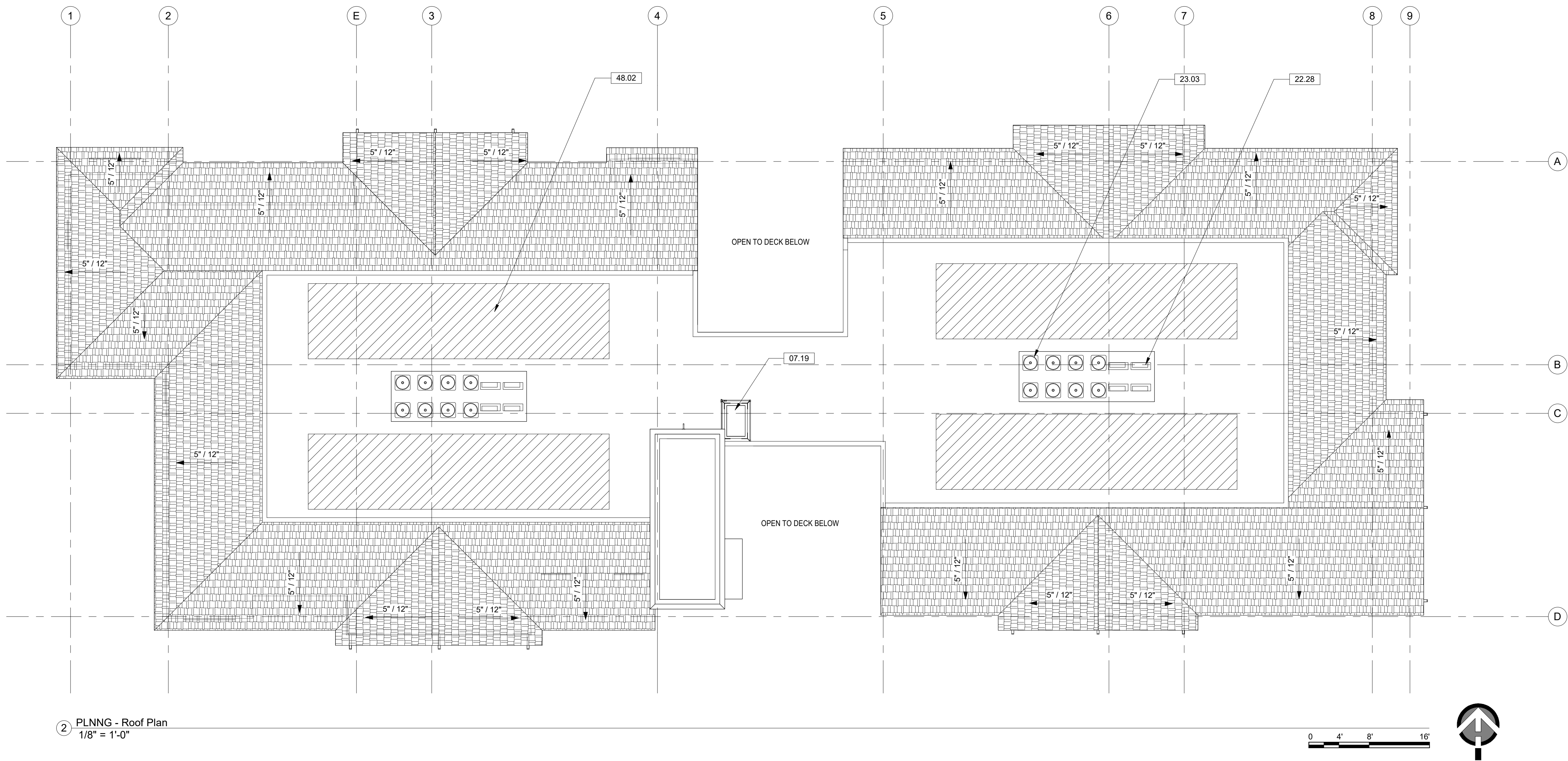
1. SEE FLOOR PLANS FOR UNIT AREAS
2. AREAS ARE TAKEN TO THE CENTER LINE OF THE PERIMETER WALL



1 FLOOR PLAN - THIRD
1/8" = 1'-0"



KEYNOTES	
07.19	ROOF HATCH
22.28	WATER HEATER SYSTEM, 10 GAL. WALL MOUNTED, SEE PLUMBING DRAWINGS
23.03	CONDENSING UNIT
48.02	SOLAR PANEL EQUIPMENT





2 West
1/8" = 1'-0"



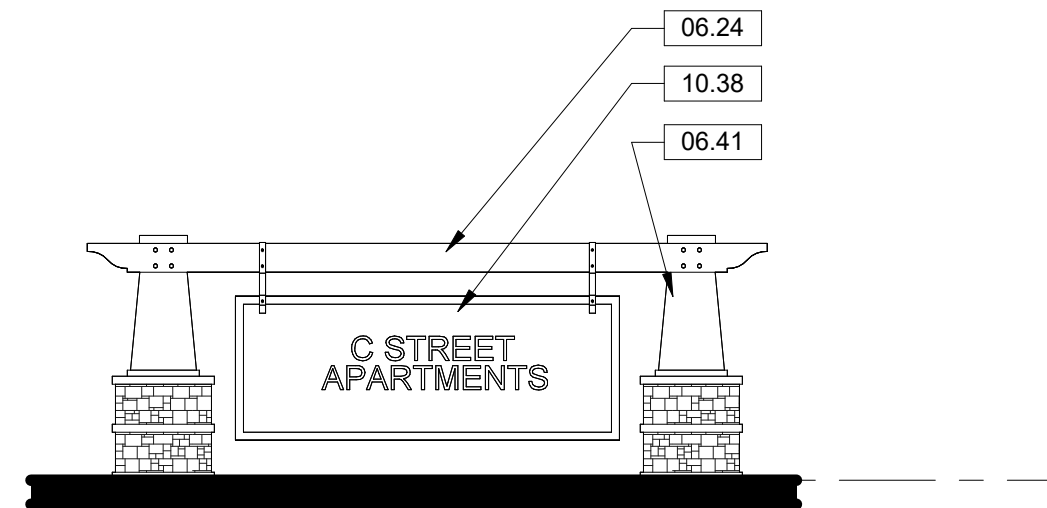
1 North
1/8" = 1'-0"



4 East
1/8" = 1'-0"



3 South
1/8" = 1'-0"



5 MONUMENT SIGN ELEVATION
1/4" = 1'-0"

LEGEND

(A)		PAIN: SHERWIN WILLIAMS SW 6232 MISTY	(E)		PAIN: SHERWIN WILLIAMS SW 9134 DELFT
(B)		PAIN: SHERWIN WILLIAMS SW 6234 UNCERTAIN GRAY	(F)		CORONADO STONE: CARMEL MOUNTAIN
(C)		PAIN: SHERWIN WILLIAMS SW 7006 EXTRA WHITE	(G)		MILGARD: ESPRESSO
(D)		PAIN: SHERWIN WILLIAMS SW 6229 TEMPE STAR			

KEYNOTES

00.35	LINE OF FLAT ROOF BEYOND
00.42	LINE OF FENCE OMITTED FOR CLARITY
05.04	PEDESTRIAN GATE 3'-0" x 6'-0"
05.36	STEEL TUBE GUARDRAIL, 1 1/2" DIA., 42" HT.
06.24	SHAPED BEAM
06.40	KNEE BRACE
06.41	TAPERED COLUMN WITH STONE BASE VENEER
06.42	WOOD FASCIA, PAINTED
07.05	GUTTERS WITH SCUPPERS, PAINTED TO MATCH ADJ. SURFACE
07.24	ROOF: COMPOSITE SHINGLE
08.03	ALUMINUM STOREFRONT WINDOW SYSTEM
08.07	DOOR PER SCHEDULE - UTILITY
08.20	PATIO DOORS: SINGLE-LIGHT FRENCH, PAINT
08.21	WINDOW: TINTED GLAZING (AS REQUIRED)
09.03	CORNICE TRIM: COMPOSITE WOOD
09.14	WALL FINISH: ADHERED MANUFACTURED STONE VENEER
09.16	WALL FINISH: EXTERIOR CEMENT PLASTER
09.17	WALL FINISH: FIBER CEMENT BOARD SIDING
09.23	WALL FINISH: FIBER CEMENT BOARD AND BATTEN
09.25	WALL TRIM: FIBER CEMENT
10.24	METAL AWNING
10.38	ADDRESS SIGN: 25 SF AREA
10.39	WALL MOUNTED ILLUMINATED ADDRESS SIGN, 8" HIGH LETTERS
23.03	CONDENSING UNIT
26.07	EXTERIOR LIGHT FIXTURE

LEGEND

A

PANT: SHERWIN WILLIAMS
SW 6232 MISTY

B

PANT: SHERWIN WILLIAMS
SW 6234 UNCERTAIN GRAY

C

PANT: SHERWIN WILLIAMS
SW 7006 EXTRA WHITE

D

PANT: SHERWIN WILLIAMS
SW 6229 TEMPE STAR

E

PANT: SHERWIN WILLIAMS
SW 9134 DELFT

F

CORONADO STONE:
CARMEL MOUNTAIN

G

MILGARD: ESPRESSO

WINDOW

STOREFRONT

KEYNOTES	
00.34	WALL POP-OUT BELOW
00.42	LINE OF FENCE OMITTED FOR CLARITY
05.04	PEDESTRIAN GATE 3'-0" x 6'-0"
05.36	STEEL TUBE GUARDRAIL, 1 1/2" DIA., 42" HT.
06.40	KNEE BRACE
06.42	WOOD FASCIA, PAINTED
07.05	GUTTERS WITH SCUPPERS, PAINTED TO MATCH ADJ. SURFACE
07.24	ROOF: COMPOSITE SHINGLE
08.03	ALUMINUM STOREFRONT WINDOW SYSTEM
08.07	DOOR PER SCHEDULE - UTILITY
08.20	PATIO DOORS, SINGLE-LIGHT FRENCH, PAINT
08.21	WINDOW, TINTED GLAZING (AS REQUIRED)
09.03	CORNICE TRIM, COMPOSITE WOOD
09.14	WALL FINISH: ADHERED MANUFACTURED STONE VENEER
09.16	WALL FINISH: EXTERIOR CEMENT PLASTER
09.17	WALL FINISH: FIBER CEMENT BOARD SIDING
09.23	WALL FINISH: FIBER CEMENT BOARD AND BATTEN
09.25	WALL TRIM: FIBER CEMENT
10.24	METAL AWNING
10.39	WALL MOUNTED ILLUMINATED ADDRESS SIGN, 8" HIGH LETTERS
19.17	
23.03	CONDENSING UNIT
26.07	EXTERIOR LIGHT FIXTURE



2 WEST
1/8" = 1'-0"



1 NORTH
1/8" = 1'-0"



3 EAST
1/8" = 1'-0"

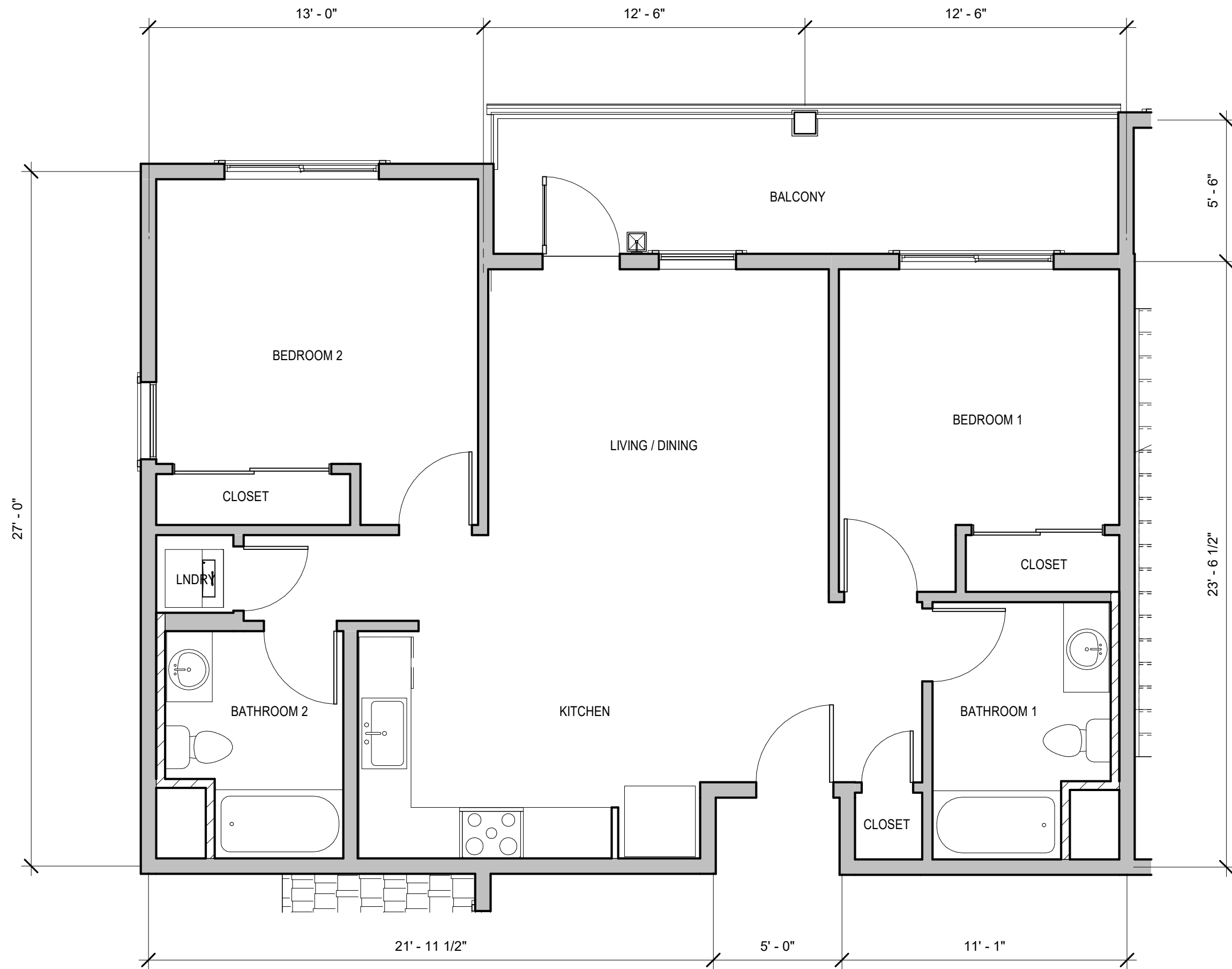


4 SOUTH
1/8" = 1'-0"

EXTERIOR ELEVATIONS - COLOR

MULTI-FAMILY RESIDENTIAL
SANDHU APARTMENTS
1239 SOUTH C STREET, OXNARD, CA, 93033

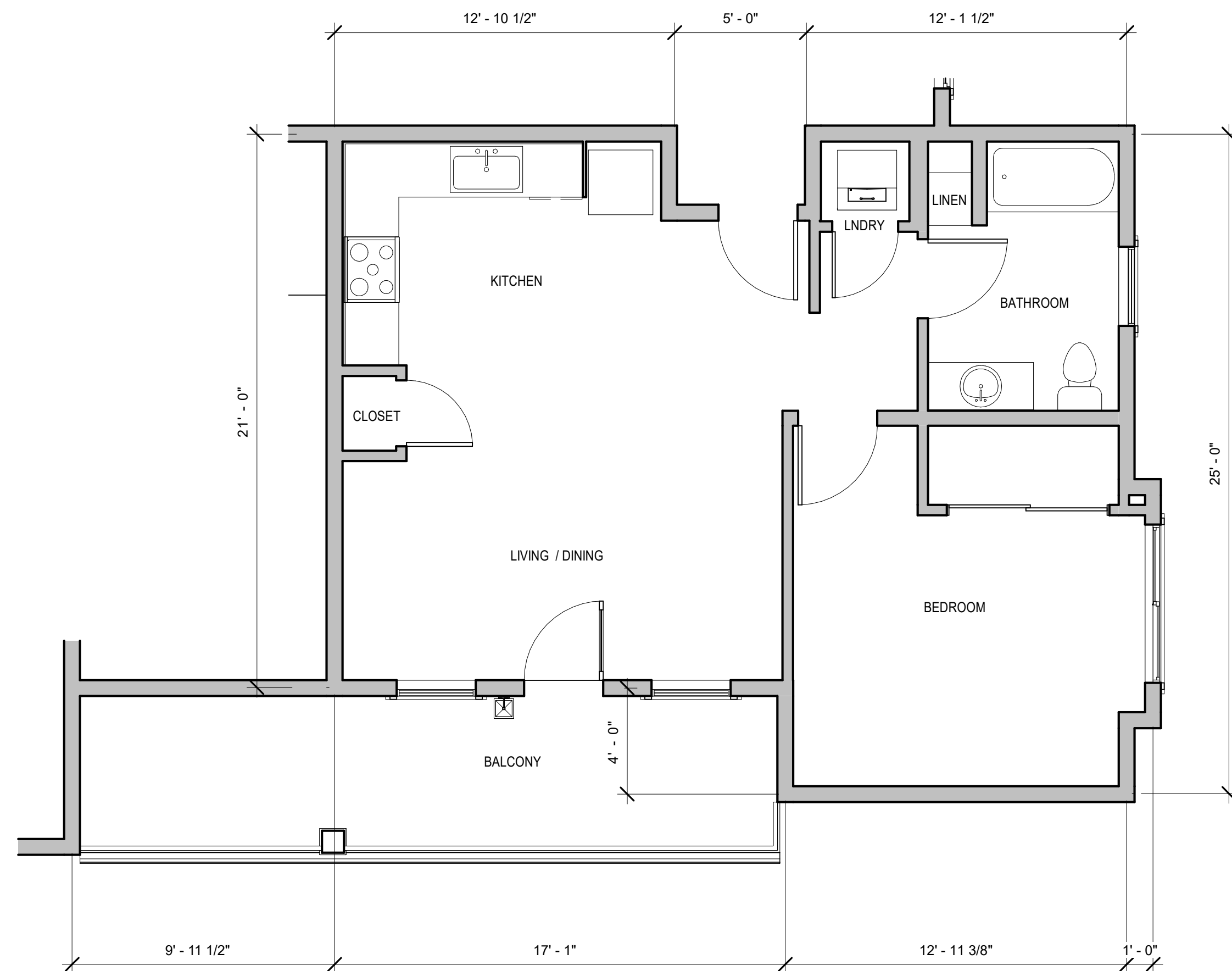




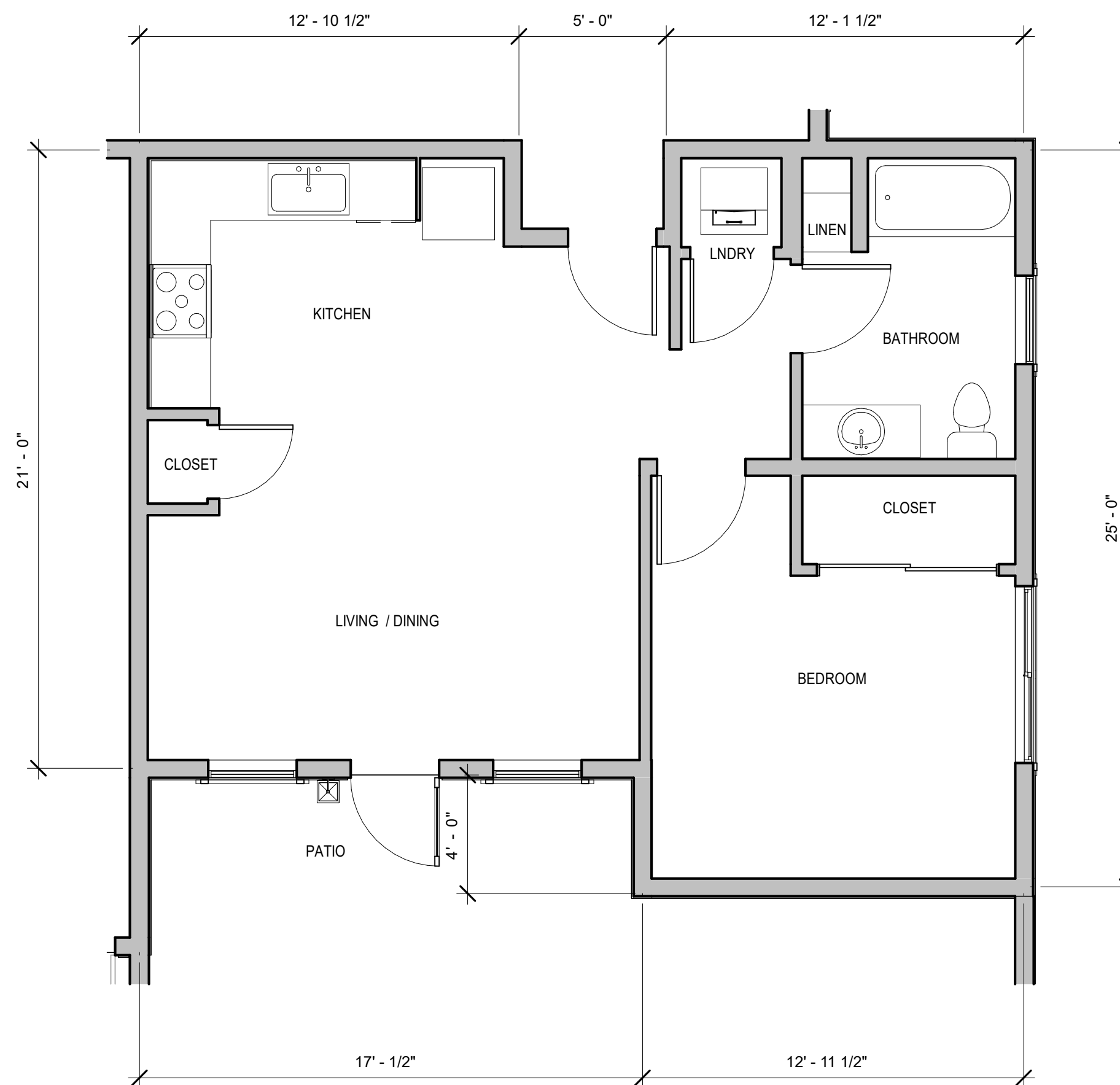
⑤ UNIT TYPE B-2
1/4" = 1'-0"



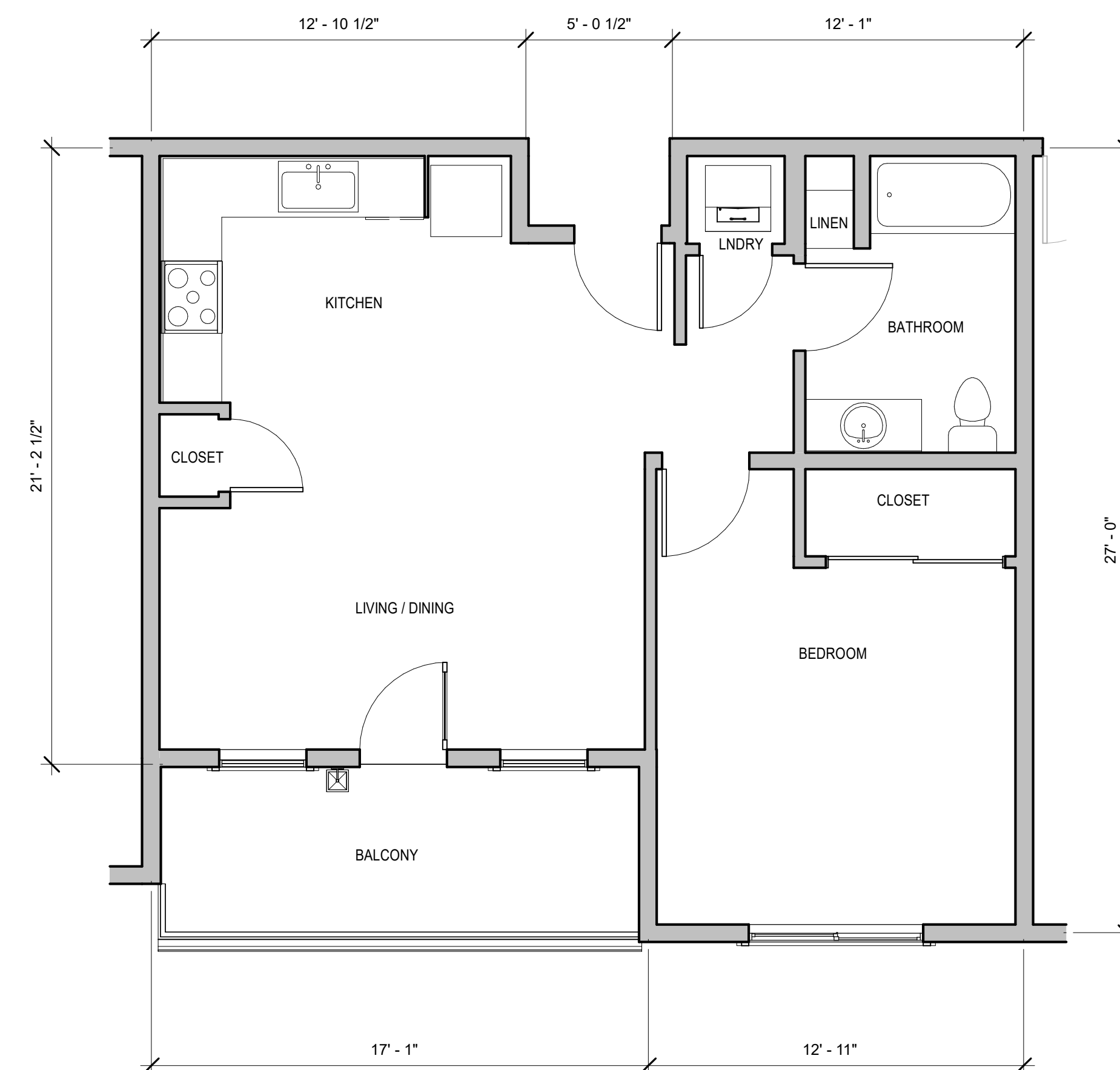
④ UNIT TYPE B-1
1/4" = 1'-0"



③ UNIT TYPE A-2.1
1/4" = 1'-0"



② UNIT TYPE A-2
1/4" = 1'-0"



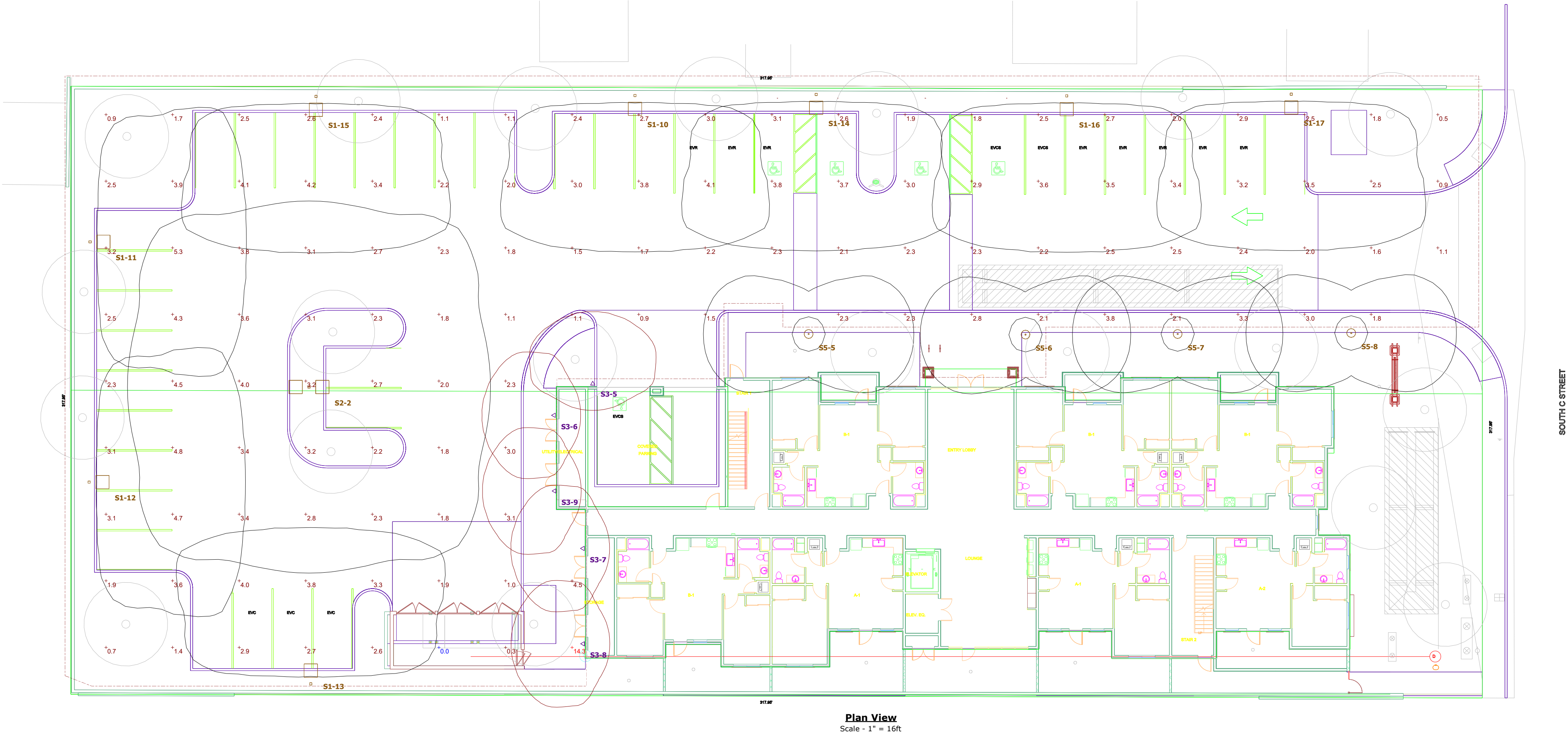
① UNIT TYPE A-1
1/4" = 1'-0"

UNIT COUNT - TOTAL		
UNIT TYPE	AREA	BD RMS.
A-1	717 SF	1
A-1	691 SF	1
A-1	716 SF	1
A-1	691 SF	1
A-1	716 SF	1
A-1	691 SF	1
A-2	665 SF	1
A-2	673 SF	1
A-2	673 SF	1
B-1	924 SF	2
B-1	905 SF	2
B-1	905 SF	2
B-1	905 SF	2
B-1	924 SF	2
B-1	905 SF	2
B-1	905 SF	2
B-1	905 SF	2
B-1	924 SF	2
B-1	904 SF	2
B-1	905 SF	2
B-1	921 SF	2
B-2	922 SF	2
Grand total: 23		

Schedule											
Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp	Number Lamps	Lamp Output	LLF	Input Power	Notes
	S1	8	Lithonia Lighting	DSX3 LED P3 40K 80CRI BLC3 MVOLT SPA PIRH DO8XJSS5 14FT 4C DM19AS (FINISH)	16FT OAH, D-Series Size 0 Area Luminaire P3 Performance Package Type 3 Extreme Backlight Control	4000K CCT 80 CRI	1	5070	0.92	68.95	16R MOUNTING HEIGHT
		1	Lithonia Lighting	DSX3 LED P3 40K 80CRI TSW MVOLT SPA PIRH DO8XJSS5 14FT 4C DM29AS (FINISH)	16FT OAH, D-Series Size 0 Area Luminaire P3 Performance Package 4000K CCT 80 CRI Type 5 Wide	4000K CCT 80 CRI	1	8563	0.92	137.9	16R MOUNTING HEIGHT
	S3	5	Lithonia Lighting	WEDGE2 LED P2SW 40K 80CRI W MVOLT DO8XJ DO8XJSS5 14FT 4C DM29AS (FINISH)	WEDGE2 LED WITH P2SW - PERFORMANCE PACKAGE - 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC, MTG HEIGHT 7'-5"	4000K CCT 80 CRI	1	2049	0.92	14.78	12FT MOUNTING HEIGHT
	S5	4	Lithonia Lighting	RADPT LED P2 40K P4TH MVOLT PTH DMXJSS5 12FT 4C PTH XXXX	12FT OAH RADIAN Post-Top with P2 4000K Pathway distribution	4000K CCT 80 CRI	1	4009	0.92	38.01	7FT MOUNTING HEIGHT



STATISTICS							
Description	Symbol	Max	Min	Max/Min	Avg/Min	Avg	UG
SITE LIGHTING W/LANDSCAPE	+	14.3 fc	0.0 fc	N/A	N/A	2.7 fc	-1.0



DISCLAIMER
The photometric calculation is provided as service for evaluating lighting levels and the results are based upon the data entered by the designer and the criteria provided by the customer. Responsibility of approval is by others. All of the data and fixture selections shall be reviewed and accepted by the approving authority. Fixture nomenclature shall be approved through submittal process prior to product being ordered.

- ① Concrete paving
- ② Decorative Fence, 42" HT.

BOTANICAL NAME	COMMON NAME	WUCOLS	NOTES
TREES			
<i>Cercis canadensis</i> 'Forest Pansy'	Forest Pansy Redbud	L	
<i>Cercis occidentalis</i>	Western Redbud	L	
<i>Platanus racemosa</i>	Western Sycamore	L	
<i>Pyrus kawakamii</i>	Evergreen Pear	L	
<i>Searsia lancea</i>	African Sumac	L	

<i>Agave 'Blue Flame'</i>	Blue Flame Agave	L	
<i>Arctostaphylos 'Howard McMinn'</i>	Howard McMinn Manzanita	L	
<i>Callistemon 'Little John'</i>	Compact Bottlebrush	L	
<i>Dianella tasmanica 'Variegata'</i>	White Striped Flax Lily	L	
<i>Frangula c. 'Eve Case'</i>	Coffeeferry	L	
<i>Furcraea foetida 'Mediopicta'</i>	Variegated Furcaea	L	
<i>Lomandra l. 'Breeze'</i>	Dwarf Mat Rush		
<i>Mahonia repens</i>	Creeping Mahonia	L	
<i>Muhlenbergia rigens</i>	Deer Grass	L	
<i>Myrsine africana</i>	African Boxwood	L	
<i>Rhaphiolepis u. 'Minor'</i>	Dwarf Yeddo Hawthorn	L	
<i>Rhus integrifolia</i>	Lemonade Berry	VL	
<i>Salvia apiana</i>	White Sage	L	
<i>Salvia leucantha</i>	Mexican Sage	L	
<i>Heteromeles arbutifolia</i>	Toyon	VL	

<i>Baccharis p. 'Twin Peaks'</i>	Twin Peaks Coyote Brush	L
<i>Bulbine frutescens</i>	Orange Stalked Bulbine	L
<i>Senecio mandraliscae</i>	Blue Chalksticks	L
<i>Carex divulsa</i>	Berkeley Sedge	L
<i>Zephyranthes candida</i>	Fairy Lily	L

[illegible]

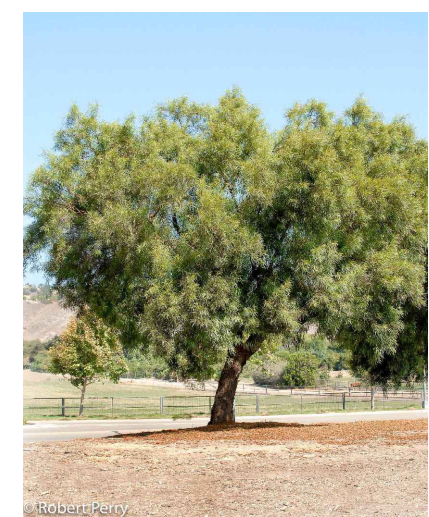
Cercis occidentalis

Hymenosporum flavum

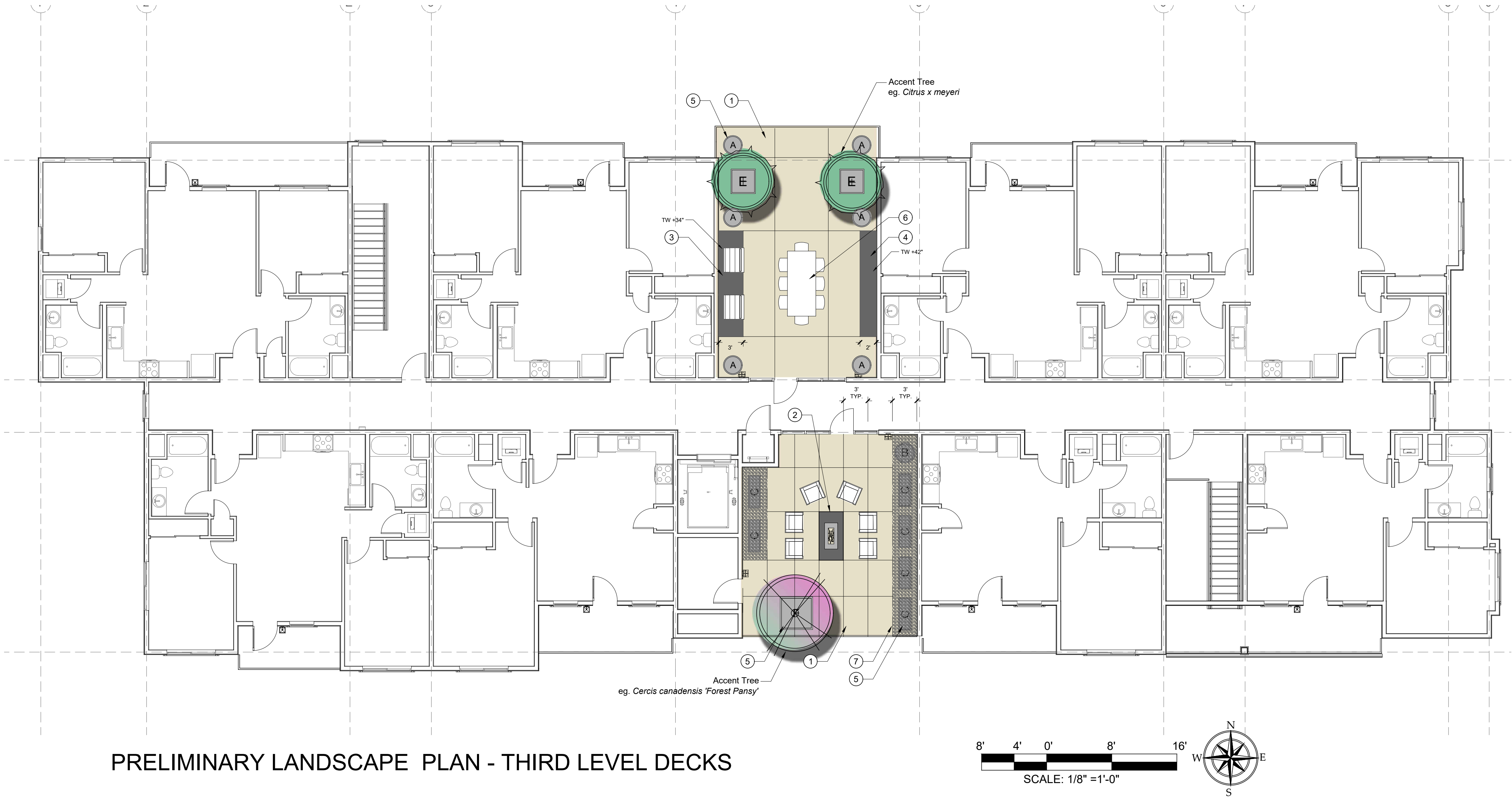
Platanus racemosa



Pyrus kawakamii



Searsia lancea



SITE IMPROVEMENT LEGEND

- 1 Concrete Paving - Integral color TBD, light sand float finish 2-blade width sawcut control joints per plan.
- 2 Fire Pit - 26" x 72", Custom color, honed finish.
- 3 Outdoor Kitchen with BBQ, 34" ht.
- 4 Concrete Island - Concrete to match Outdoor Kitchen, height per plan
- 5 Planters (in Gravel where shown), various sizes & shapes
- 6 Table + Chairs - to be selected by Owner
- 7 Metal Edging, 6" HT, 3/16" thick weathering steel (Borcon TM)

PRELIMINARY PLANT LIST

BOTANICAL NAME	COMMON NAME	WUCOLS	NOTES
TREES			
<i>Cercis canadensis</i> 'Forest Pansy' <i>Citrus x meyeri</i>	Forest Pansy Redbud Meyer Lemon	L	Flowering Deciduous Tree Small Fruit Tree
SHRUBS, GRASSES			
<i>Dianella tasmanica</i> 'Variegata'	White Striped Flax Lily	M	
<i>Fragula c.</i> 'Eve Case'	Coffeeberry	L	
<i>Furcraea foetida</i> 'Mediopicta'	Variegated Furcaea	L	
<i>Lomandra l.</i> 'Breeze'	Dwarf Mat Rush	M	
<i>Muhlenbergia rigens</i>	Deer Grass		
<i>Myrsine africana</i>	African Boxwood	M	

PROPOSED TREE IMAGES



Cercis canadensis 'Forest Pansy'



Citrus x meyeri

SITE ELEMENTS



Planters in Gravel



Outdoor Kitchen

BRODERSEN ASSOCIATES

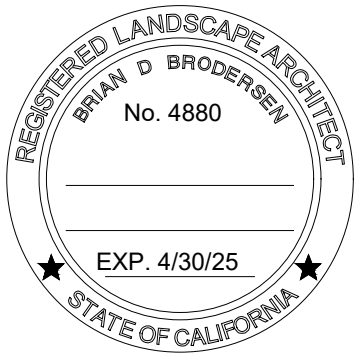
Landscape Architecture / Horticulture / Documentation

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CA#4880



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SANDHU APARTMENTS

1239 SOUTH C STREET

OXNARD, CA 93036

Date
09.15.23

23.12

Drawn by
AH

Checked by
BB

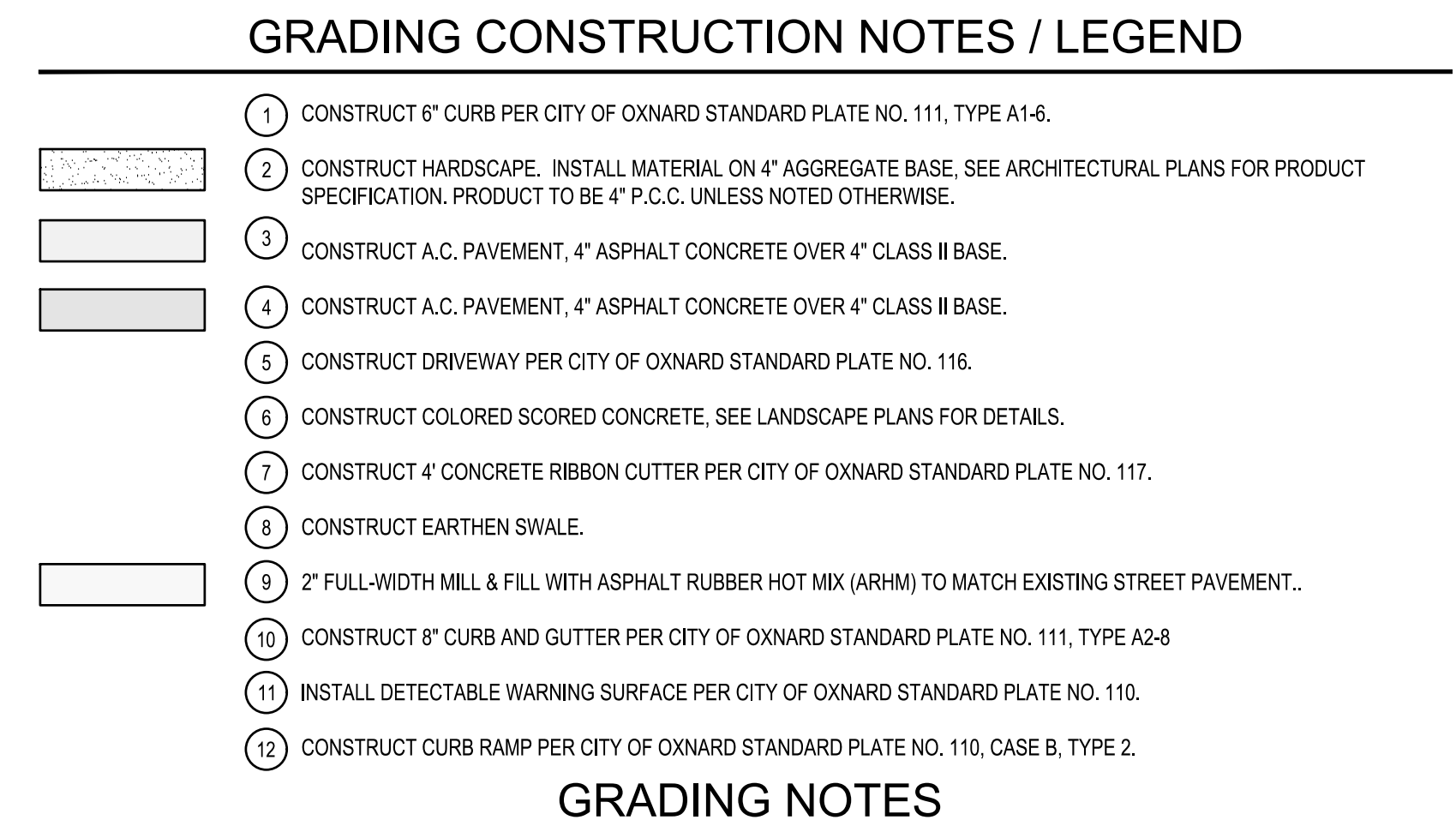
Sheet

L1.2

Of X Sheets

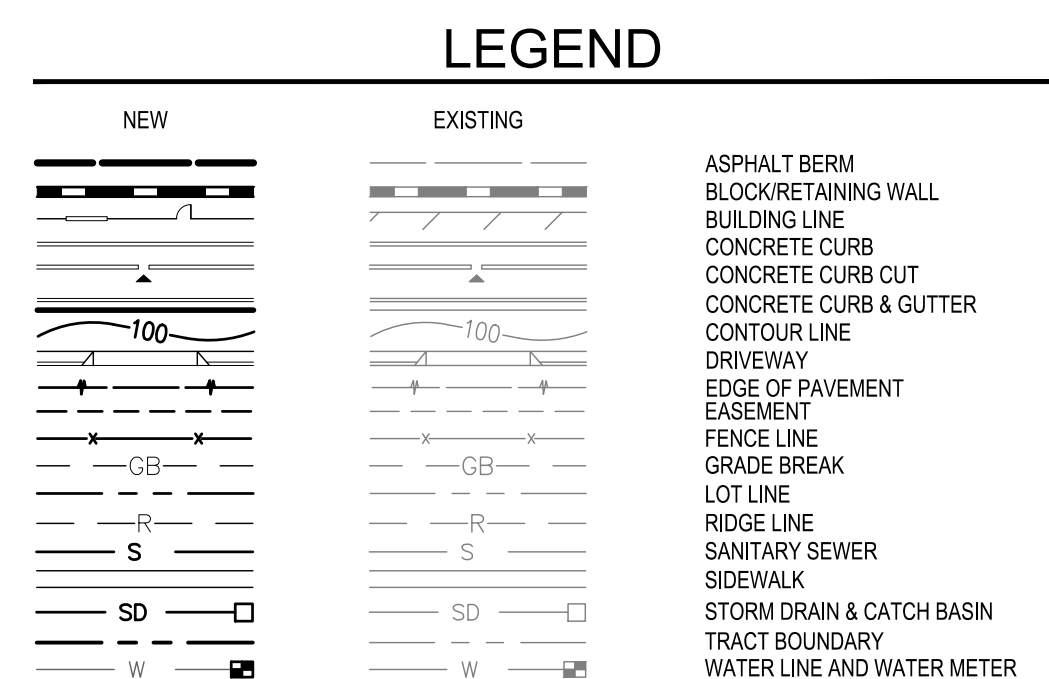
PRELIMINARY PLAN

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1. PROVIDE 4-INCHES MINIMUM CLEAR SPACE FROM FINISHED SOIL GRADE (FG) TO BUILDING WALL. CONSTRUCT STEM WALL AT BUILDING PERIMETER WHERE THIS CONDITION IS NOT MET.
2. RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.
3. ADA HANDRAILS, PARKING SIGNS, AND PARKING STRIPING ARE PER ARCHITECTURAL PLANS AND ARE SHOWN HEREON FOR REFERENCE ONLY.
4. TOP OF WALL CALLOUTS REPRESENT TOP OF RETAINED SURFACE AND DO NOT INCLUDE WALL FREEBOARD AS SHOWN ON DETAILS. BOTTOM OF WALL CALLOUTS REPRESENT FACE OF WALL AT FINISHED SURFACE.
5. CLEARING AND GRUBBING OF THE SITE SHOULD CONSIST OF THE REMOVAL OF ASPHALT, CONCRETE SLAB, VEGETATION SUCH AS BRUSH, GRASS, WOOD, STUMPS, TREES, ROOTS OF TREES AND OTHERWISE DELETERIOUS NATURAL MATERIALS FROM THE AREAS TO BE GRADED. CLEARING AND GRUBBING SHOULD EXTEND TO THE OUTSIDE OF ALL PROPOSED EXCAVATION AND FILL AREAS.
6. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED.
7. STANDARD 12" HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES.
8. NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
9. MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX. DRY DENSITY WITHIN 40' BELOW FINISH GRADE AND 93% OF MAX. DRY DENSITY DEEPER THAN 40' BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOILS ENGINEER.
10. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES.
11. FINISHED GRADE NOT TO EXCEED A FOUR INCH VERTICAL DROP WITHIN TWO FEET OF ADA ACCESSIBLE PATH.
12. ANY DAMAGED OR SUBSTANDARD SIDEWALK ALONG THE PROJECT FRONTAGES SHALL BE RECONSTRUCTED. CONFORM/SAWCUT SHALL BE MADE AT THE EXISTING JOINT OR SCORE-LINE. ALL EXISTING ADA CURB RAMPS ALONG THE PROJECT FRONTAGE SHALL BE BROUGHT UP TO ADA STANDARDS.

BFP	BACKFLOW PREVENTION DEVICE	FG	FINISHED FLOOR
BO	BLOWOFF	FG	FINISHED GRADE
BOW	BOTTOM OF WALL (AT GROUND)	FS	FINISHED SURFACE
BW	BACK OF WALK	GB	GRADE BREAK
BLDG	BUILDING	HP	HIGH POINT
CB	CATCH BASIN	INV	INVERT ELEVATION
CCO	CATCH BASIN	LP	LOW POINT
CMC	CONCRETE	MH	MANHOLE
CMP	CORRUGATED METAL PIPE	PIV	POST INDICATOR VALVE
DR	DOOR	POC	POINT OF CONNECTION
DS	DOWN SPOUT	R	RIDGE
ESMT	EASEMENT	RM	RM ELEVATION
EG	EXISTING GRADE	RID	ROOF DRAIN
FC	FACE OF CURB	TC	TOP OF CURB
FIN	FINISHED FLOOR	TPW	TOP OF PAVEMENT
FDC	FIRE DEPARTMENT CONNECTION	TE	TRASH ENCLOSURE
FH	FIRE HYDRANT	WM	WATER METER
FL	FLOW LINE	VV	VALVE

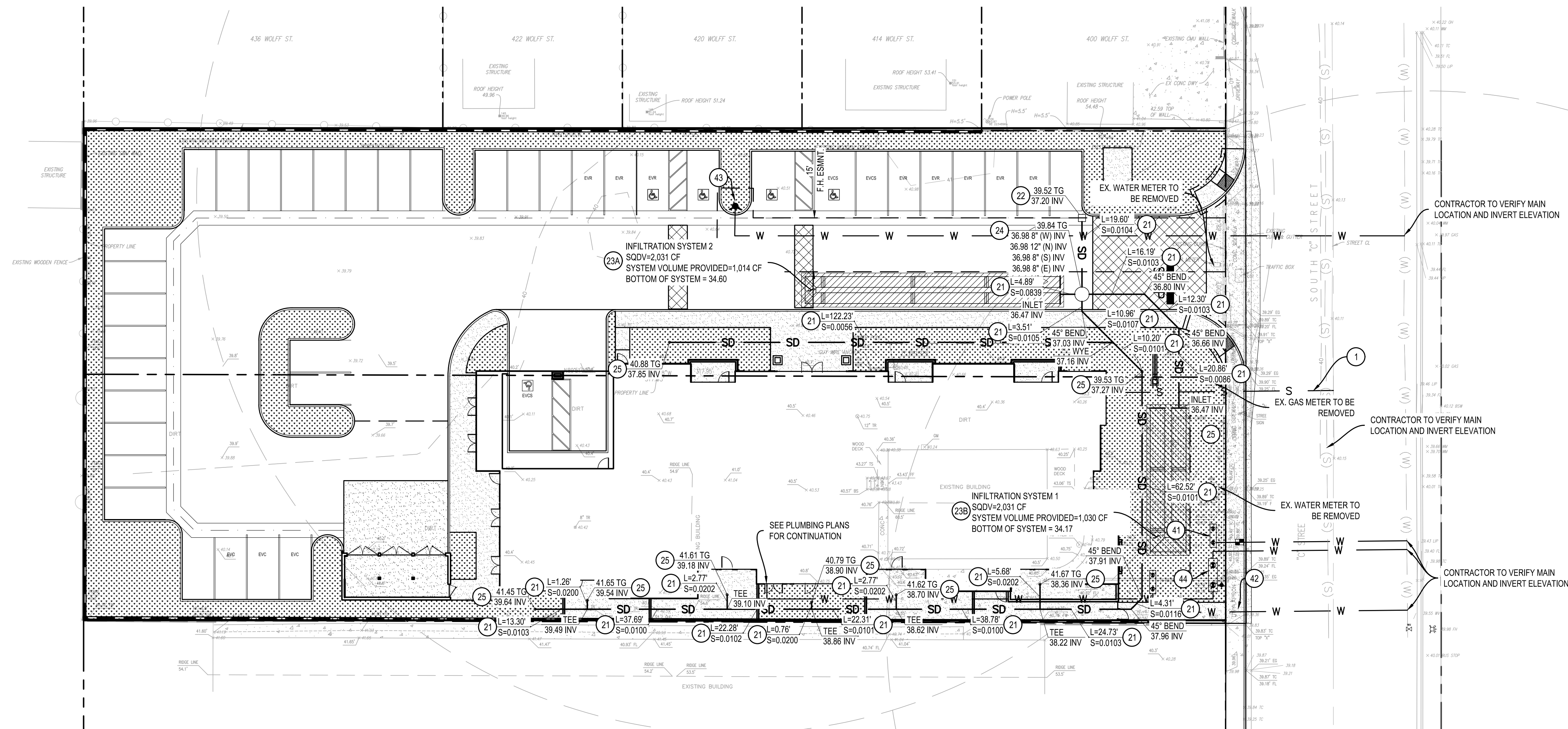


REGISTERED PROFESSIONAL ENGINEER
JARED Q. ADAMS
No. 86086
EXP. 9/30/24
CIVIL
STATE OF CALIFORNIA

REVISIONS						
MARK	DATE	DESCRIPTION	BY		Development Services Department	
				GRADING PLAN		
				ACCEPTED BY: _____ CITY ENGINEER _____ R.C.E. _____ DATE _____		
				SHEET DRAWING NUMBER		
REVIEWED BY:				SCALE: HORIZ. _____ 1"=20' VERT. _____ 1"=20'		SHEET No. <u>1</u> Of <u>2</u>
_____ DATE _____				DRAWN BY: RC _____ CHECKED BY: RC _____		DRAWING NUMBER XX-XXX
_____ DATE _____						

ENGINEERING SITE PLAN

SANDHU APARTMENTS
APN: 203-0-062-010



UTILITY CONSTRUCTION KEYNOTES / LEGEND

- S —

 - ① INSTALL 8" SEWER LATERAL SEWER WITHIN BUILDING FOOTPRINT TO BE PER PLUMBING PLANS, SHOWN FOR REFERENCE HEREON. TRENCH AND BACKFILL PER CITY OXNARD STD. PLATE NO. 602

— SD —

 - ②1 INSTALL 8" PVC SDR-35 STORM DRAIN PIPE, LENGTH AND SLOPE PER PLAN.
 - ②2 ☐ INSTALL BROOKS PRODUCTS CATCH BASIN (2424) OR APPROVED EQUAL.
 - ②3A ☐ INSTALL CONTECH 36" CMP INFILTRATION SYSTEM OR APPROVED EQUAL.
 - ②3B ☐ INSTALL CONTECH 48" CMP INFILTRATION SYSTEM OR APPROVED EQUAL.
 - ②4 ☐ INSTALL CONTECH CDS UNIT 2025-S OR APPROVED EQUAL.

○

 - ②5 ☐ INSTALL NYLOPLAST 6" AREA DRAINS OR APPROVED EQUAL.
 - ②6 ☐ INSTALL SUMP PUMP TO OVERFLOW DRAINAGE TO THE STREET.
 - ②7 ☐ INSTALL SIDEWALK DRAIN PER CITY OF OXNARD STD. PLATE NO. 122.

— W —

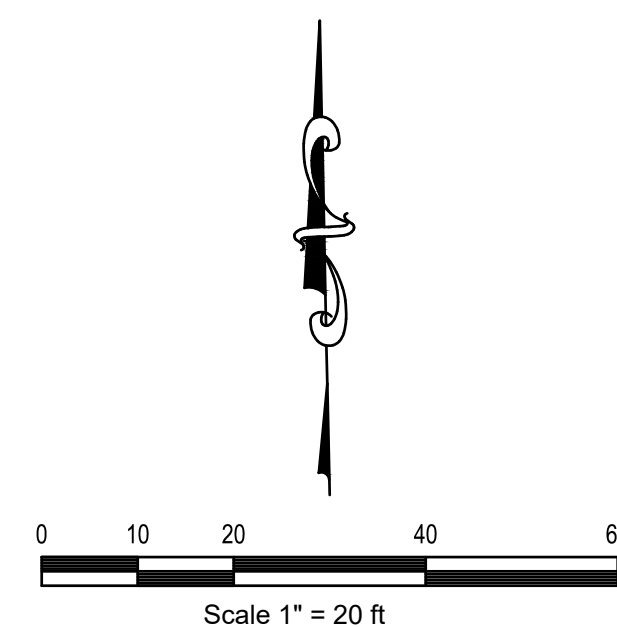
 - ④1 ☐ INSTALL 2" DOMESTIC WATER SERVICE AND METER PER CITY OF OXNARD STD. PLATE NO. 310.

— W —

 - ④2 ☐ INSTALL 1" IRRIGATION BACKFLOW DEVICE AND METER PER CITY OF OXNARD STD. PLATES NO. 305 & 309.
 - ④3 ☐ INSTALL 6" WET BARREL FIRE HYDRANT WITH 4" x 4" x 2-1/2" CONNECTIONS (JONES TRITON J-4065 OR APPROVED EQUAL) PER CITY OF OXNARD STD. PLATE NO. 300.
 - ④4 ☐ INSTALL FIRE WATER REDUCED PRESSURE DCV/FDC PER CITY OF OXNARD STD. PLATE NO. 311.

UTILITY NOTES

1. BACKFILLING AND COMPACTION FOR ALL TRENCHES SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER.
2. CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO ANY SITE WORK. ALL WORK FOR STORM DRAIN AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UPSTREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
3. ALL WORK ON-SITE AND IN THE PUBLIC RIGHT OF WAY, SHALL CONFORM TO CITY STANDARDS AND REQUIREMENTS. NOTE THE REQUIREMENT OF ADDITIONAL PERMITS TO BE OBTAINED BY THE CITY PRIOR TO ANY WORK BEING DONE IN THE RIGHT-OF-WAY.
4. GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND UTILITIES, PROVIDE 6" MINIMUM BETWEEN PIPES CROSSING ELECTRICAL LINES HORIZONTALLY AND 12" MINIMUM BETWEEN PARALLEL PIPES CROSSING ELECTRICAL LINES.
5. FOR UTILITY MATERIALS AND TYPES, SEE CITY STANDARDS AND / OR THE PROJECT SPECIFICATIONS.
6. WATER LINES SHALL BE 12" MINIMUM ABOVE SANITARY SEWER LINE AT ALL CROSSINGS.
7. MINIMUM COVER FOR WATER LINES IS 3.0 FEET.
8. WATER LINES SHOWN HEREON FOR REFERENCE. SEE PLUMBING PLANS FOR CONSTRUCTION DETAILS.
9. ALL EXISTING UTILITY LATERALS SUBMITTED TO THE SITE THAT WILL NOT BE USED SHALL BE REMOVED AND CAPPED AT THE MAIN.



PREPARED BY:

CCE DESIGN ASSOCIATES, INC.

CCE 771 E. Daily Drive • Ste 120 • Camarillo, CA 93010
805.738.5434 • www.ccedesignassociates.com



REVISIONS							
MARK	DATE	DESCRIPTION	BY	Development Services Department			
				UTILITY PLAN			
ACCEPTED BY: _____ CITY ENGINEER R.C.E. DATE _____				_____			
				SHEET DRAWING NUMBER			
REVIEWED BY: _____ _____ DATE _____ _____ CHECKED BY: RC _____ DATE _____				SCALE: HORIZ. <u>1"=20'</u> VERT. <u>1"=20'</u>		SHEET No. <u>2</u> OF <u>2</u>	
				DRAWING NUMBER XX-XXX			

ENGINEERING SITE PLAN

SANDHU APARTMENTS

APN: 203-0-062-010

EROSION CONSTRUCTION NOTES / LEGEND

- SE-1 SILT FENCE PER CASQA BMP SE-1, PER DETAIL 1 ON SHEET 4.
- TC-1 STABILIZED CONSTRUCTION ENTRANCE / EXIT PER CASQA BMP TC-1, PER DETAIL 3 ON SHEET 4.
- SE-8 SANDBAG BARRIER PER CASQA BMP SE-8.
- SE-10 INLET PROTECTION PER CASQA BMP SE-10, SEE DETAIL 2 ON SHEET 4.
- THE FOLLOWING CASQA BMPs ARE PART OF THE EROSION CONTROL PLAN; HOWEVER, ARE NOT LOCATION BASED AND CANNOT BE SHOWN HEREON:
- EC-1 SCHEDULING PER CASQA BMP EC-1
- EC-4 HYDROSEEDING PER CASQA BMP EC-4
- SE-6 GRAVEL BAG BERM PER CASQA BMP SE-6 (ACCEPTABLE SUBSTITUTE FOR FIBER ROLLS)
- SE-7 STREET SWEEPING AND VACUUMING PER CASQA BMP SE-7
- WE-1 WIND EROSION CONTROL PER CASQA BMP WE-1
- TC-3 ENTRANCE / OUTLET TIRE WASH PER CASQA BMP TC-3
- NS-X ANY AND ALL APPLICABLE CASQA NON-STORMWATER BMPs (INCLUSIVE OF NS-1 THROUGH NS-16)
- WM-X ANY AND ALL APPLICABLE CASQA WASTE MANAGEMENT BMPs (INCLUSIVE OF WM-1 THROUGH WM-10)

EROSION CONTROL NOTES

- TEMPORARY EROSION CONTROL PRIOR TO COMPLETION OF FINAL IMPROVEMENTS SHALL BE PERFORMED BY THE CONTRACTOR AS INDICATED BELOW:
- ALL GRADED AREAS ARE TO RECEIVE HYDROSEED EROSION CONTROL. HYDROSEEDING TO EXTEND 5 FT BEYOND DAYLIGHT LINES.
 - EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ONSITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
 - DEVICES SHOWN ON PLAN SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE RESIDENT ENGINEER.
 - THE CONTRACTOR SHALL RESTORE ALL EROSION CONTROL DEVICES TO WORKING ORDER AFTER EACH RUNOFF PRODUCING RAINFALL.
 - THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES DUE TO UNCOMPLETED GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCES WHICH MAY ARISE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
 - ALL EROSION CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREON.
 - GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
 - TEMPORARY EROSION CONTROL DEVICES ARE TO REMAIN IN PLACE UNTIL HYDROSEEDING ARE ESTABLISHED AND NO EROSION IS EVIDENT.
 - EXCEPT AS OTHERWISE DIRECTED BY THE CITY INSPECTOR, ALL DRAINAGE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF THE WORKING DAY WHEN THE 48 HOUR FORECAST OF RAIN PROBABILITY IS 40% AND MAINTAINED DURING THE RAINY SEASON FROM OCTOBER 15TH TO APRIL 15TH OF THE SUCCEEDING YEAR.
 - EROSION CONTROL DEVICES MUST BE IN PLACE DURING THE ABOVE STATED PERIOD.
 - CLEAN OUT MUD AND SILT AFTER EACH RAIN OR AS DIRECTED BY THE CITY INSPECTOR.
 - THE LOCATIONS OF THE GRAVEL BAGS AS SHOWN MAY VARY DUE TO THE FIELD CONDITIONS AND ADDITIONAL GRAVEL BAGS MAY BE REQUIRED AS DIRECTED BY THE CITY INSPECTOR.
 - FIBER ROLLS MAY BE USED IN PLACE OF GRAVEL BAGS AND SPACING IS TO BE PER STREET SCHEDULE HEREON BELOW AND SHALL BE PLACED BY FIELD CONDITIONS ALSO. DRIVEWAYS SHALL HAVE GRAVEL BAGS PLACED AT 50 FOOT INTERVALS.
 - PLACE MIRAFI FILTER FABRIC INSERT INTO CATCH BASIN OPENING AND PROTECT WITH GRAVEL BAGS (BMP SE-10).

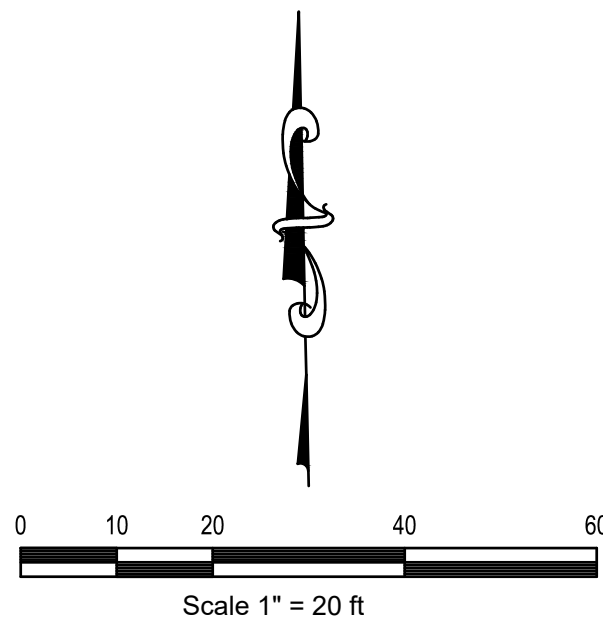
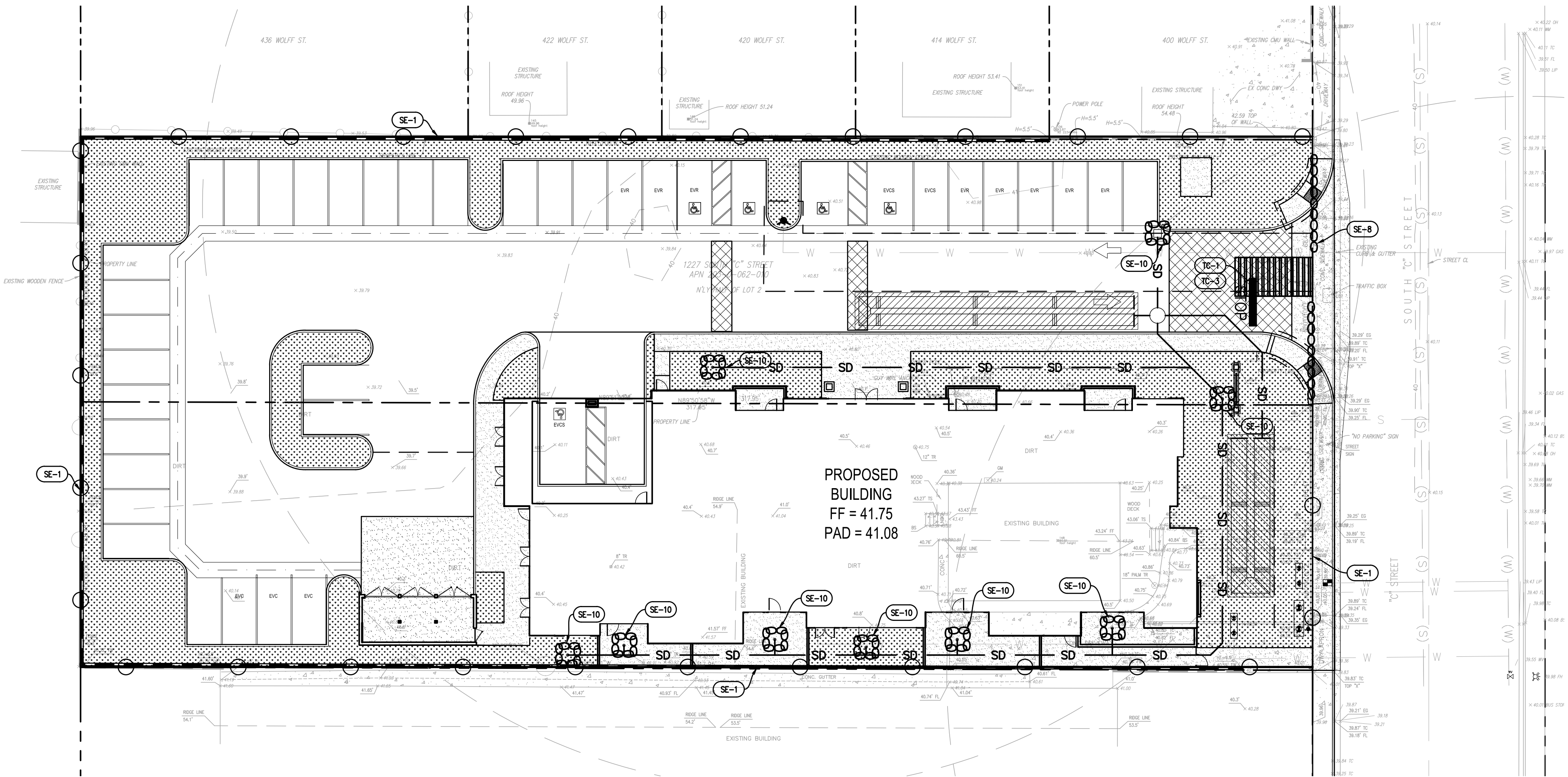
NOTE:

THE LOCATION AND DESIGN OF ALL EROSION CONTROL MEASURES SHOWN ON THESE PLANS ARE TENTATIVE ONLY AND ARE SUBJECT TO REVISIONS AS DETERMINED BY THE RESIDENT INSPECTOR OR THE CITY ENGINEER. ACTUAL EROSION CONTROL MEASURES SHALL BE INSTALLED TO THE SATISFACTION OF THE RESIDENT INSPECTOR, AS CONDITIONS WARRANT. SILT, DEBRIS, AND MUD SHALL BE PROMPTLY REMOVED FROM ALL EROSION CONTROL STRUCTURES AFTER EACH RAIN TO THE SATISFACTION OF THE RESIDENT INSPECTOR. THE CITY MAY CONDUCT REGULAR SITE INSPECTIONS TO ASSESS CHANGING CONDITIONS AND DETERMINE THE NECESSITY OF ADDITIONAL CONTROL MEASURES.

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL ALL EROSION CONTROL FACILITIES AS SHOWN ON THE APPROVED EROSION CONTROL PLAN OR AS DIRECTED BY THE CITY ENGINEER AT THE END OF EACH WORKING DAY.

2. THE CONTACT PERSON RESPONSIBLE FOR EROSION CONTROL IS THE CONSTRUCTION SUPERINTENDENT INDICATED HERE:

24 HOUR CONTACT TELEPHONE NUMBER: _____

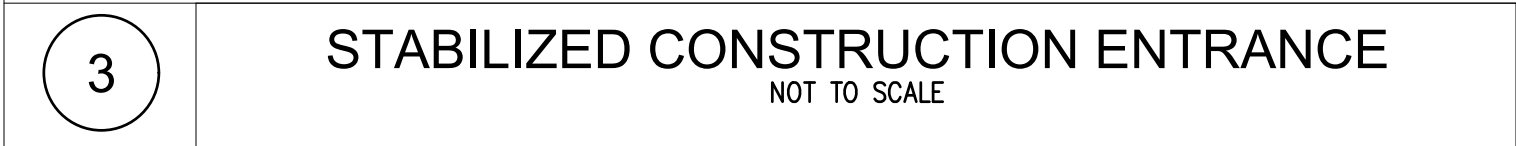


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JARED Q. ADAMS, P.E.
R.C.E. No. **86086** DATE _____



REVISIONS				OXNARD CALIFORNIA		Development Services Department
MARK	DATE	DESCRIPTION	BY			
						EROSION CONTROL PLAN
ACCEPTED BY:				CITY ENGINEER _____ R.C.E. _____ DATE _____		
REVIEWED BY:				SHEET DRAWING NUMBER _____		
				SCALE: HORIZ. 1"=20'		SHEET No. <u>1</u> of <u>2</u>
				VERT. 1"=20'		
DATE _____				DRAWN BY: RC		DRAWING NUMBER XX-XXX
DATE _____				CHECKED BY: RC		



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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: Sandhu Apartments

Project Applicant: Sukhi Sandhu

Project Location - Specific: 1227 and 1239 South C Street, Oxnard, CA, 93033 Ventura County, APN: 203-0-062-010 and 203-0-062-020

Description of Nature, Purpose and Beneficiaries of Project: A request for a Development Design Review (DDR) planning and zoning number (PZ 23-200-11), Density Bonus (PZ 23-535-06) and Lot Line Adjustment/Lot Merger (PZ 24-310-02) permit to authorize the construction of a 31,636 square foot apartment building reaching 3 stories and containing 23 residential units with 41 residential parking on a 0.99 acre project site. The 23 residential unit apartment building consists of 9 one-bedroom units and 14 two-bedroom units. Of the 23 units, five (5) of them are designated as affordable units. The Project also includes a request for the ministerial approval of a Density Bonus Permit to allow for a total of a 92 percent Density Bonus to increase the maximum number of units from 12 units to 23 units and to waive, reduce or modify four development standards related to building height, open space, balcony size, lawn area, and interior yard space. The Project qualifies for automatic parking reductions per State regulations. The Project is located at 1227 and 1239 S C Street within the Multiple Family (R-2) Zoning Designation. Filed by Rosy Hernandez on behalf of property owner Sukhi Sandhu, 3490 Trego Court, Simi Valley, CA 93065.

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

Name of Person or Agency Carrying Out Project (Applicant): Rosy Hernandez

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. State type and section number: Section 15332 Class 32
- ☐ Statutory Exemptions. State code number:

Reason(s) why project is exempt: This project includes the construction of a three-story, 23-unit apartment complex located on a 0.99-acre project site which is surrounded by residential uses. The proposed Project meets the requirements of a Class 32 Categorical Exemption because the Project is (i) consistent with the applicable 2030 General Plan land use designation and all applicable 2030 General Plan policies as well as with applicable zoning designation and regulations with concessions, waivers, or reductions to development standards as allowed by the ministerial Density Bonus request pursuant to Government Code Section 65915. (ii) The Project occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses. (iii) Additionally, the project site has no value, as habitat for endangered, rare or threatened species. (iv) Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (v) the site can be adequately served by all required utilities and public services. There are no Exceptions to the Exemptions (Section 15300.2) which could apply to this project.

Lead Agency Contact Person: Marcum Caldwell, Associate Planner, (805) 385-7863

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

Date

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

RESOLUTION NO. 23-200-11, 23-535-06, & 24-310-02

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 23-200-11 (DEVELOPMENT DESIGN REVIEW) AND 23-535-06 (DENSITY BONUS) AND 24-310-02 (LOT LINE ADJUSTMENT/LOT MERGER) TO ALLOW FOR THE CONSTRUCTION OF A 3-STORY, 23 UNIT (INCLUDING 5 AFFORDABLE UNITS) APARTMENT BUILDING WITH 41 PARKING SPACES, LANDSCAPE AND INFRASTRUCTURE IMPROVEMENTS ON A 0.99 ACRE SITE LOCATED AT 1227 AND 1239 SOUTH C STREET (APN'S: 203-0-062-010 AND 203-0-062-020), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY ROSY HERNANDEZ - LAUTERBACH AND ASSOCIATES, 300 MONTGOMERY AVENUE OXNARD CA ON BEHALF OF, SUKHI SANDHU, 3490 TREGO COURT, SIMI VALLEY, CA 93033.

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 Community Development Director of the City of Oxnard ("Director") has considered an application on October 15, 2023, submitted by Sukhi Sandhu, property owner (the "**Applicant**", "**Developer**" and/or "**Permittee**"), submitted a request to approve Planning and Zoning for a Development Design Review Planning and Zoning Permit Number (PZ 23-200-11), Density Bonus (PZ 23-535-06), and Lot Line Adjustment/Lot Merger (PZ 24-310-02); and

WHEREAS, if the aforementioned entitlement applications are collectively approved by the City of Oxnard, the project would be permitted to develop a new three-story, 23-unit, mixed-income, 31,636 square foot multi-family apartment building and related improvements located on an existing, 0.99-acre property with existing single-family dwelling proposed to be demolished, at 1227 and 1239 South C Street (APNs: 203-0-062-010 and 203-0-062-020) ("Project"); 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, the Density Bonus application seeks three development Concessions/incentives pursuant to Government Code Section 65915(d) (State's Density Bonus law) to: i) reducing the required size of balconies and patios of the units; ii) increasing maximum height to 38 feet 8 inches; iii) reduce open space requirements by reducing the Interior Yard Space from 30% to 3%; iv) elimination of required 35 foot open yard area and v) prescribed automatic reduced parking requirements through State Density Bonus parking ratios with exemption of covered/garage parking requirement and elimination of guest parking.

WHEREAS, on May 8, 2025, the Director conducted a duly noticed public hearing to consider Applicant's request to approve Planning and Zoning Permit No. 23-200-11 (Development Design Review) to allow the construction of a 23 unit apartment project with 41

total parking spaces, onsite indoor amenities (community area, fitness center, and rooftop barbeque area with fire pit) and associated improvements on a 0.99-acre site located at 1227 and 1239 South C Street (APNs: 203-0-062-010, and -020) two legal lots to be merged together prior to issuance of certificate of occupancy (Lot Line Adjustment/Lot Merger 24-310-02). In accordance with Section 16-531 of the Oxnard City Code and Planning and Zoning Permit No. 23-535-06 (Density Bonus) requesting the ministerial approval of a Density Bonus Permit. The Density Bonus request will allow for a 92.5 percent Density Bonus, up to five concessions used as: two Density Bonus concessions and two density Bonus Waivers pursuant to State Density Bonus Law (Government Code 65915) and Oxnard City Code Sections 16-410 and 16-420. The four Density Bonus concessions, waivers or reductions along with parking reductions are as follows:

Project Deviations

Density Bonus Concessions (2)	1. Patio & balcony minimum size reduction (10 feet by 10 feet required) to none provided 2. Maximum height for R-2 Zone 25 feet (required) to 38 feet 8 inches provided
Density Bonus Waivers (2)	3. Interior Yard Space reduction (30% required) to 3% provided 4. Minimum dimension of 35 foot open space area.
State Parking Reductions	5. Provide 41 parking spaces onsite (automatic parking reduction per Density Bonus Law to 30 parking spaces). 6. 1 spaces per unit for 1 bedroom and 1.5 spaces for 2 bedroom unit (1 space/1 bedroom & 2 space/2 bedrooms or more required by the OCC) 7. Allow uncovered parking (Garage required by the OCC) 8. 0 Visitor parking reduction (one covered space for the first 30 units; 0.5 spaces after 31st unit required by the OCC).

WHEREAS, on May 8, 2025, the Director reviewed all of the information provided in the staff report and considered the testimony given at the community workshop and public hearing, including all written communications to the planning staff, as well as other pertinent information and deliberated the merits of the Project; and

WHEREAS, Sections 16-525, 16-410, and 15-11 of the Oxnard City Code authorizes the Director to approve a Development Design Review Permit, Density Bonus Permit, and Lot Line Adjustment/Lot Merger respectively; and

WHEREAS, as a result of the request, the project shall be conditioned to enter into an agreement and record a restriction, requiring that a total of five units (of the residential units) be

affordable at the very low income, low-income level, and moderate income level in compliance with Section 65915 for a period of at least 55 years.

WHEREAS, the Director finds, after due study, deliberation and public hearing, that the project meets the criteria set out in California Government Code § 65915 to § 65918 and to the City's Density Bonus and Related Incentives and Concessions Program (Division 7A, OCC Section 16-410.1 to 16-410.22, inclusive); and

WHEREAS, the Director finds that the Project meets all necessary criteria of OCC Section 16-410, and Government Code Section 65915 to be considered eligible for the requested concessions and waivers; and

WHEREAS, the Director finds that the concessions and waivers are not contrary to any federal, state or local law; and

WHEREAS, the Project has been reviewed by the Development Advisory Committee (DAC) and the DAC has prepared conditions of approval that are incorporated within the recommended permits; and

WHEREAS, the comments of the members of the public, and interested groups and agencies have been adequately responded to; and

WHEREAS, the Director finds after due study and deliberation that it is a reasonable exercise of the City's police powers to condition the project to ensure the continued health, safety, and welfare of the public by providing housing opportunities inclusive of affordable housing units for the residents of the City of Oxnard; and

WHEREAS, the Development Design Review, Density Bonus, and Lot Line Adjustment/Lot Merger are consistent with the policies and directives in the 2030 General Plan and Zoning Ordinance to allow development to those areas that can be served by existing or planned utilities, transportation, and service systems; and

WHEREAS, the 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, the Director finds that the Applicant agrees as a condition of this Resolution that at its own expense, to indemnify and defend (with counsel selected by the City in its discretion) the City of Oxnard and its agents, officers and employees from and against any claims, actions or proceedings to attack, set aside, void or annul the approval of this Resolution or any actions or proceedings, acts or determinations taken, done or made before the approval of this resolution that were part of the approval process; 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 32 Categorical Exemption (Section 15332). 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 land use designation of Residential Low Medium (RLM) and a zoning designation of Multiple-Family Residential with zone (R-2). The Project site is entirely surrounded by residential development consisting of small lot residences and multi-family structures. Consistent with the approved project and as further discussed in the Section 5 (Environmental Determination) of the staff report, which is incorporated here by reference, the Project has been designed to be compatible with the adjacent surrounding urban uses. The Project site has been previously disturbed and is characterized as an infill site with no value as habitat for endangered, rare or threatened species. Additionally, the Project site is not located within an environmentally sensitive habitat area or wildlife linkage or corridor. The Project is consistent with the City of Oxnard 2030 General Plan and would not result in any significant effects relating to traffic, noise, air quality, or water quality would be adequately served by all required utilities and public services. 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 construction of a 23 unit apartment building with 41 total parking spaces, amenities and associated improvements on a 0.99 acre site comprised of two lots to be merged together per Lot Line Adjustment/Lot Merger (PZ 24-310-02) is consistent with the 2030 General Plan and Oxnard City Code and is compatible with the physical scale and character of allowable development in the project area. Any projects requiring discretionary approval would be analyzed with the General Plan and the Oxnard City Code for consistency and CEQA for any potential impacts. Therefore, the project will have no significant cumulative impact.

- (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 Project 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 urban character of the surrounding development as determined by the 2030 General Plan and the property does not contain any unusual environmental characteristics as the property is entirely surrounded by residential development consisting of small lot residences and multi-family structures. Consistent with the approved project and as further discussed in the Section 5 (Environmental Determination) of the staff report, which is incorporated here by reference, the Project has been designed to be compatible with the adjacent surrounding urban uses. The Project site has been previously disturbed and is characterized as an infill site with no value as habitat for endangered, rare or threatened species. Additionally, the Project site is not located within an environmentally sensitive habitat area or wildlife linkage or corridor. The Project is consistent with the City of Oxnard 2030 General Plan and would not result in any significant effects relating to traffic, noise, air quality, or water quality would be adequately served by all required utilities and public services. 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 state 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 April 8, 2025.

- (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 only structure on the Project site is an existing home with an address of 1239 South C Street. This home was reviewed by Ventura County Cultural Heritage Board staff and not contained within any historic survey and determined to not be located within an existing, proposed, or potential Historic District. Therefore, the

proposed removal of the home and subsequent construction of the Project will not cause a substantial adverse change in the significance of a historical resource.

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

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

(1) The proposed use in conformance with the City of Oxnard 2030 General Plan, and other adopted standards.

As described in the Staff Report, the Project consists of the construction of a three-story, 23-unit apartment building, with 41 total parking spaces, with onsite indoor amenities (fitness center, community room, and rooftop barbecue area with fire pit) on a 0.99-acre site in the Multiple-Family Residential (R-2) zone. The City's 2030 General Plan land use designation for the subject site is Residential Low Medium (RLM). Under the base zone density, the 0.99-acre site could accommodate a maximum of 12 units. However, the project is eligible for and requested a state Density Bonus (PZ 23-535-06) which pertains to Division 7A of Article V of Chapter 16 (Density Bonus and Related Incentives and Concessions Program). As such, the Project is requesting a total of 6 units based on the State and City Density Bonus laws. The 23-unit Project is found consistent with the General Plan land use designation and State Density Bonus law.

As discussed in detail in the Development Design Review Staff Report Sections 6(b - i) the Project, as designed and conditioned, meets all applicable development standards with the approval of the Density Bonus Permit (PZ 23-535-06) and reductions to development standards deviations as identified in the Staff report and acknowledgement of the Density Bonus eligible vehicle parking ratios for projects which meet the criteria of Government Code Section 65915.

The construction of the proposed apartment complex and associated improvements does not change the land use of the subject site. The project site is not subject to a Specific Plan. 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, buildings, and structures shall be considered, and no proposed permit shall be granted if the approval body finds such use will adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.

As described in the Staff Report, the Project site is an infill development proposed to be improved with a 23 unit apartment building with associated improvements; the use is consistent with uses considered and permitted by the Multiple-Family Residential (R-2) zone; and the Project is consistent with the 2030 General Plan land use designation. The Project site is surrounded by residential development consisting of small lot residences and multi-family structures. The Project as designed and conditioned will be compatible with the surrounding area and will enhance and improve the existing conditions of the site and surrounding urban area. Construction activities, anticipated uses, and development design will be subject to standard construction requirements of the Building, Fire, Traffic Codes and Planning Division requirements. Therefore, as conditioned, the use and improvements are not expected to have adverse effects or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.

- (3) The site that is subject to the permit shall be adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and items which may be required by Section 16-532 (Conditions).**

As described in the staff report, and as conditioned, the project will meet the development standards of the Multiple-Family Residential (R-2) zone. The subject site is adequate in terms of size, and is designed to meet the development standards prescribed in the R-2 zone as stipulated in the Oxnard City Code that are intended to encourage amenities that enhance the livability of attached dwelling units with the exception of the concessions permitted under the State's Density Bonus Law which include the following:

Project Deviations

Density Bonus Concessions (2)	1. Patio & balcony minimum size reduction (10 feet by 10 feet required) to none provided 2. Maximum height for R-2 Zone 25 feet (required) to 38 feet 8 inches provided
Density Bonus Waivers (2)	3. Interior Yard Space reduction (30% required) to 3% provided 4. Minimum dimension of 35 foot open space area.
State Bonus Density Parking Reductions	5. Provide 41 parking spaces onsite (automatic parking reduction per Density Bonus Law to 30 parking spaces). 6. 1 spaces per unit for 1 bedroom and 1.5 spaces for 2 (1 space/1 bedroom & 2 space/2 bedrooms or more required by the OCC) 7. Allow uncovered parking (Garage required by the OCC) 8. 0 Visitor parking reduction (one covered space

	for the first 30 units; 0.5 spaces after 31st unit required by the OCC).
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- (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 off of South C Street. The parking will provide parking for 41 vehicles, while the requirement is only 30 parking spaces. The City bicycle and vehicle parking requirements are being met. 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. 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. 23-200-11 ((Development Design Review Permit), 24-535-06 Density Bonus, and 24-310-02 Lot Line Adjustment/Lot Merger subject to the attached conditions of approval.

SECTION 3. 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 May 8, 2025, (“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 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 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.
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 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, PK-3)
18. Prior to issuance of a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by the City's Landscape Architect.
19. 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)
20. Prior to the issuance of 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)
21. 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)
22. 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)
23. The project is required to implement and maintain the mandatory water conservation requirements of the water conservation ordinance in effect or as amended/replaced.
24. 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 City's Landscape Architect shall review the sufficiency of instructions for the operation of the irrigation controller and the watering schedule cycles. (PK, PK-11)
25. Developer shall install sod or a drought tolerant species approved and identified in the City's low water use handout in the lawn and other common area landscaped areas. (PK, PK-13)

26. Developer agrees that the project has aesthetic impacts arising from conversion of undeveloped land to developed land, which the landscaping improvements for the project are intended to mitigate. Developer further agrees that the landscaping improvements must be maintained in order to continue to mitigate such impacts. In order to provide for such maintenance, Developer has agreed to cast a ballot in favor of formation of an assessment district to fund such maintenance and in favor of assessments on the project property.
27. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure.
28. 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.
29. 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".
30. 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.

PLANNING DIVISION STANDARD CONDITIONS

31. 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)
32. Any application for a Minor Modification to the project shall be accompanied by two copies of plans reflecting the requested modification, together with applicable processing fees. (PL, PL-2)
33. 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)
34. 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*)

35. 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*)
36. 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)
37. 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.
38. 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*)
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. Developer shall provide graphic site directories at principal access points. (PL/B, *PL-10*)
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. 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*)
44. 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*)
45. 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*).
46. 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*)
47. Developer shall install all roof and building rain gutters and downspouts to integrate as closely as possible with building design elements, including placement inside building elements and 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*)
48. Developer shall pay applicable impact fees, including but not limited to the fees authorized by City Council Resolution 15,329 (Growth Requirement Capital Fee, Park and Recreation Fee, Traffic Circulation Fee, Storm Drainage Fee, Mobility Fee, Public Art Program Fee, and Utility and Undergrounding in-Lieu Fee) and for wastewater, water system, water service and meter, storm drain, traffic (City and County), growth capital, park, public art, and General Plan maintenance connection and/or impact fees before issuance of building permits. (PL-44)
49. 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*)
50. 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*)

51. 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*)
52. 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)
53. 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*)
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. Prior to issuance of building permits, Developer shall complete the lot merger between the two legal parcels and provide evidence of recordation from the Ventura County Clerk and Records Office of the lot merger between parcel 203-0-062-010 and 203-0-062-020.
58. 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)
59. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval of the Planning Division Manager. Such plan shall include such elements as washable paint and sealers on the building and perimeter walls. (PL)

60. Secure mail and parcel delivery provisions shall be included, coordinated with Oxnard Police Department.
61. 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)
62. 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)
63. 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.
64. 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)
65. 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.
66. Developer shall not obstruct pedestrian or vehicular traffic on adjacent roadways or the associated sidewalk during construction and maintenance activities. (PL)
67. Developer shall maintain the construction site free of litter and the accumulation of construction debris. (PL)
68. 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 in an area visible from the public street 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)

Standard Air Quality Conditions

69. Developer shall ensure that all construction equipment is maintained and tuned to recommended manufacturer's specifications.

70. 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.
71. 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.)
72. 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
 - f. 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).
 - g. 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.
 - h. 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

73. 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.

74. 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.

FIRE DEPARTMENT CONDITIONS

75. 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*)
76. 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*)
77. 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*)
78. 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*)
79. 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*)
80. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)
81. 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*)
82. Developer shall identify all hydrants and fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)
83. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, *F-10*)

84. The turning radius of all project property driveways and turnaround areas used for emergency access shall be approved by the City Traffic Engineering Department. (FD, *F-11*)
85. 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*)
86. 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*)
87. All signalized intersections shall be equipped with pre-emption equipment. (FD/TR, *F15*)
88. 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*)
89. 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

90. 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.
91. All landscape on project property will coordinate with the fire protection features, to prevent access problems to fire protection features.
92. Fire hydrants shall be operational and accessible at all times. No parking, storage or staging of equipment/supplies shall be located within 15 feet on either side of fire hydrants. Prior to final inspection, blue reflective hydrant location markers shall be placed on the access roads in accordance with Fire Department standards.
93. 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.

94. 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.
95. 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.
96. Gurney size elevators will be required. Gurneys shall not be diagonal in the elevator.
97. FDC is required to be within 50-feet of the fire hydrant and not across drive aisles.
98. Vegetation clearance from structure(s) required prior to construction.
99. A minimum 20-foot clear width and 13 foot, 6 inch (13'-6") clear height emergency access shall be maintained free of obstructions at all times within the development once construction starts.

ENVIRONMENTAL RESOURCES DIVISION

100. 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.
101. 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.
102. 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.
103. 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.

104. 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.
105. 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.
106. 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.
107. 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.
108. 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.
109. Property Owner (Management) shall provide sufficient containers available to tenants and staff to prevent the contamination of recyclables with waste or moisture.
110. The location is required to adhere to applicable solid waste management ordinances, including future ordinance creation and/or revisions.
111. All collection containers in the waste room must be accessible for use by tenants.
112. 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;
113. 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. All materials shall be placed in commercial bins, and brought to the designation staging area; 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;

114. 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.
115. The property owner(s) shall sign a trash enclosure maintenance agreement.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

116. 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)
117. Developer's Engineer shall design parking lot structural sections based on an analysis of the soils R-value and a traffic index (T.I.) approved by the City Engineer. The minimum structural section for parking lots is two inches of asphalt on four inches of base material. Developer shall indicate the proposed structural section and design T.I. on the site improvement plans. (DS-2)
118. 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)
119. 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)
120. Developer shall protect building pads from inundation during a 1% chance (100-year) storm. (DS-5)
121. Developer shall replace all broken, uplifted, or missing curb, gutter, or sidewalk along the street frontage(s) of the project. (DS-6)
122. 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)

123. 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)
124. 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)
125. 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)
126. Developer shall enter into an agreement, approved as to form by the City Attorney, to install and construct all public improvements and 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)
127. 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)
128. 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)
129. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, parkways, landscaping, utilities, drainage facilities, or other improvements as required by the 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)

130. 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)
131. 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)
132. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
133. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
134. 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)
135. "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)
136. 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)
137. 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)

138. 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)
139. 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)
140. 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)
141. Developer shall design project grading to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions. (DS-35)
142. 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)
143. 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)
144. 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)
145. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
146. 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)
147. 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)

148. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed. (DS-54)
149. 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)
150. 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)
151. Developer shall construct a concrete apron along the length of the trash enclosure opening that extends a minimum of 15 feet from the face of the enclosure. (DS-69)
152. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)
153. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)
154. Developer shall design project to minimize degradation of stormwater quality by complying with the applicable sections of the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit (Order R4-2010-0108 including all revisions) for new development and redevelopment projects. Developer shall submit stormwater quality calculations and associated construction plans demonstrating compliance with the MS4 permit. Calculations shall generally be organized to follow the steps outlined in Chapter 2 of the 2011 Technical Guidance Manual for Stormwater Control Measures ("2011 TGM"). (DS-78)
155. Developer's stormwater quality calculations shall include site specific analysis and recommendations from a geotechnical engineer, and if applicable, a landscape architect for design and implementation of stormwater treatment and infiltration devices. Geotechnical Engineering analysis and recommendations shall include, but not necessarily be limited to, determination of site specific soil infiltration rates, depth to permeable soil layers, methods to reach permeable soil layers, appropriate compaction rates, recommendations to enhance infiltration, and other requirements of the 2011 TGM. Landscape architectural recommendations shall include, but not necessarily be limited to, suggestions regarding appropriate vegetation and soil amendments for vegetated infiltration devices. Project plans shall implement approved design recommendations. (DS-81)
156. 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)

157. 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)
158. Developer shall provide pre-treatment for all infiltration-based stormwater quality Best Management Practices ("BMPs"). Pre-treatment devices must effectively reduce sediment load entering infiltration BMPs to minimize occlusion of underlying soils and reduce long term maintenance requirements and thereby maintain the infiltration capacity of the BMP. 2011 TGM compliant pre-treatment such as vegetated swales are an approved form of pre-treatment. Proprietary pre-treatment devices must be capable of removing 80% of 50 micron particles to be considered adequate pre-treatment. Typical catch basin inserts do not provide the sufficient sediment storage to provide pre-treatment. (DS-85)
159. 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)
160. Developer shall construct proposed walkways that cross vehicular drive aisles of colored enhanced concrete. The concrete color shall contrast with the parking lot paving material to clearly identify pedestrian areas. (DS-101)
161. 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

Miscellaneous

162. Developer shall remove existing onsite utility pole(s) and associated overhead utility. Particularly, the electrical power feed from frontage street (C street) shall be underground. All utility services for the project shall be installed underground in accordance with City Ordinances. (DS)
163. Developer shall process a lot merger associated with this development prior to grading permit issuance. (DS)
164. The Developer shall provide a 5-foot-wide accessible walkway along the C Street project frontage. (DS)
165. Developer shall reconstruct the curb, gutter, and sidewalk along the project frontage. (DS)
166. The project shall reconstruct the curb, gutter, and sidewalk along the project frontage. (DS)
167. Prior to grading permit issuance, the Developer shall perform the following with respect to any prior development conditions recorded against the site: a) Demonstrate reasonable efforts to quitclaim the recorded document; b) Hold the City harmless for any recorded restrictions that are not being abided by; c) Provide a letter from the Developer's legal counsel affirming a and b above. (DS)
168. Standard parking stalls shall be 19-feet deep or 17-feet with a 2-foot overhang. Where the 17-foot deep parking stall depth is used, the entire parking stall shall be kept clear from all obstructions, including landscape curbing. (DS)
169. Accessible and Electric Vehicle parking spaces not affecting sidewalks shall be 18-feet deep minimum without wheel stops, and those affecting sidewalks shall be 19-feet deep with wheel stops placed at the 17-foot mark. (DS)
170. Prior to the issuance of a site improvement permit, Developer shall provide (or update as appropriate) the City Engineer with a 100-scale base map for addressing purposes. The map shall be drawn on 18-inch by 24-inch mylar and shall show the standard address map title block, north arrow, street names, Tract number, phase boundary and lot numbers. The City will assign all addresses. (DS)

Sewer

171. Developer shall submit a sewer study during first plan check to allow the City of Oxnard Public Works Department to screen for downstream deficiencies. If determined necessary by the City Engineer, the Developer shall submit a \$5,000 deposit to the City to conduct a sewer modeling to determine if the downstream sewer improvements are needed to accommodate the additional sewer flow generated by the project. Developer shall construct any downstream sewer improvements as required to maintain the system's hydraulic capacity per City of Oxnard Plate 40. (DS)

Stormwater

172. The infiltration basin shall be located at least 10-feet away from any property lines. Any impermeable vertical liner may be required to be installed on the vertical side of the infiltration basin parallel to a property line if required by the City Engineer. (DS)
173. The project soil engineer shall provide recommendation for the setback of the infiltration basin relative to the building foundation. (DS)
174. Developer's Geotechnical Engineer shall perform percolation tests on the exposed bottom of all infiltration chambers immediately prior to facility construction and provide the City with an opinion that the exposed soil layer is suitable for the proposed infiltration facility based on the review of the existing geotechnical reports, percolation tests, infiltration facility design, and characteristics of the exposed soil layer. This requirement shall be clearly noted on the improvement plans. The report shall be reviewed and approved by the Project Civil Engineer. The percolation tests shall include implementation of the reduction factor specified in the "Guidelines for Design, Investigation, and Reporting for Low Impact Development Stormwater Infiltration" published in the latest edition of the Administrative Manual of the County of Los Angeles Department of Public Works GS 200.1/2 or approved equal. (DS)
175. The stormwater retention volume shall be computed using the weighted composite C-value and account for the entire project or tributary area. (DS)
176. The onsite drain inlets shall be designed with a 50% clogging factor at depressed locations. (DS)
177. 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 the flow control structures discharging stormwater runoff offsite 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 to treat the 1-year 1-hour storm event and designed in accordance with requirements of the Amendments and the Technical Guidance Manual for Stormwater Quality Control Measures ("TGM"). (DS)

Water

178. All water services shall be fed directly from the existing water main. Any pre-existing services that are no longer needed by the project shall be capped at the main. (DS)
179. In accordance with City Code, the Developer shall provide separate services and water meters for: 1) residential uses; 2) fire; and 3) landscape irrigation systems. The Developer shall properly abandon all existing sewer and water laterals currently extended to the site that will not be used in the final design. Abandonment shall occur at the City main. All new water services shall be fed directly from the existing water main. (DS)
180. Prior to permit issuance, Developer shall dedicate 15'- wide water easement to the City of Oxnard for the onsite fire hydrant and associated water main. The easement shall encompass

all fire hydrants, water meters, water mains, and valves. Unless otherwise approved by the City Engineer, water service lines after the meters and privately owned backflow devices shall be located outside the water easement. Except where the City Engineer approves incidental crossings, all other utilities shall be located outside the water easement. (DS)

181. Developer shall submit a recent Fire Flow Test as part of the grading plan check prior to grading permit issuance to ensure that the public water system can adequately supply the project with sufficient fire flow and pressure. (DS)
182. A water system hydraulic report shall be prepared using fire flow data to demonstrate that the required fire flow rate and pressure will be provided to the site fire hydrants. The water system shall provide a minimum of 2,500 gallons per minute (unless the Fire Department requires a higher flow) while still meeting the 20-psi residual pressure while supplying full domestic water demands for the project site. The size of the public water main shall be 8-inches minimum unless the hydraulic calculations dictate a larger main. (DS)

Trash Enclosure:

183. The trash enclosure shall be designed meeting the latest city requirements to house three (3) 4-yard bins outlined by the Community Development Department and/or Environmental Resources Division. Only City-provided/accepted refuse bins may be stored in the enclosure. (DS)
184. Developer shall finish the trash enclosure to match the major design elements of the main structure, subject to approval by the Planning Division. The design of the trash enclosure shall meet the latest City requirements, which include a solid non-combustible roof that prevents stormwater from entering the refuse bins. The design shall also include architectural mesh between the top of the wall, gates or doors, and the ceiling. (DS)
185. An accessible path of travel shall connect the trash enclosure to the nearest site pedestrian walkway. Developer shall construct the floor and a loading/service pad of the trash enclosure to be substantially level (2% maximum slope). The concrete apron along the length of the trash enclosure opening shall extend a minimum of 15-feet from the face of the enclosure. (DS)

Public Street Pavement Restoration:

186. Unless approved otherwise by the City Engineer, the improvement plans shall show a 2-inch grind and overlay using rubberized asphalt per the Public Works Department for the full width of C Street along the project frontage; property line to property line. The City Inspector reserves the right to modify the required limits of the asphalt restoration based on field conditions. (DS)
187. For public streets, the project shall use recycled materials to the extent feasible and cost-effective per Caltrans standard specifications adopted in 2018, meeting the requirements of AB 2953. Recycled materials include: (1) Recycled base and subbase materials as set forth in Sections 25-1.02 and 26-1.02 of the Caltrans standard specifications; (2) Reclaimed asphalt pavement and other materials in asphalt as set forth in Section 39-2.02B of the

Caltrans standard specifications; (3) Reclaimed aggregate, fly ash, returned plastic concrete, and other materials in concrete as set forth in Sections 90-1.02, 90-2.02, and 90-9 of the Caltrans standard specifications. (DS)

188. The City carries out road resurfacing projects annually, and this project may overlap with the resurfacing project at the time of construction. This project shall coordinate and collaborate and allow the City's street paving operations to take priority should two projects overlap during construction. The project shall be required to pave any street sections along the project frontages if this project is unable to allow the City's street paving to carry out the full extent of the work. (DS)

POLICE DEPARTMENT CONDITIONS

Exterior Lighting

189. 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 of bulbs (equal to one 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.
 - 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.
190. Exterior lighting of the site, including parking areas, shall be between 1 and 7-foot candles and shall be in harmony with existing adjacent lighting schemes. Lighting bollards shall not be used as part of the foot candle calculation on photometric sheets.
191. All exterior lighting shall operate from dusk to dawn.

192. LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature).
193. 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. Lenses shall be flat and parallel to the ground/floor. Wall packs and other luminaires that throw light laterally are not allowed unless specifically approved by Planning and Police.
194. Outdoor lighting instruments shall not be placed in close proximity to trees. In the event outdoor lighting instruments and trees are in close proximity an additional sheet will be required illustrating light and tree placement showing trees with a 20-year maturity.
195. Any covered or tuck-under parking shall have ceiling mounted luminaires that are placed above the areas where persons will normally access vehicular doors.
196. 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. 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.

Parking Facility

197. Parking stalls shall be enumerated. However, the stall numbers shall not correspond to the residential unit assigned the stall.

Secure Mail & Parcel Delivery System

198. Prior to the issuance of building permits the secure mail and parcel delivery system shall be approved by the Planning Division and the Police Department. Sufficient detail on the building plans shall include make, model and dimensions of the system to be used. A photo of the product or a link to the manufacturer's product shall be provided. The system shall consist of separate boxes for mail and for parcels. Mailboxes shall be a uniform size. Parcel boxes shall be a variety of sizes to flexibly serve residents. Parcel boxes shall be accessible through either a code provided to the parcel recipient or other method which can guarantee the intended recipient can gain access to the parcel without the use of a physical key.
199. The mailroom shall have the below 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.

Perimeter Entry Doors & Gates

200. 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. Such exit gates shall have "panic hardware" to provide easy exit in the event of an emergency. However, such hardware shall be made inaccessible by persons on the public side of the gate.

Wayfinding

201. Prior to the 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.

Security Camera Systems

202. 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. Access to the cloud based camera system may be made accessible to the Oxnard Police Department for specific areas of the property and adjacent areas that are either public, or, semi-public that include: adjacent public street, alleys, sidewalks, and within the private property the parking facility and paseo. Contact specialprojects@oxnardpd.org to participate in this program.
 - c. If the Police Department is provided access to the cloud based camera system, privacy of residents shall be taken into consideration.
 - d. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are expected for infra-red lighting.
 - e. Cameras shall be made by a reputable manufacturer and maintained to current industry standards.
 - f. Cameras shall have low light capability to facilitate the later identification of persons involved in criminal or problem activities.
 - g. The video system shall utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.

- h. The video system shall allow recording, live viewing and playback of recorded video for a period of at least 30 days.
- i. Recorded images shall bear a date and time stamp that cannot be altered.
- j. All entry doorways 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.
- k. 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.
- l. Cameras in domed casings are highly encouraged as their area of focus is not easily determined by a casual observer.
- m. A camera shall be dedicated to face capture image of any person accessing the call system at the exterior of the primary entrance.
- n. 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.
- o. Security cameras shall be installed to monitor activity around each side of the building's exterior.

Access Control Systems

- 203. The site shall be equipped with an access control system that shall restrict human and vehicle access to 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.
- 204. 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 capability to add or subtract an access instrument assigned to a particular residential unit, employee, or service provider.
- 205. 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.
- 206. The access control system shall record each permitted access and the authorizing individual and the instrument/method used to facilitate the access.
- 207. "Click-2-Enter" access technology shall be installed at each pedestrian and vehicular entrance to a semi-public area to provide access to first responders.

Security Plan

208. 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 capture 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.

Police/Site Management Cooperation

209. 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.
210. 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.

Alarms

211. Any intrusion alarm system installed at the site 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.

Landscape

212. Landscape elements shall be arranged and maintained to provide clear lines of sight and eliminate potential places of concealment
213. 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.
214. 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.
215. Trees shall be maintained so that the canopies do not interfere with pedestrian or vehicular traffic and safe sightlines are maintained.

Site Management

216. 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.

Signage

217. 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)
218. 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.
219. A sign shall be posted at each entrance to the site stating: "No loitering, trespassing or drinking alcoholic beverages. Pursuant to State Law & City Ordinance".

Mail Delivery

220. Mail and parcel delivery shall be in an area within the area controlled by the building's access control system. Mail and parcel 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)

HOUSING DEPARTMENT CONDITIONS

- 221.2 of the 23 units being developed must be affordable units to satisfy City of Oxnard Inclusionary Housing Ordinance 2980.
222. 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 and 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. For purposes of determining tenant eligibility, Owner or Developer shall use the annual income limits for Low and Very Low-Income Households, respectively, as published by the California Department of Housing and Community Development (HCD).
223. 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-twelfth (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 or equal to fifty percent (50%) of the Area Median Income (AMI) for Ventura County

Metropolitan Statistical Area as set forth in the 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 or Developer 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.

224. Affordable Rent (Low Income Units) – To satisfy City of Oxnard Inclusionary Housing Ordinance 2980 and Density Bonus Affordable Rent requirements for Low Income Units refer to Density Bonus Requirements Condition of Approval No. 238.
225. The affordable units must include: One (1) two-bedroom unit offered for rent to very low-income households as defined in Health and Safety Code 50105. One (1) one-bedroom units offered for rent to low-income households as defined in Health and Safety Code 50079.5.
226. Owner and Developer must record affordability covenants approved as to form by the Housing Director or Designee in coordination with the City Attorney prior to submitting their first building permit application. Units shall remain affordable for at least 20 years. The 20-year term shall begin following issuance of a certificate of occupancy for the development. Owner or Developer must contact the Housing Department for review and approval of affordability covenants prior to recordation.
227. The Affordable Housing Agreement shall, among other things, specify the number of affordable units by number of bedrooms, level of 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.
228. The affordable units must be designed and constructed to be architecturally consistent with and qualitatively similar to other unrestricted units in the project.
229. Prior to offering the affordable units for rent, the Owner or developer must submit to the Housing Director or Designee 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.
230. Prior to issuance of a certificate of occupancy, Developer and Owner shall obtain a clearance form from the Housing Department certifying that the required number of affordable units are being offered at affordable rents and that a management plan, prepared by the Developer or Owner, for the 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.

Density Bonus Requirements

231. Prior to, or concurrently with, final map recordation or, where the qualified housing development does not include a map, prior to issuance of a building permit for any structure on the site Owner/Developer shall enter into a Density Bonus agreement with the City in a form approved by the Housing Director and City Attorney ensuring the continued affordability of the five (5) units which qualified the applicant for a 50% Density Bonus increase and an additional 42.5% Density Bonus increase above a base density of twelve (12) units.
232. The Density Bonus agreement shall be recorded in the Office of the Ventura County Recorder. The term of the agreement shall be for a minimum of fifty-five (55) years, the term shall commence upon occupancy of the first unit in the development.
233. The Density Bonus agreement shall, among other things, specify the number of affordable units by number of bedrooms, level of affordability, collection of an annual report, standards for qualifying household incomes or other qualifying criteria. Owner/Developer hereby agree that fees may be charged to the developer for monitoring, staff time expended for preparation of the Density Bonus agreement and subsequent compliance with said agreement.
234. Pursuant to the Owner/Developer's Density Bonus requirements, Owner/Developer must make three (3) units available for rent to lower income households with annual incomes at or below 80% the Area Median Income (AMI) for Ventura County and two (2) units available for rent to moderate households with annual incomes at or below 120% of the AMI for Ventura County.
235. The five (5) affordable units must include a mixture of unit types by bedroom count that is proportionate to the same percentage ratio as the market rate units. In order to comply with the City of Oxnard Inclusionary Housing Ordinance 2980 as well as state Density Bonus requirements, one (1) two-bedroom unit must be offered for rent to very-low-income households with annual incomes that do not exceed 50% of the AMI for Ventura County, as set forth in California Health and Safety Code 50105, one (1) two-bedroom unit and one (1) one-bedroom unit must be offered for rent to low-income households with annual incomes that do not exceed 80% of the AMI for Ventura County, as set forth in California Health and Safety Code 50079.5, and one (1) two-bedroom unit and one (1) one-bedroom unit must be offered for rent to moderate income households with annual incomes that do not exceed 120% of the AMI for Ventura County, as set forth in California Health and Safety Code 50093.
236. Prior to offering the affordable units for rent, the Owner/Developer must submit to the Housing Director the proposed rental amounts for the affordable units for review and approval.
237. Affordable Rent (Very Low-Income Units) - To satisfy City of Oxnard Inclusionary Housing Ordinance 2980 and Density Bonus Affordable Rent requirements for Very Low-Income Units refer to Affordable Housing Inclusionary Requirements Condition of Approval No. 223.

238. 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 sixty percent (60%) of 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 as set forth in California Health and Safety Code 50079.5 and 50053 (b)(1)(C). 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.
239. 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 110 percent (110%) of AMI adjusted for family size appropriate to the Affordable Unit for households earning less than or equal to 120 percent (120%) of the AMI for the Ventura County as set forth in California Health and Safety Code 50093 and 50053 (b)(1)(E). 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.
240. Prior to issuance of a certificate of occupancy, Owner/Developer shall obtain a clearance form from the Housing Department certifying that the required number of affordable units are being provided at Affordable Rents and that a Management Plan, prepared by the Owner/Developer, for the operation and management of the Affordable Rental Units has been submitted to the Housing Department and approved by the Housing Director. Developer/owner shall provide a copy of the clearance form issued by the Housing Department to the City's project planner prior to issuance of the certificate of occupancy.

PASSED AND ADOPTED by the Community Development Director of the City of Oxnard on this 8th day of May 2025.

Date

Jeff Pengilly,
Community Development
Director