

**DEVELOPMENT DESIGN REVIEW PERMIT
 STAFF REPORT**

TO: Jeff Pengilley, Community Development Director

FROM: Jay Dobrowalski, Planning Supervisor

DATE: July 15, 2025

SUBJECT: 155 South Hayes Residence; Planning and Zoning Permit No. 21-200-06 (Development Design Review Permit); Property Located at 155 South Hayes Avenue

- 1) **Recommendation:** That the Community Development Director:
 - a) Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (Conversion of Small Structures); and
 - b) Adopt a resolution approving Development Design Review Permit (DDR) No. 21-200-06, subject to certain findings and conditions.

- 2) **Project Description and Applicant:** A request to convert an existing 1,429 square foot single-story commercial building (which has been converted into three residential units without permits) into a 1,429 square-foot single-family residence on a 4,160 square-foot site located at 155 South Hayes Avenue (APN: 201-0-115-100) within the Multiple-family (R-2) zone. Subsequently, the property owner intends to obtain ministerial permits to convert the 1,429 square-foot single-family residence into a 551 square-foot single-family residence with a 520 square-foot Accessory Dwelling Unit and a 358 square-foot Junior Accessory Dwelling Unit. Filed by Luis Tejada on behalf of property owner David Garcia, 155 South Hayes Avenue, Oxnard, California 93030 (the “**Applicant**”).

- 3) **Existing & Surrounding Land Uses:** The 4,160 square-foot lot has been developed with the existing 1,429 square foot structure. The following table summarizes the general plan, zoning district, and land uses of the site and adjacent properties (Attachment A).

LOCATION	GENERAL PLAN DESIGNATION	ZONING DESIGNATION	EXISTING LAND USE
Project Site	Residential Low Medium (RLM)	Multi-Family (R-2)	Three attached residential units
North	Residential Low Medium (RLM)	Multi-Family (R-2)	Two single-family residences
South	Residential Low Medium (RLM)	Multi-Family (R-2)	Single-family residence
East	Residential Low Medium (RLM)	Multi-Family (R-2)	Single-family residence

West	Residential Low Medium (RLM)	Multi-Family (R-2)	Single-family residence
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- 4) **Background Information:** Since the 1950s, the project site has been developed with various structures. In 1954, a dwelling unit on the site was demolished due to damage from an air conditioner fire. In 1977, the existing structure was moved onto the site (in its current location) and was permitted as an office building, and a trash enclosure was constructed. Subsequently, an addition was constructed to the rear (western) side of the office building structure, and the structure was converted into four dwelling units without permits.

Since 2003, the project property has been subject to six Code Cases. The most recent Code Case (Case No. 18-2174), for the unpermitted conversion of the commercial structure into residential units, is still active. In 2022, one of the unpermitted dwelling units was demolished. To date, three unpermitted dwelling units remain in the office building structure. The subject Development Design Review Permit would begin the violation abatement process.

- 5) **Environmental Determination:** In accordance with Section 15303 (Class 3) of the State of California Environmental Quality Act (CEQA), projects involving the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure, including one single-family residence in a residential zone, may be found to be exempt from the requirements of State CEQA. The proposed project is the conversion of an existing commercial structure into a single-family residence on a residentially zoned lot. Additionally, this Project will not result in any significant effects relating to traffic, noise, air quality, or water quality. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Thus, staff has determined that there is no substantial evidence that the project may have a significant effect on the environment and a Notice of Exemption will be filed (see Attachment C).

6) **Analysis:**

- a) **General Discussion and Siting:** Pursuant to the Oxnard City Code (OCC) (§ 16-525), the conversion of the existing commercial structure into a residential structure within the R-2 zone requires approval of a Development Design Review Permit (DDR).

The single-story, single family residence will have 1,029 square-feet of living area which includes an entry area, living room/dining room, kitchen, den, two bedrooms, and two bathrooms (see attached floor plans, Attachment B). An attached, two-car garage in the rear of the residence is accessible from a driveway via the adjacent alleyway along western side of the property. The proposed residence will be constructed with a 25 square-foot front entrance stoop. An existing 6-foot high wood fence is proposed to remain along the sides (northern and southern) and rear (western) property lines. The western wood fence includes a vehicle gate for vehicle access from the alleyway.

b) **General Plan Consistency:** The project site has a 2030 General Plan designation of Residential Low Medium (RLM). Consistency with the 2030 General Plan is defined by the relationship between 2030 General Plan policies and the proposed project. The three consistency levels are:

- I. Direct Applicability to a Proposed Policy, Project, or Program (full text of the policy and an explanation).
- II. Related or Indirect Applicability to the Proposed Policy, 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 Policy, Project, or Program (all policies not listed as Level I and II are assumed to be consistent).

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
Community Development (CD) 9.2	I	Revitalization and Redevelopment As part of the City’s redevelopment programs and planning, promote the revitalization of residential, commercial, and industrial properties that are deteriorated or detract from the visual quality of the City.	The project is the development of an underutilized property into a residential development.
CD-1.5 CD-9.1 CD-14.3	II	Housing Variety Neighborhood Identity Quality of Design	The project will be compatible and complimentary to the existing residential neighborhood.
CD-5.2 SH-6.4	II	Compatible Land Use	The proposed single-family residential building 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.
All others	III	All policies not listed above	No or Distant Applicability to the Proposed Project

c) **Conformance with Zoning Development Standards:** The proposed development is located in the Multi-Family (R-2) zoning district. The proposed project is consistent with all applicable development standards in the R-2 zoning district (§16-23) as outlined in the following table:

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLY?
Minimum dwelling size	2+ bdrm unit: 800 sq.ft.	1,429 sq.ft. for two bedroom residence	YES

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLY?
Height permitted	Two stories up to 25 ft.	12 feet and 8 inches	YES
Minimum lot area/density	3,500 sq.ft. lot area for each dwelling unit	4,160 sq.ft. lot for one dwelling unit	YES
Front yard setback	25% of the depth of the lot, not less than 25 ft. of more than 60 ft.	5 feet and 3 inches existing	YES; structure is legal non-conforming
Interior yard side yard setback	10% the width of the lot, but not less than 3 ft., and need not exceed 5 ft.	northern side is 9 feet and 3 inches; southern side is 9 inches	YES; structure is legal non-conforming
Rear yard setback	25% of depth of lot not to exceed 25 ft.	48 feet and 9 inches	YES
Interior yard space	30% of lot area, minimum 15 ft. by 15 ft. area, and completely open from ground to sky	30.14% (1,254 sq.ft.) with minimum 15 ft. x 15 ft. area	YES

- d) **Circulation and Parking:** Pursuant to the OCC (§16-23), all detached single-family units shall include a minimum of two garage spaces for up to five bedrooms. The proposed residence includes two bedrooms. Thus, the project includes an attached two-car garage that has direct access from the alleyway along the rear of the property.
- e.) **Architecture and Landscaping:** The single-story, single-family residence features ranch-style design elements, incorporating stucco, a sloped flat roof with fascia, an entry stoop on the side, and windows facing the street. The stucco of the residence will be painted “Rainmaster” color (blue gray) and the fascia and trim will be painted white. The color scheme and materials complement the surrounding architecture within the residential neighborhood. The proposed project includes 1,254 square-feet of Interior yard Space which exceeds the R-2 zone minimum requirement of 30 percent of the lot (1,248 square-feet of interior yard space is required). Pursuant to the City of Oxnard Landscape Standards, the project includes landscaping within the front yard consisting of drought-tolerant plants that provides a more pedestrian friendly development adjacent to the sidewalk that is located along the frontage of the project site.

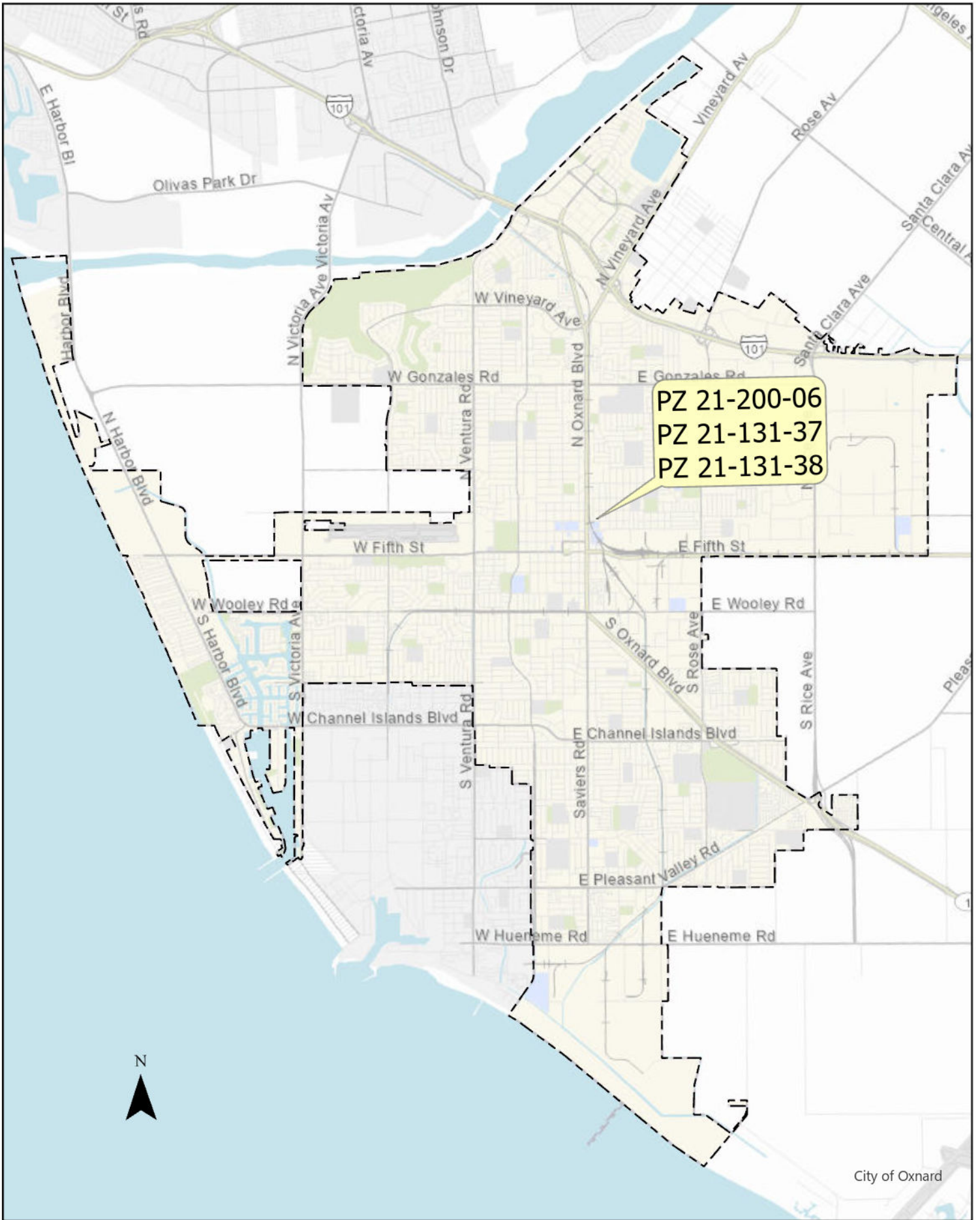
- 7) Public Comment:** The Project site is located within the La Colonia Neighborhood. Thus, on April 9, 2025 the Applicant mailed notices of the Community Workshop meeting to all property owners within the La Colonia Neighborhood. A notice of this meeting was posted on the project site with a brief description and contact information. On April 21, 2025 Planning staff presented this project during the Community Workshop. During the meeting, there were no speakers regarding the project. Since the Community Workshop meeting, staff has not received any additional comments regarding the proposed project.

Consistent with public noticing requirements, this Director hearing was advertised in the newspaper, with an on-site posting, and by mail to property owners within 300 feet of the subject property.

- 8) Appeal Procedure:** In accordance with the OCC (§16-525.11), the decision of the Director may be appealed to the Planning Commission not later than 10 days after the date of the decision. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period.

Attachments:

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

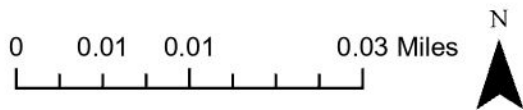
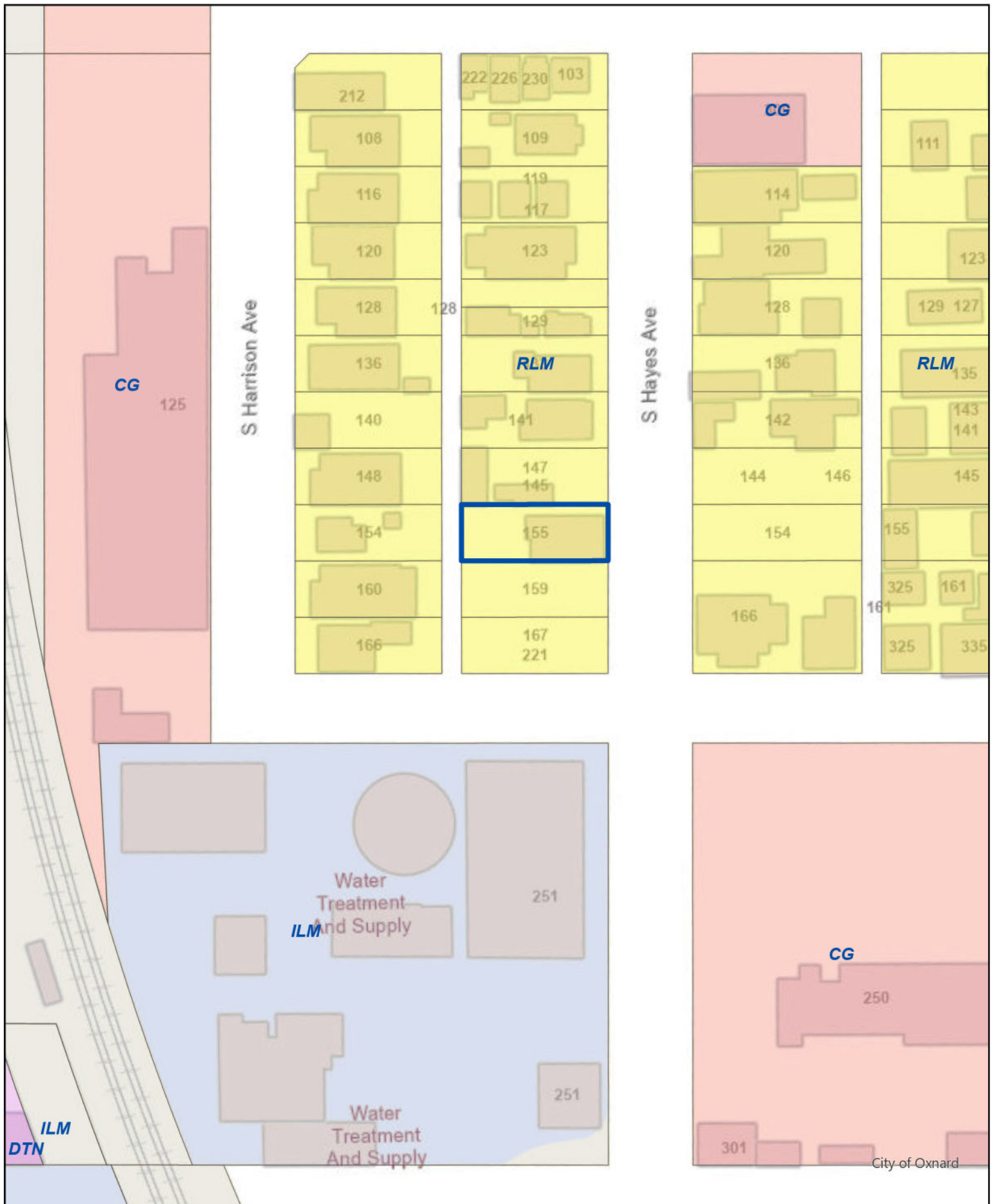


PZ 21-200-06
PZ 21-131-37
PZ 21-131-38

0 0.5 1 2 Miles

Vicinity Map

PZ 21-200-06
PZ 21-131-37
PZ 21-131-38



General Plan 2030 Map

PZ 21-200-06
 PZ 21-131-37
 PZ 21-131-38

City of Oxnard



0 12.5 25 50 Feet

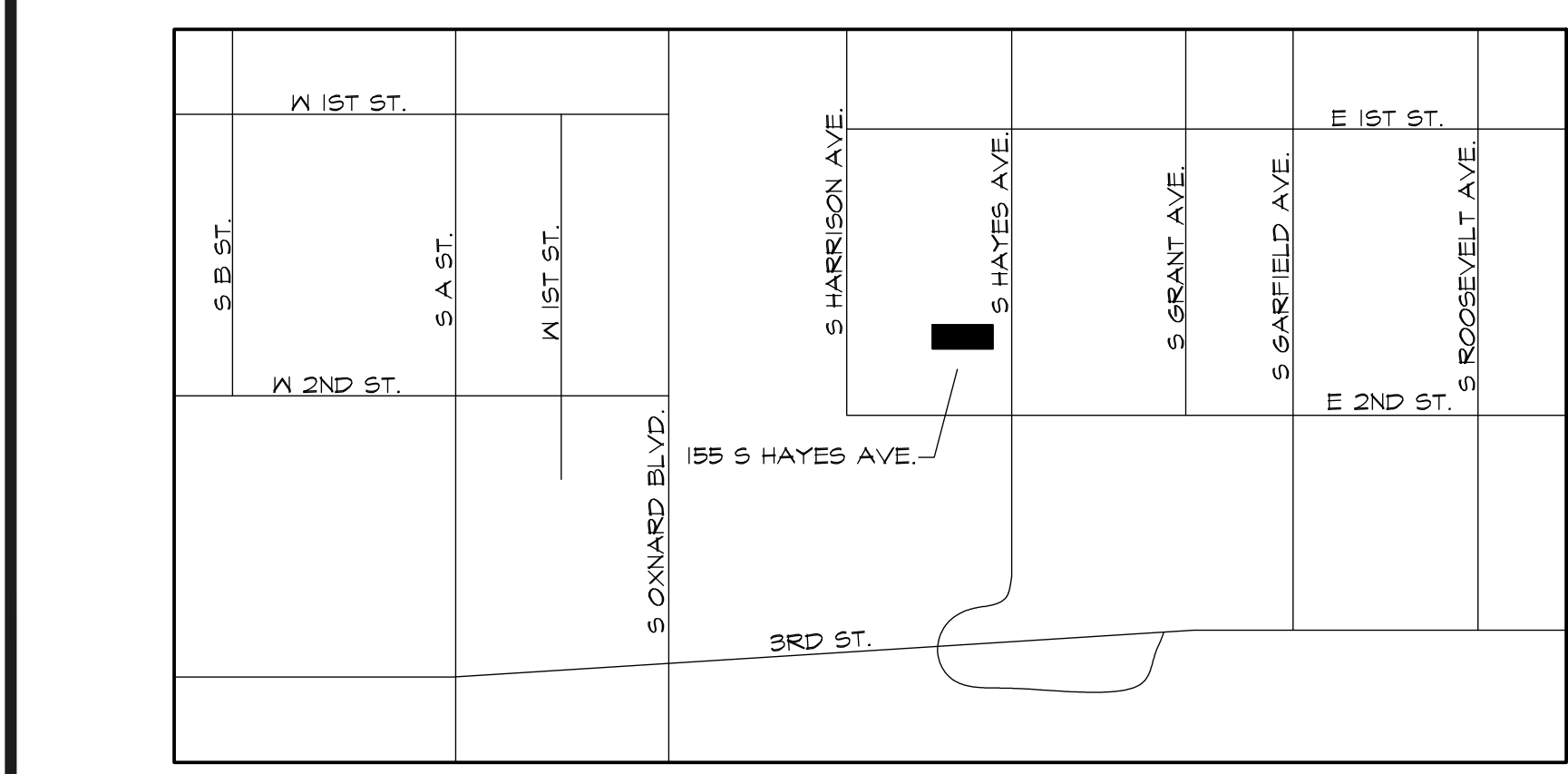
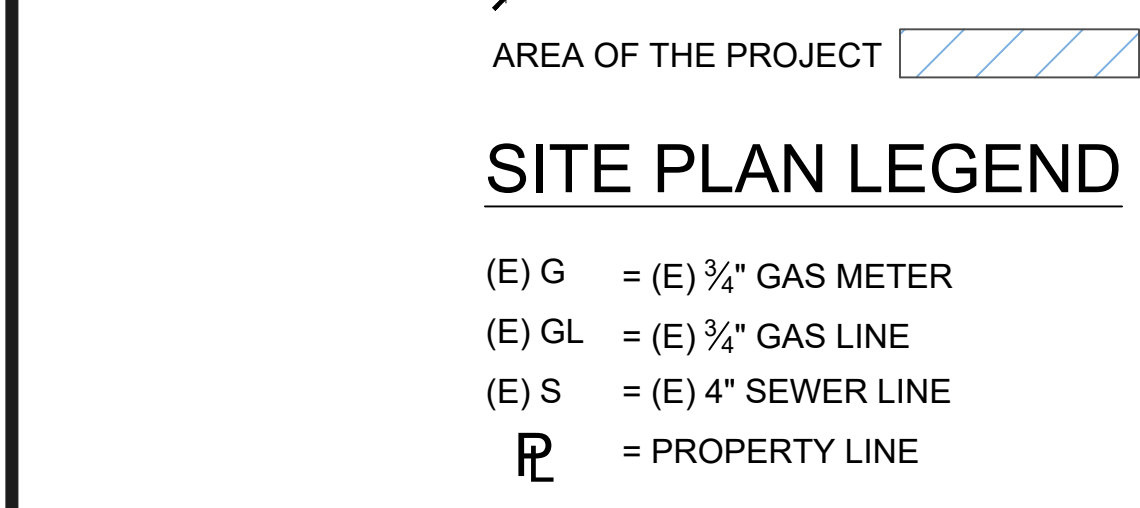
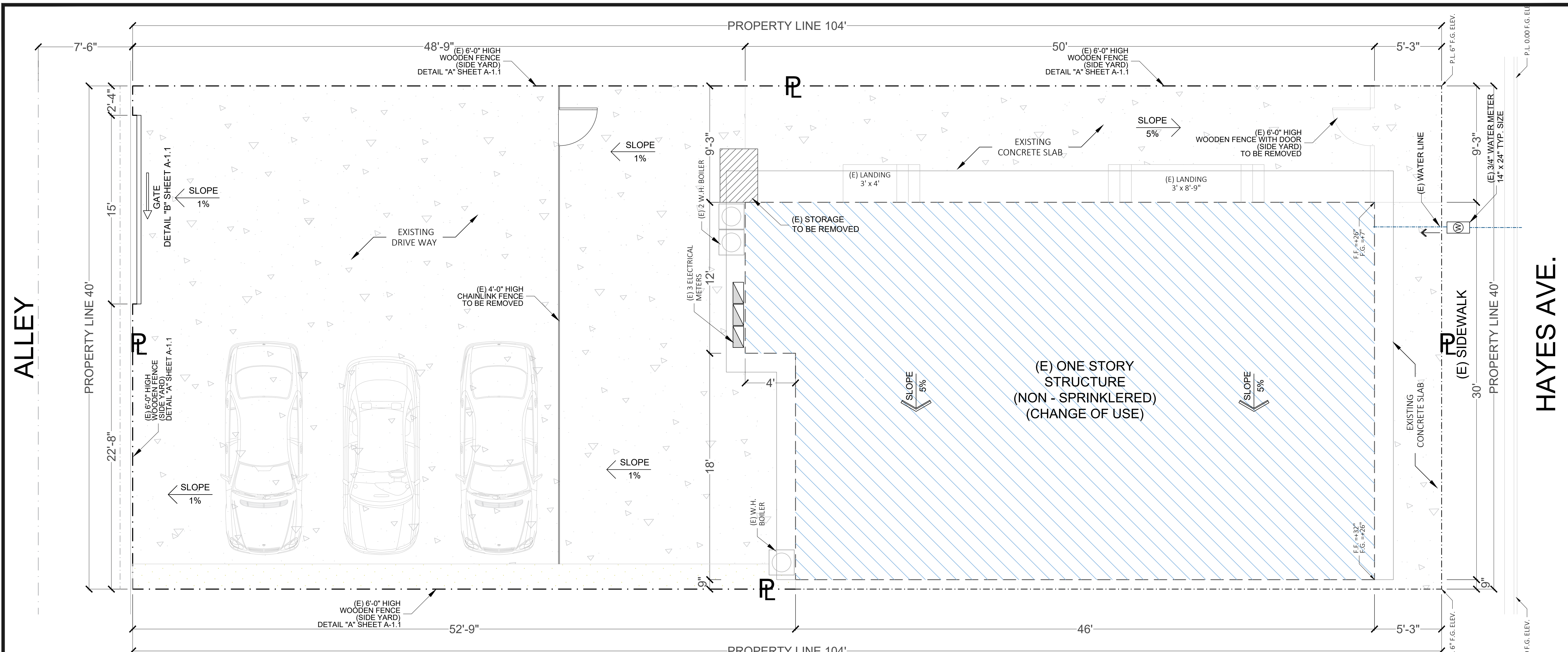
Aerial Map

PZ 21-200-06
PZ 21-131-37
PZ 21-131-38

REVISIONS	NO.
MARCH 2025	1

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Luis Tejada
SIGNATURE:



VICINITY MAP
BUS STOP
VENTURA RD & SPRUCE



EXISTING SITE PLAN

<p>2022 CALIFORNIA BUILDING CODE (VOLUME 1 & 2) 2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA GREEN BUILDING 2022 ENERGY CODE AND ALL CITY OF OXNARD AMENDMENTS</p> <p>SITE PLAN NOTES</p> <ol style="list-style-type: none"> THE CONSTRUCTION SHALL NOT UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES. (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES. IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED. PARKING AND TURNING AREAS WITHIN 15' OF PROPERTY LINE MUST BE ENCLOSED BY 6'-0" HIGH SOLID WALL. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (SEPARATE PLUMBING PERMIT IS REQUIRED). BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. CONCENTRATED DRAINAGE SHALL BE TRANSPORTED FROM THE FRONT TO THE STREET THROUGH SURFACE CHANNELS PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET. "THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM" <p>GREEN BUILDING NOTES</p> <ol style="list-style-type: none"> MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE. CONSTRUCTION WASTE SHALL BE REDUCED BY 50%. THE CONSTRUCTION WASTE WILL BE HANDLED AS AN APPROVED "CITY OF OXNARD CERTIFIED HAULER". AN OPERATION AND MAINTENANCE MANUEL INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION. FORM GRN 6. INSTALLED AUTOMATIC IRRIGATION SYSTEM CONTROLLERS ARE WEATHER-OR SOIL-BASED CONTROLLERS. SLOPE ARROWS SHALL INDICATE HOW SITE GRADING WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING THE BUILDING. 	<p>LEGAL DESCRIPTION: A.P.N.#: 201-0-115-100 MAP NUMBER: 017MR 033</p> <p>ZONE: R-2 OCCUPANCY GROUP: R-3</p> <p>SITE INFORMATION: LOT AREA: 4,160.00 s.f.</p> <p>CONSTRUCTION TYPE: TYPE VB NON-RATED</p> <p>NUMBER OF DWELLING: 3 UNITS NUMBER OF STORIES: 1 TOTAL HEIGHT: 12'-8" ±</p> <p>RESIDENTIAL FIRE SPRINKLERS: NON SPRINKLERED</p> <p>INTERIOR YARD SPACE: 30% = 1,248.00 s.f. A-1.1 SINGLE FAMILY DWELLING: 1,251.00 s.f. (30.07%) A-1.2 S.F.D. + A.D.U. + J.A.D.U.: 1,469.00 s.f. (35.31%)</p> <p>SCOPE: 1.- (E) COMERCIAL STRUCTURE CHANGE OF USE TO RESIDENTIAL 2.- (E) 3 ILLEGAL UNITS: LEGALIZE INTO S.F.D., J.A.D.U. AND A.D.U.</p> <p>(E) RFA CALCULATION: (E) DWELLING: 1,429.00 s.f. TOTAL 1,429.00 s.f. 1,429.00 s.f. / 4,160.00 s.f. = 34.35%</p> <p>(N) RFA CALCULATION: (N) MAIN HOUSE: 551.00 s.f. (N) J.A.D.U.: 358.00 s.f. (N) A.D.U.: 520.00 s.f. TOTAL 1,429.00 s.f. 1,429.00 s.f. / 4,160.00 s.f. = 34.35%</p>	<p>PROJECT ADDRESS: 155 S HAYES AVE OXNARD, CA 93030</p> <p>ENGINEER: MARGARITO CASTILLO 1235 PINE AVE, SUITE # 201 LONG BEACH, CA 90813 PHONE: 562 961-5600</p> <p>PROJECT DESIGNER: LUIS TEJADA - DESIGNER 6535 DE SOTO AVE. CANOGA PARK, CA 91303 PHONE: 818 714 6272</p> <p>ENERGY CALCULATION: LRG ENERGY DESIGN 1207 W. 112TH STREET LOS ANGELES, CA 90044 PHONE: 323 955-8827</p> <p>OWNER: DAVID GARCIA PHONE: 805 616-9861 EMAIL: DTGARCIA1962@GMAIL.COM</p> <p>SHEET INDEX</p> <ul style="list-style-type: none"> A-1.0 EXISTING SITE PLAN GENERAL NOTES A-1.1 PROPOSED SITE PLAN (S.F.D.) IRRIGATION PLAN A-1.2 PROPOSED SITE PLAN (S.F.D. + A.D.U.) IRRIGATION PLAN DETAILS A-2.0 EXISTING FLOOR PLAN EXISITING ELEVATIONS A-3.0 PROPOSED FLOOR PLAN (S.F.D.) PROPOSED ELEVATIONS (S.F.D.) A-4.0 PROPOSE FLOOR PLAN (S.F.D. + A.D.U.) A-4.1 PROPOSED ELEVATIONS (S.F.D. + A.D.U.)
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PROJECT: **RESIDENCE "GARCIA"**
155 S. HAYES AVE.
OXNARD, CA. 93030

SHEET TITLE:
**EXISTING SITE PLAN
SHEET INDEX**

PROJECT NO.: **PROJ-GARCIA**
SCALE: **1/4" = 1'-0" u.n.o.**
DRAWN: **LUIS TEJADA**
DATE: **SEPTEMBER 2024**

A-1.0

REVISIONS	NO.
MARCH 2025	1

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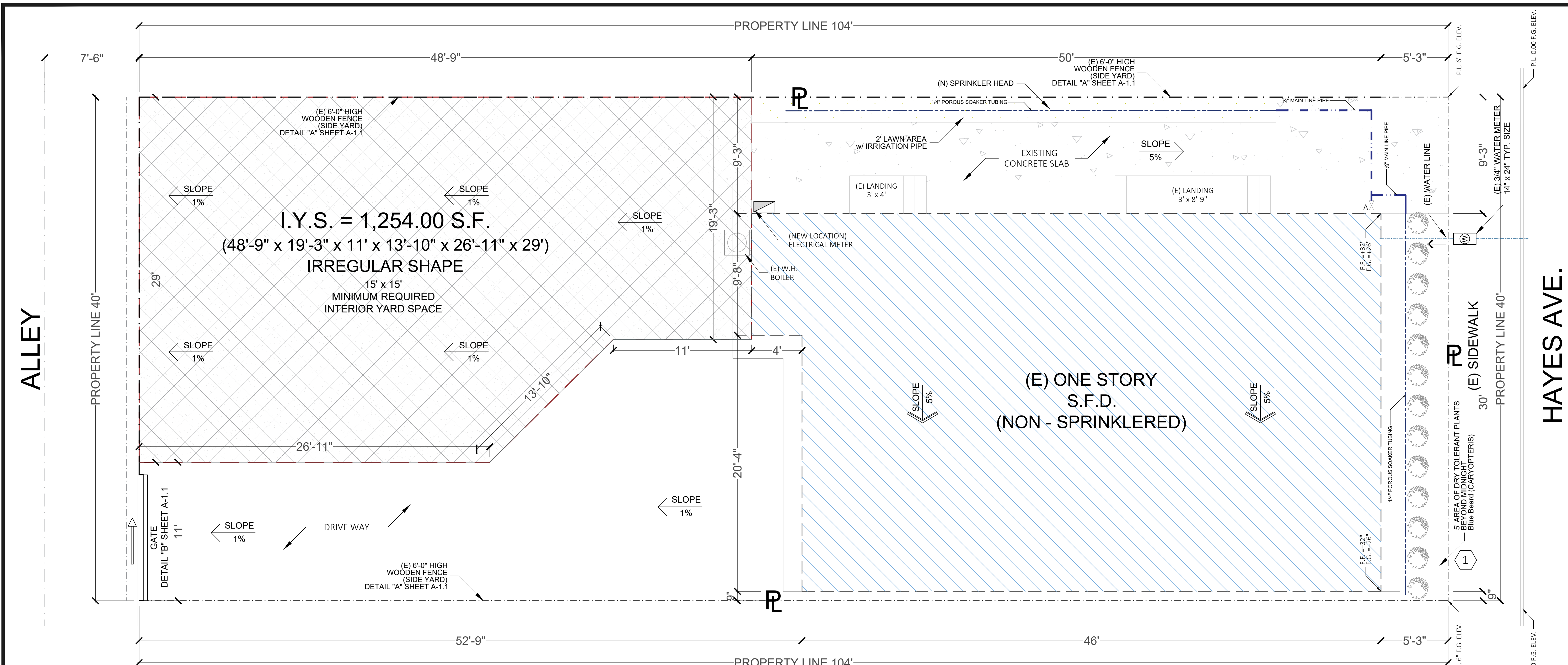
LUIS TEJADA
SIGNATURE:

PROJECT: **RESIDENCE "GARCIA"**
155 S. HAYES AVE.
OXNARD, CA. 93030

SHEET TITLE:
**PROPOSED SITE PLAN
IRRIGATION PLAN
S.F.D.**

PROJECT NO.: **PROJ-GARCIA**
SCALE: **1/4" = 1'-0" u.n.o.**
DRAWN: **LUIS TEJADA**
DATE: **SEPTEMBER 2024**

A-1.1



SITE PLAN LEGEND

(E) G = (E) 3/4" GAS METER
(E) GL = (E) 3/4" GAS LINE
(E) S = (E) 4" SEWER LINE
P = PROPERTY LINE

I.Y.S. CALCULATION
1,254.00 S.F.
30.14 %

**PROPOSED SITE PLAN FOR
SINGLE FAMILY DWELLING
IRRIGATION PLAN**

PLANTS

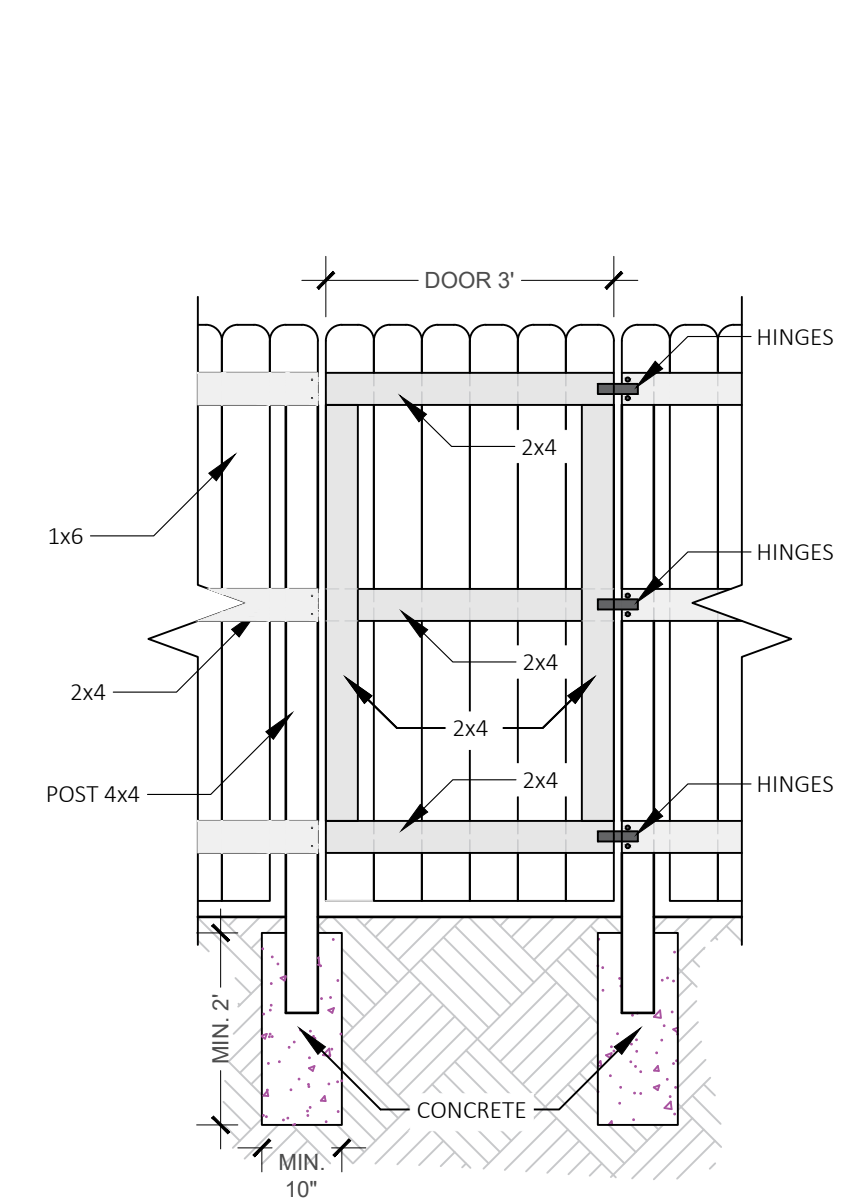
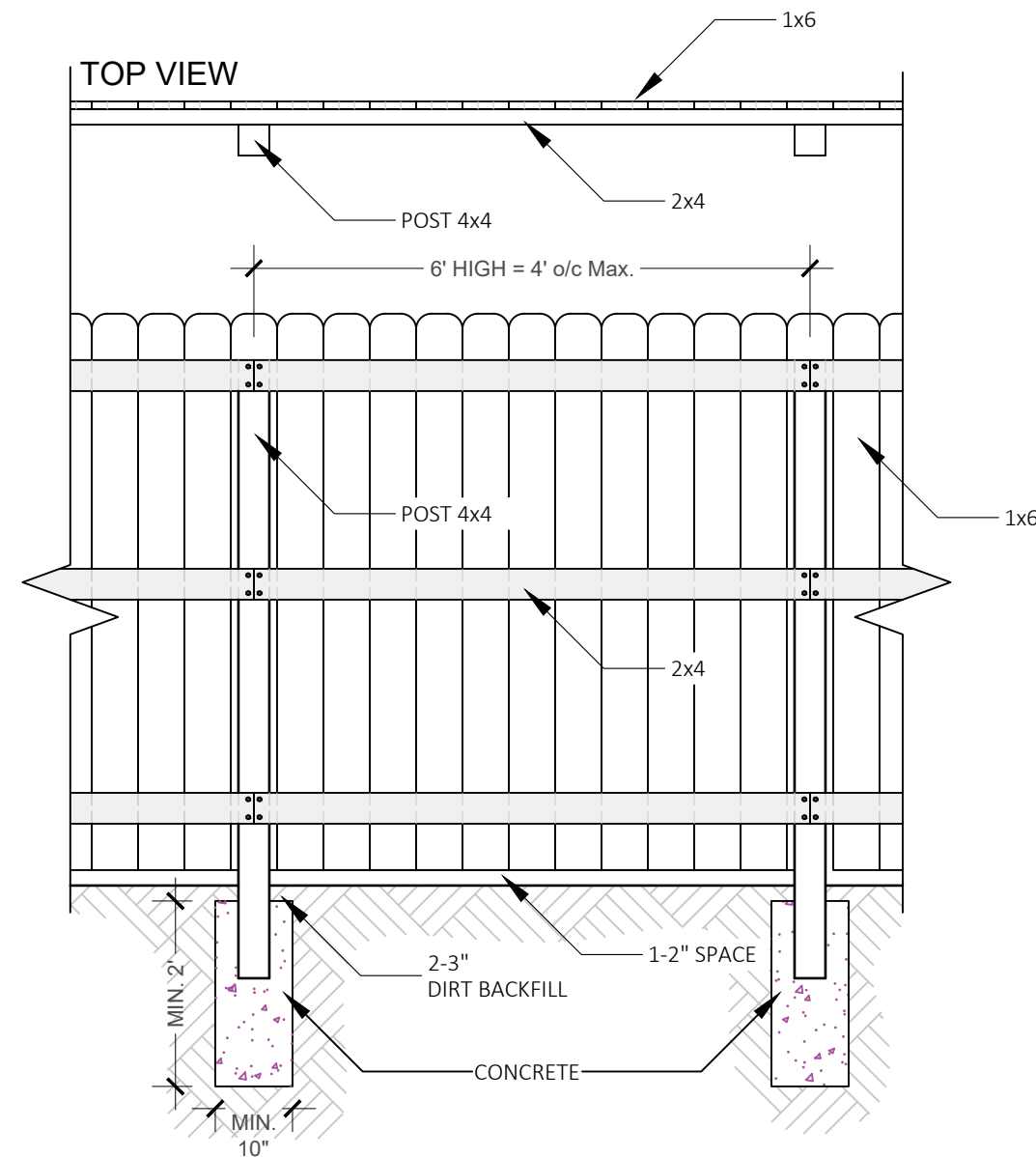
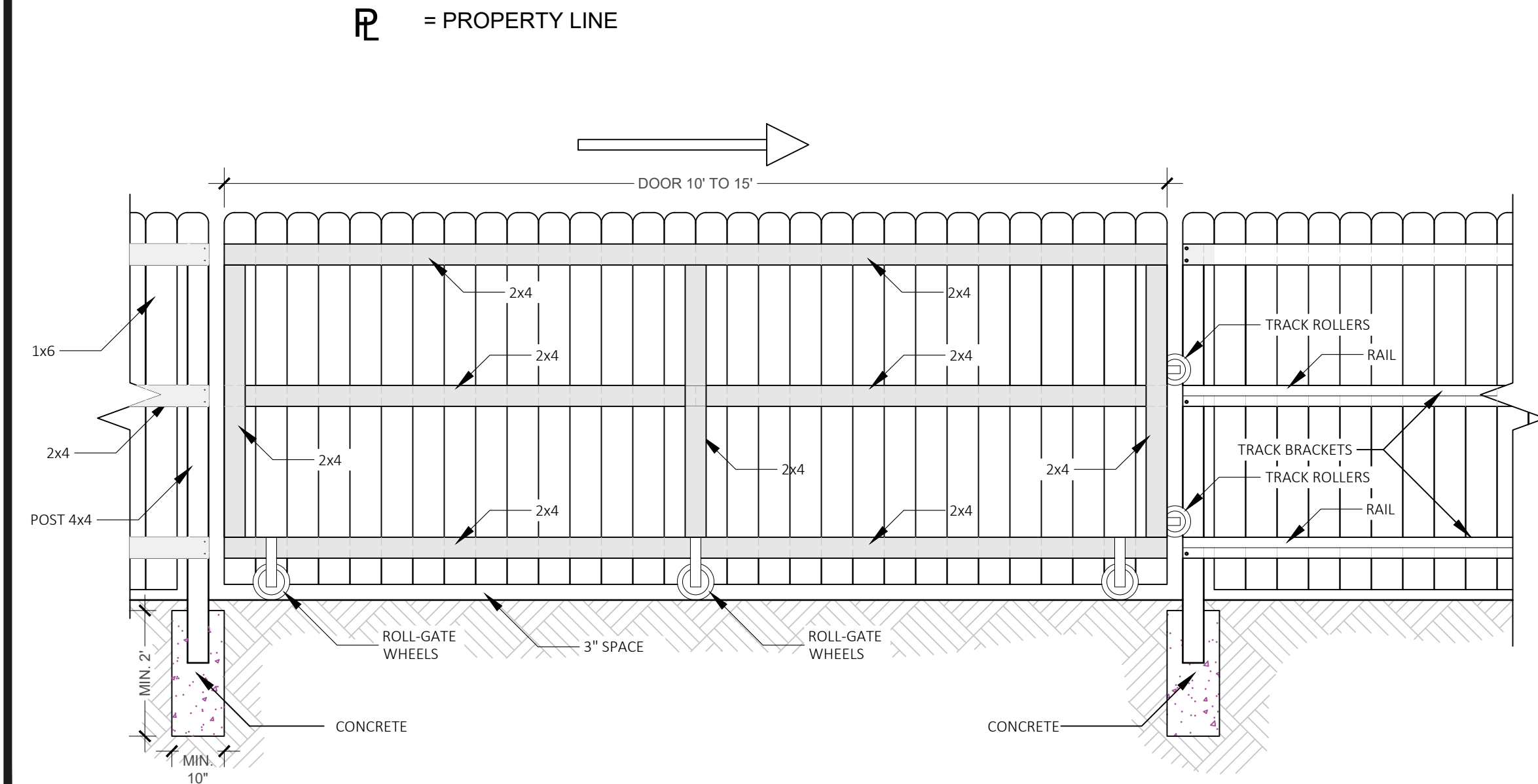
SYM.	TYPE	NAME
	SHRUB	MIDNIGHT BLUE BEARD (CARYOPTERIS)

IRRIGATION

SYM.	DESCRIPTION	CONNECTION
	ANTI-SIPHON VALVE	3/4"
	3/4" MAIN LINE PIPE	
	1/4" POROUS SOAKER TUBING	

LEGEND

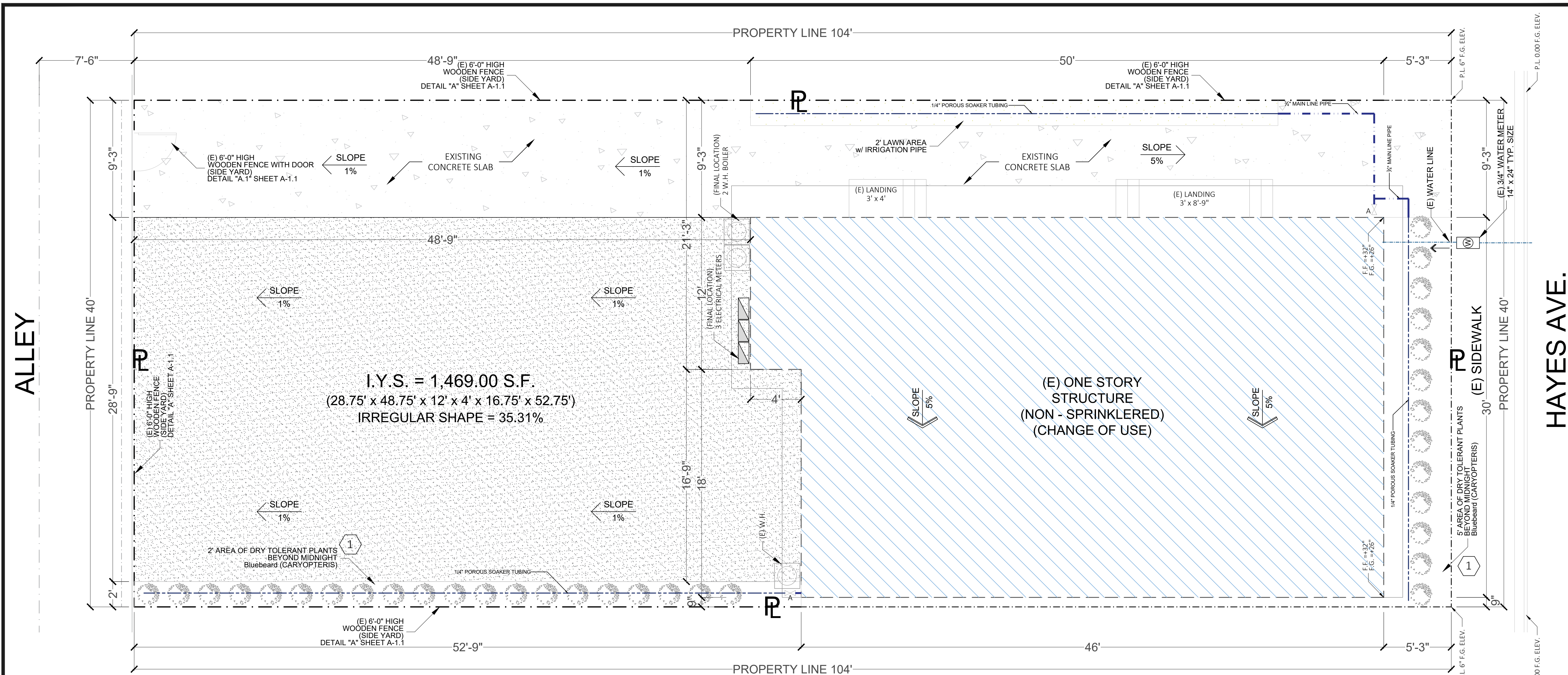
	DRIVEWAY
	LAWN AREA W/ IRRIGATION PIPE
	CONCRETE I.Y.S.



REVISIONS	NO.
MARCH 2025	1

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LUIS TEJADA
SIGNATURE:

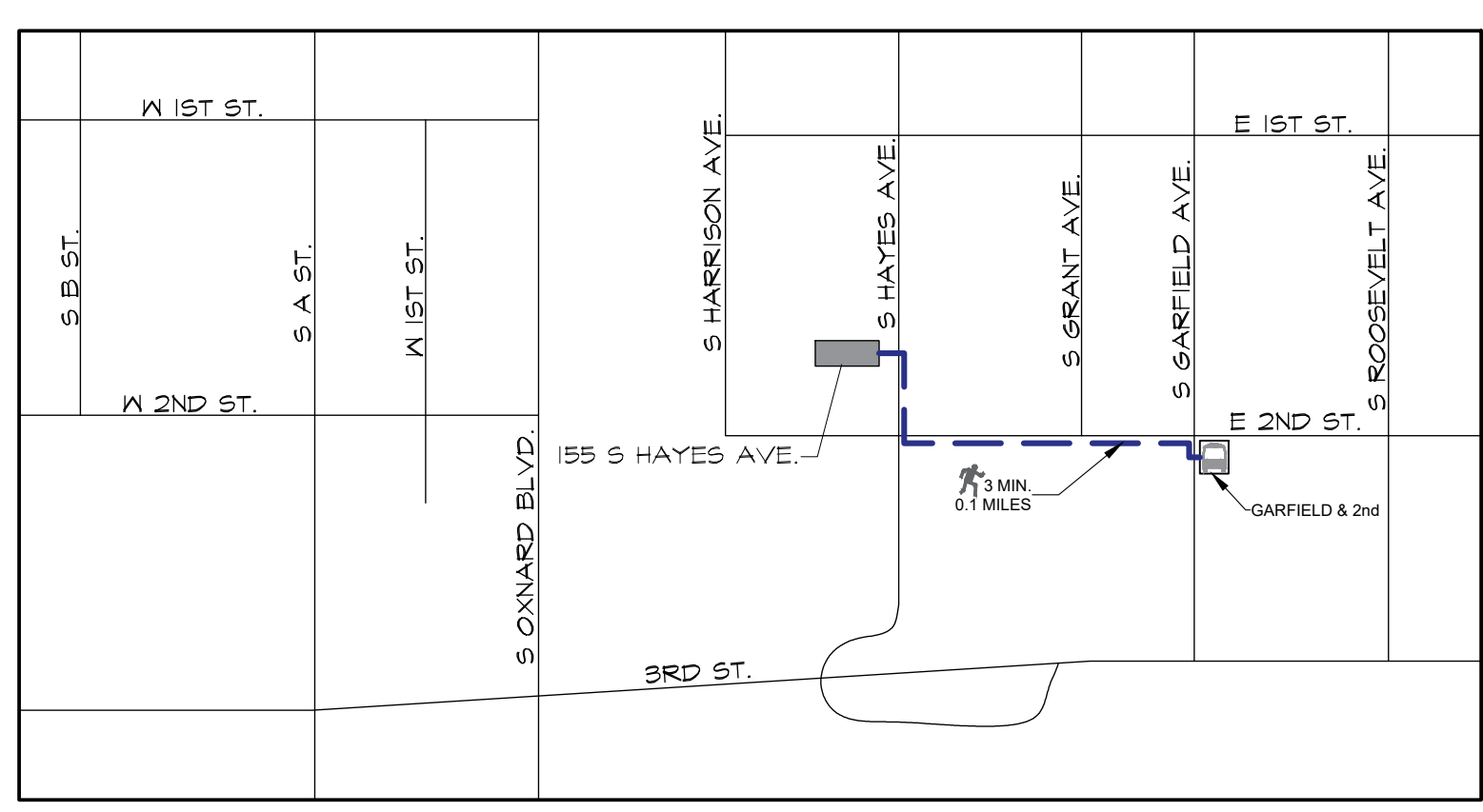


AREA OF THE PROJECT **SITE PLAN LEGEND**

- (E) G = (E) 3/4" GAS METER
- (E) GL = (E) 3/4" GAS LINE
- (E) S = (E) 4" SEWER LINE
- = PROPERTY LINE

I.Y.S. CALCULATION
1,469.00 S.F.
35.31 %

PROPOSED SITE PLAN
S.F.D. + A.D.U. + J.A.D.U.
IRRIGATION PLAN



VICINITY MAP
BUS STOP
GARFIELD & 2nd

NOTE:
A.D.U. IS WITHIN 1/2 MILE WALKING DISTANCE OF PUBLIC TRANSIT THEREFORE NO ADDITIONAL PARKING REQUIREMENT FOR A.D.U.

PLANTS		
SYM.	TYPE	NAME
	SHRUB	MIDNIGHT BLUEBEARD (CARYOPTERIS)

IRRIGATION		
SYM.	DESCRIPTION	CONNECTION
	ANTI-SIPHON VALVE	3/4"
	3/4" MAIN LINE PIPE	
	1/4" POROUS SOAKER TUBING	

LEGEND	
	DRIVEWAY
	LAWN AREA W/ IRRIGATION PIPE
	CONCRETE I.Y.S.

PROJECT: **RESIDENCE "GARCIA"**
155 S. HAYES AVE.
OXNARD, CA. 93030


SHEET TITLE:
PROPOSED SITE PLAN
IRRIGATION PLAN
S.F.D. + A.D.U. + J.A.D.U.

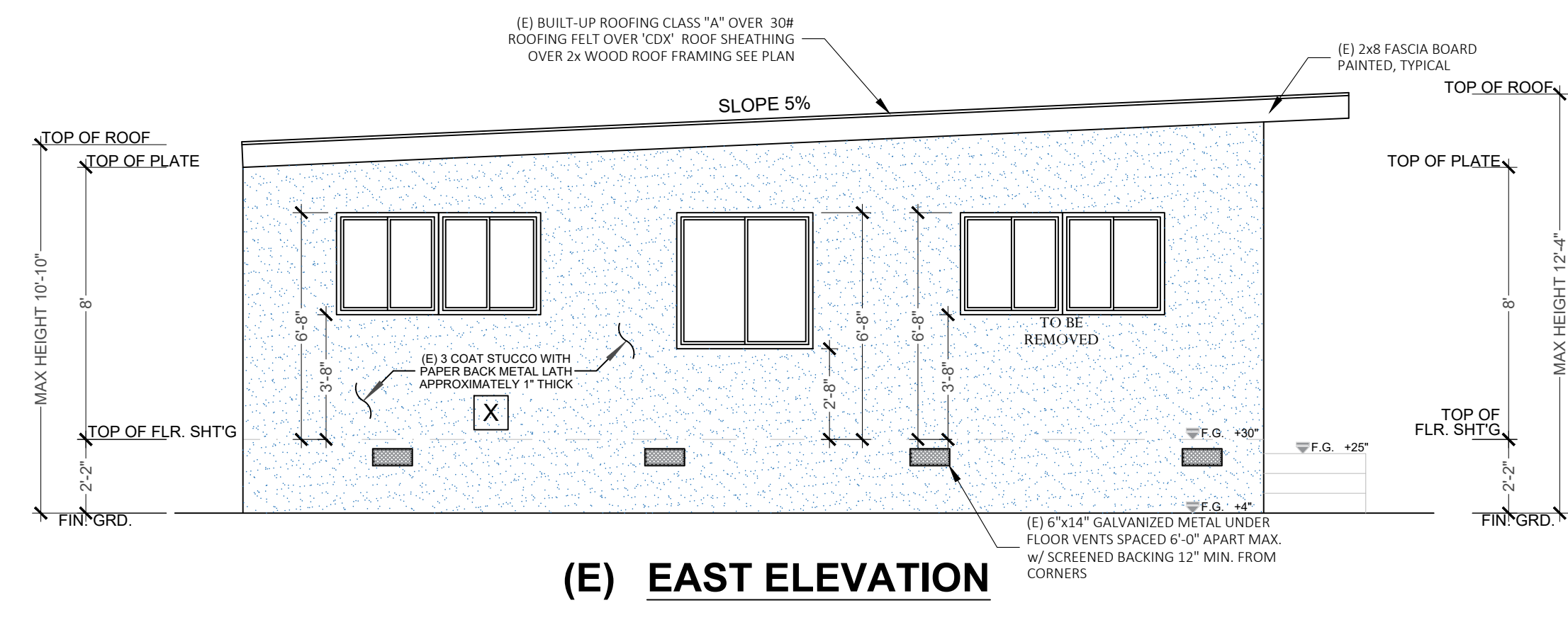
PROJECT NO.
PROJ-GARCIA
SCALE:
1/4" = 1'-0" u.n.o.
DRAWN:
LUIS TEJADA
DATE:
SEPTEMBER 2024

A-1.2

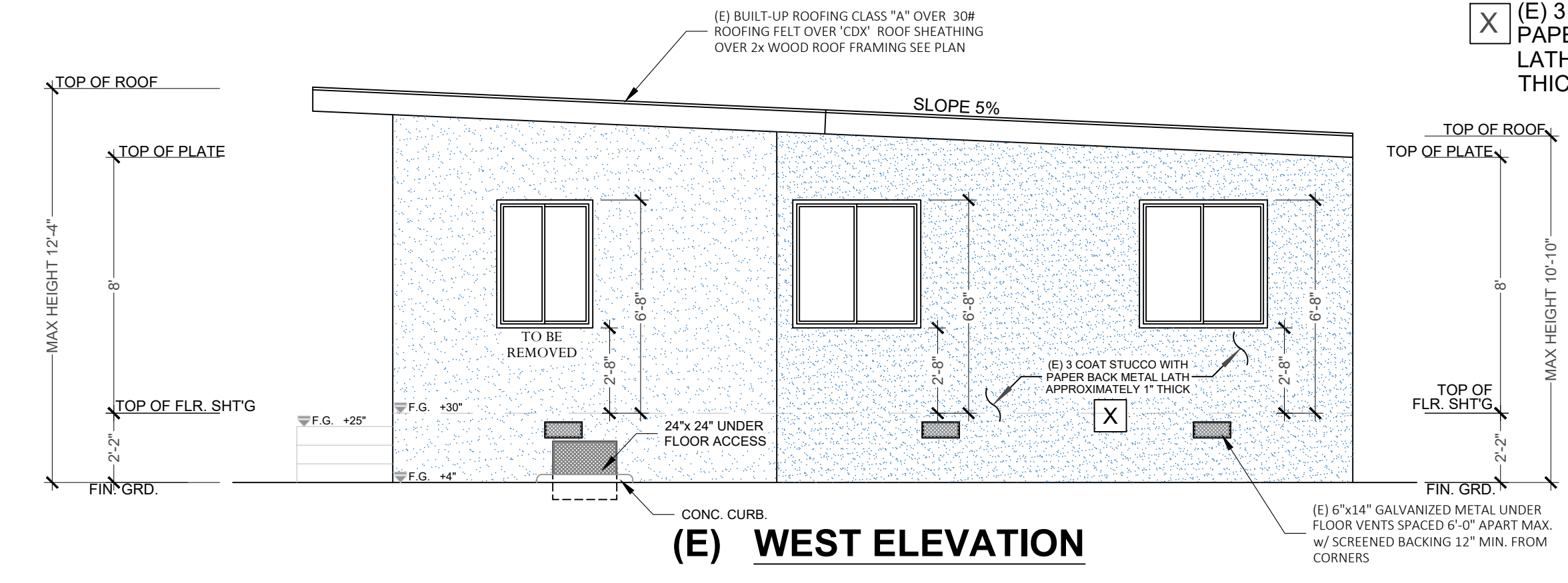
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MARCH 2025	1

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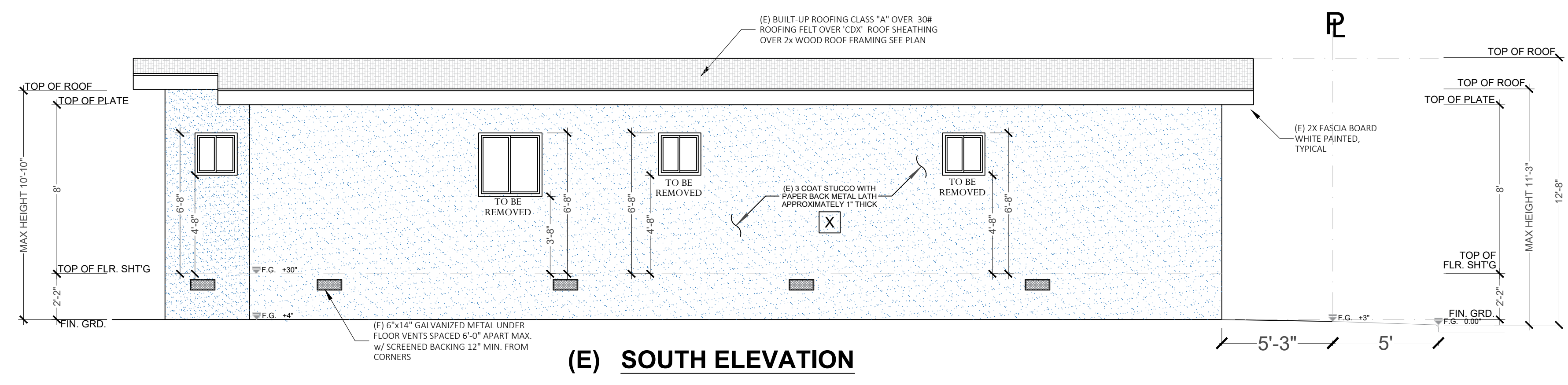
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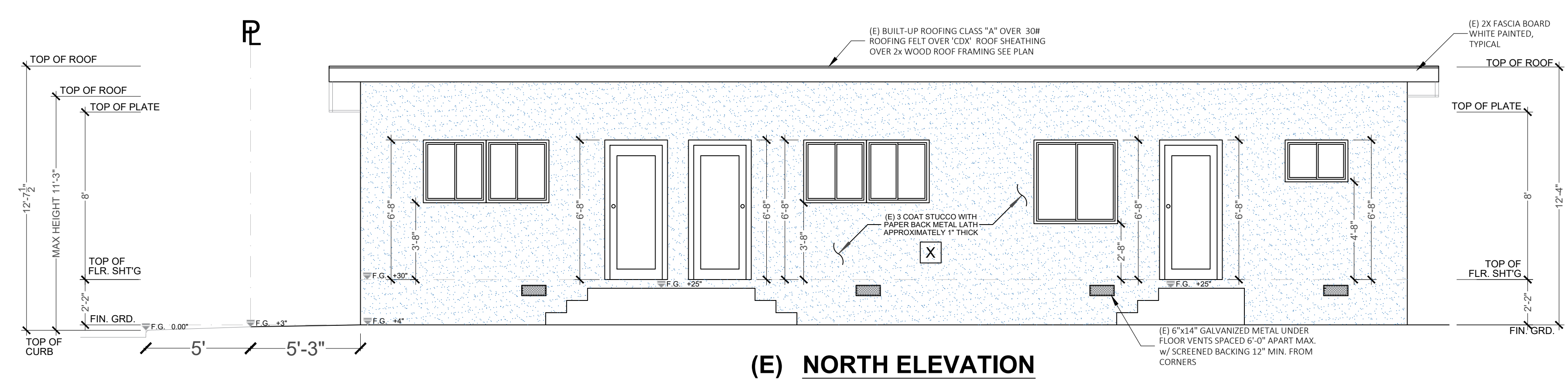
(E) EAST ELEVATION



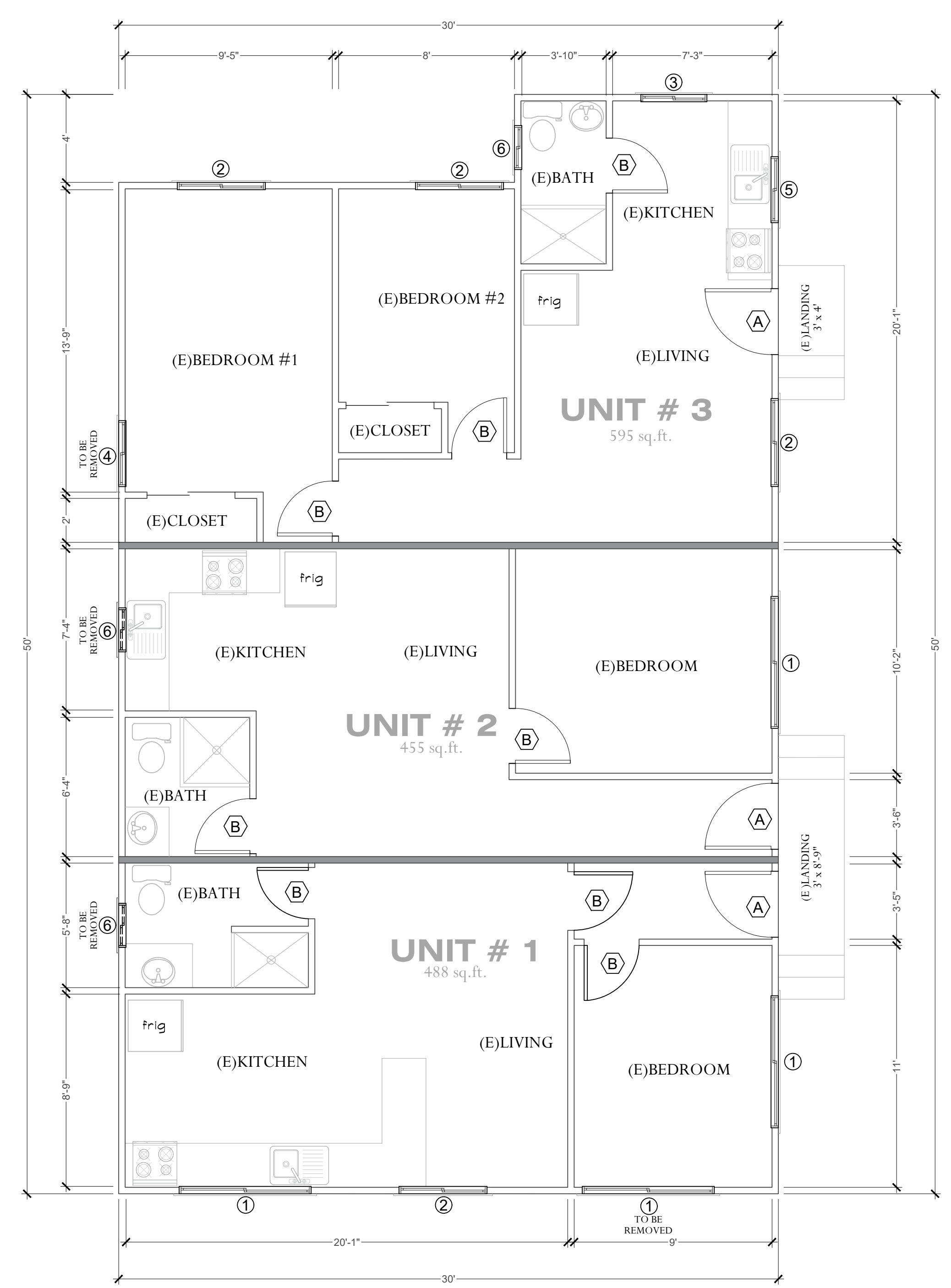
(E) WEST ELEVATION



(E) SOUTH ELEVATION



(E) NORTH ELEVATION



EXISTING FLOOR PLAN

DOOR SCHEDULE									
SYM.	WIDTH	HEIGHT	THICKNESS	TYPE	STYLE	FINISH	REMARKS		
A	3'-0"	6'-8"	1 3/4"	DUAL/GLASS	DECORATIVE	STAIN	EXTERIOR GRADE, SOLID CORE. OPT. TEMP. GLASS		
B	2'-6"	6'-8"	1 3/8"	H.C.	RAISED PANEL	STAIN	INTERIOR GRADE - PRIVACY LOCK		

NOTES: INFORMATION SHOWN TO BE APPROVED BY OWNER PRIOR TO START OF CONSTRUCTION.
 1. DOOR HARDWARE, MANUFACTURER, TYPE, STYLE, & COLOR TO BE APPROVED BY OWNER.

WINDOW SCHEDULE								
SYM.	WIDTH	HEIGHT	TYPE	GLASS	FRAME	U-FACTOR/SHGC	NOTES	REMARKS
1	6'-0"	3'-0"	SLIDING	DUAL	VINYL	0,32 / 0,23	1, 2	EXISTING
2	4'-0"	4'-0"	SLIDING	DUAL	VINYL	0,32 / 0,23	1, 2	EXISTING
3	3'-0"	4'-0"	SLIDING	DUAL	VINYL	0,32 / 0,23	1, 2	EXISTING
4	3'-0"	3'-0"	SLIDING	DUAL	VINYL	0,32 / 0,23	1, 2	EXISTING
5	3'-0"	2'-0"	SLIDING	DUAL	VINYL	0,32 / 0,23	1, 2	EXISTING
6	2'-0"	2'-0"	SLIDING	DUAL	VINYL	0,32 / 0,23	1, 2	EXISTING

NOTES: INFORMATION SHOWN TO BE APPROVED BY OWNER PRIOR TO START OF CONSTRUCTION.
 1. WINDOW MANUFACTURER, TYPE, STYLE, & COLOR TO BE APPROVED BY OWNER.
 2. WINDOW HARDWARE TO BE APPROVED BY OWNER.

WINDOW GENERAL NOTES:
 1. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4)
 a.-FIXED AND OPENABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.
 b.-GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
 c.-GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS.
 1.-EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
 2.-BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
 3.-TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
 4.-ONE OR MORE WALKING SURFACE WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.

2. MEANS OF EGRESS FROM SLEEPING ROOMS:
 REQUIRED MINIMUM DIMENSIONS ARE 24" CLEAR HEIGHT, 20" CLEAR WIDTH, 5.7 sq. ft. (5.0 sq. ft. AT GRADE LEVEL) AND 44" MAX. TO BOTTOM OF OPENING.

EXTERIOR ELEVATION NOTES

- BUILT-UP CLASS 'A' ROOFING REFER TO ROOF PLAN NOTES FOR ADDITIONAL INFORMATION.
- 2x WOOD FASCIA BOARD PAINTED, COLOR TO PER OWNER. EAVE NOT TO EXCEED MORE THAN 30" INTO SIDE YARD SETBACK. (USED TO MOUNT GUTTERS)
- 2x WOOD BARGE BOARD PAINTED, COLOR PER OWNER
- EXTERIOR STUCCO OVER PAPER BACKED METAL LATH - COLOR RAINMASTER - MQ5-22 AND FINISH HEAVY LACE
- G.I. CORROSION RESISTANT WEEP SCREED BELOW THE STUCCO. A MINIMUM OF 8" ABOVE EARTH OR 2" ABOVE PAVED AREA.
- PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE PERO OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH 'AWPA U1' FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF 'AWPA U1'
- PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF FULLERTON TO REMOVE ANY GRAFFITI WITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED.

PROJECT: RESIDENCE "GARCIA"
 155 S. HAYES AVE.
 OXNARD, CA. 93030

SHEET TITLE: EXISTING FLOOR PLAN
 EXISTING ELEVATIONS

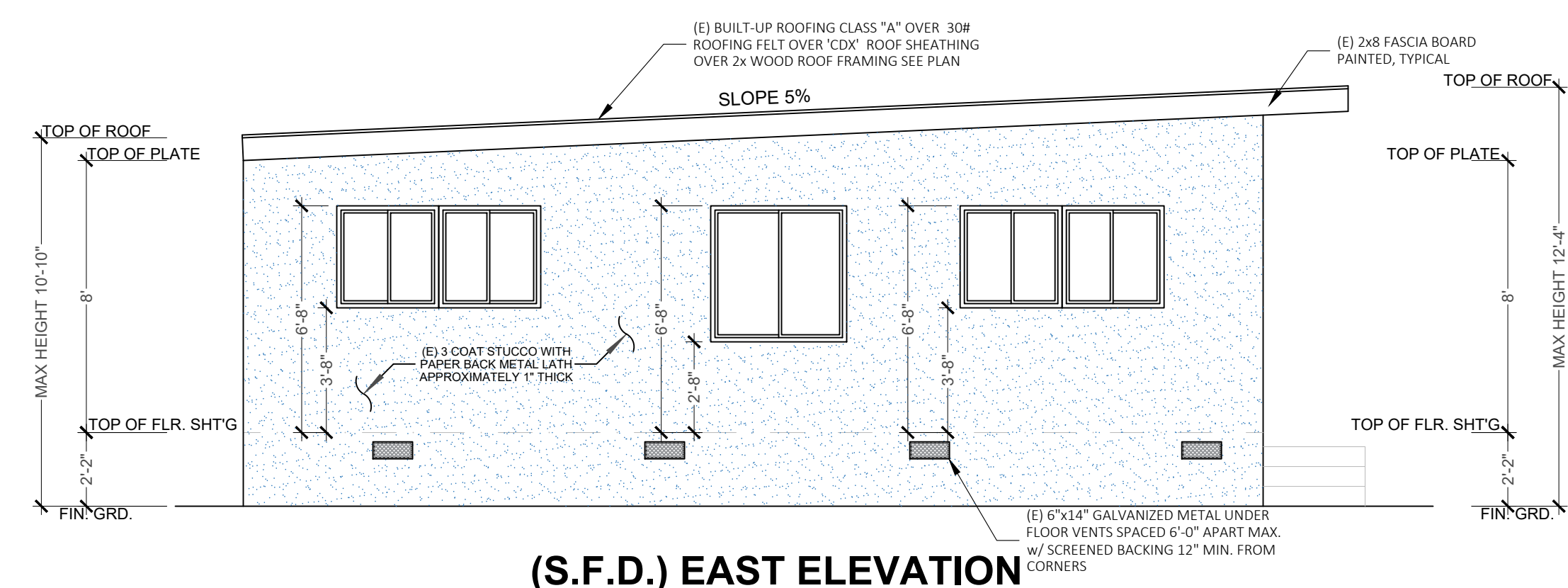
PROJECT NO. PROJ-GARCIA
 SCALE: 1/4" = 1'-0" u.n.o.
 DRAWN: LUIS TEJADA
 DATE: SEPTEMBER 2024

A-2.0

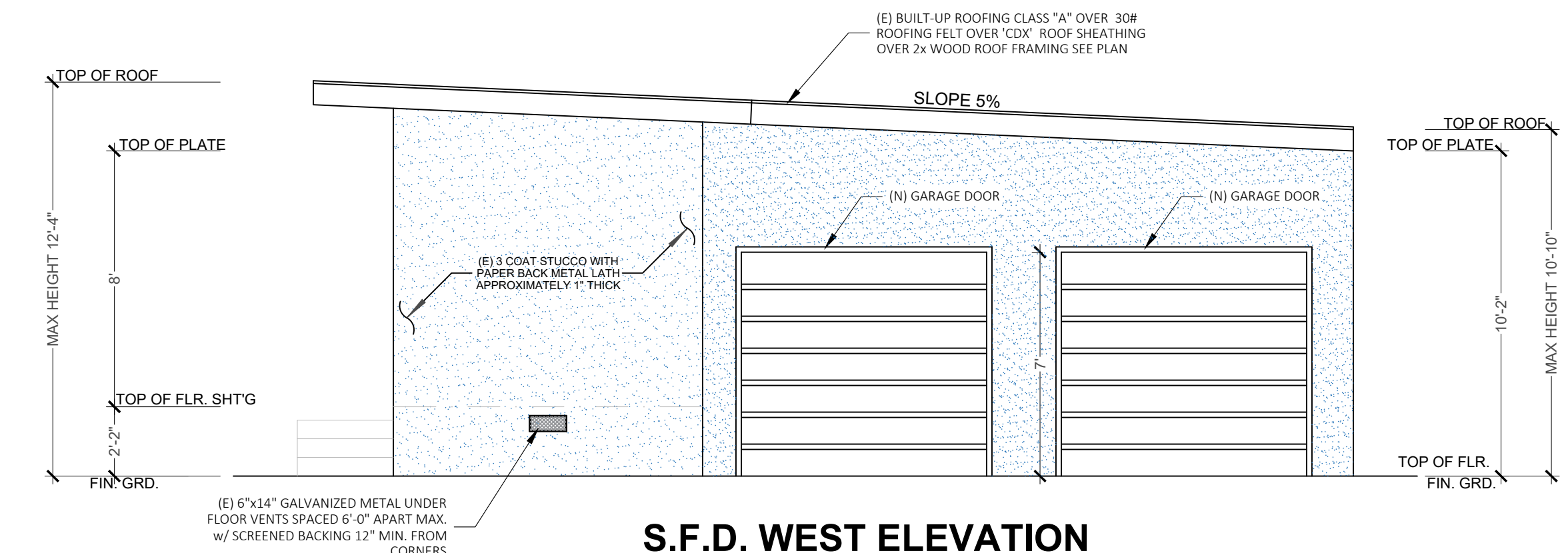
REVISIONS	NO.
MARCH 2025	1

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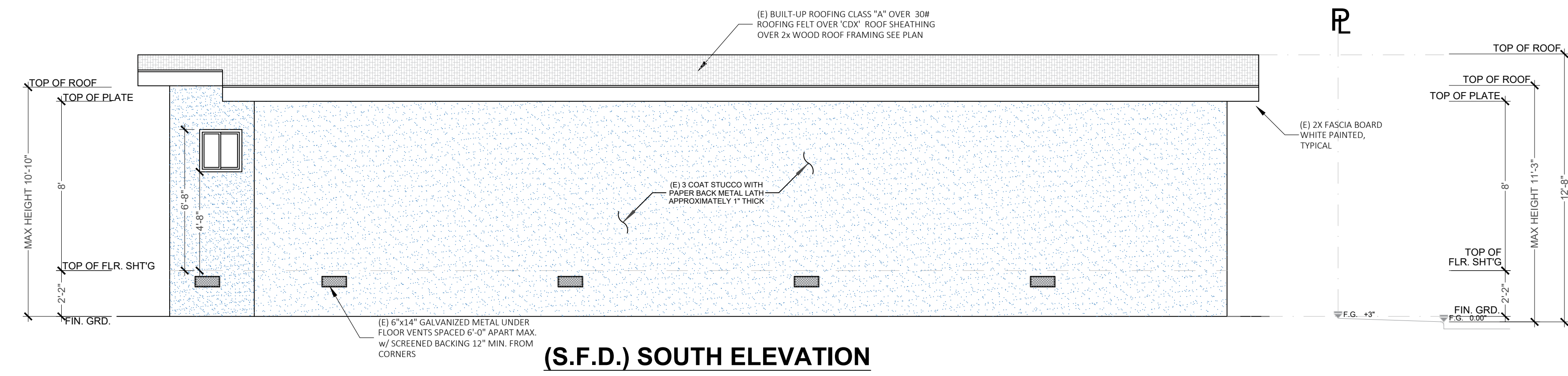
Luis Tejada
SIGNATURE:



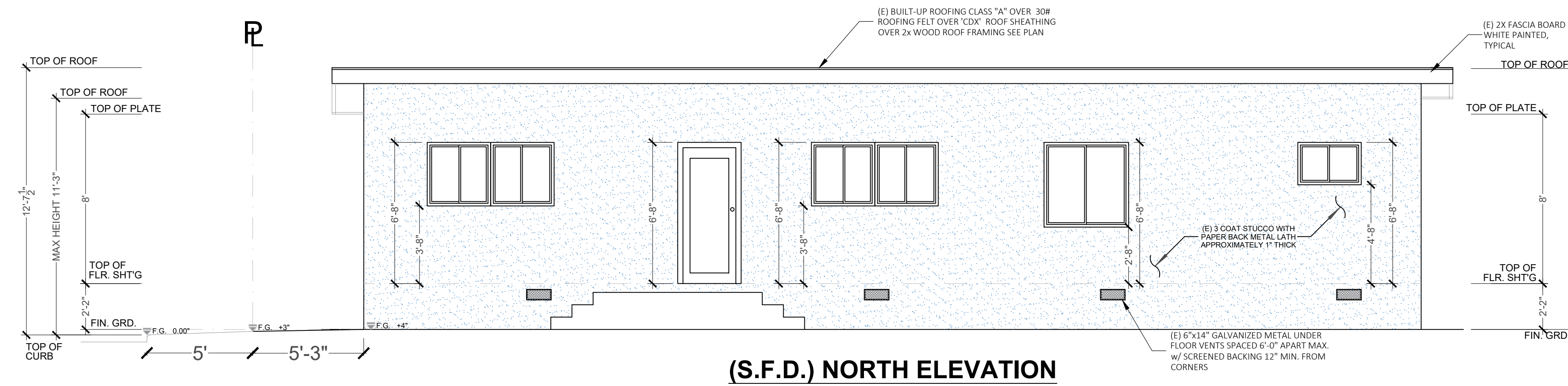
(S.F.D.) EAST ELEVATION



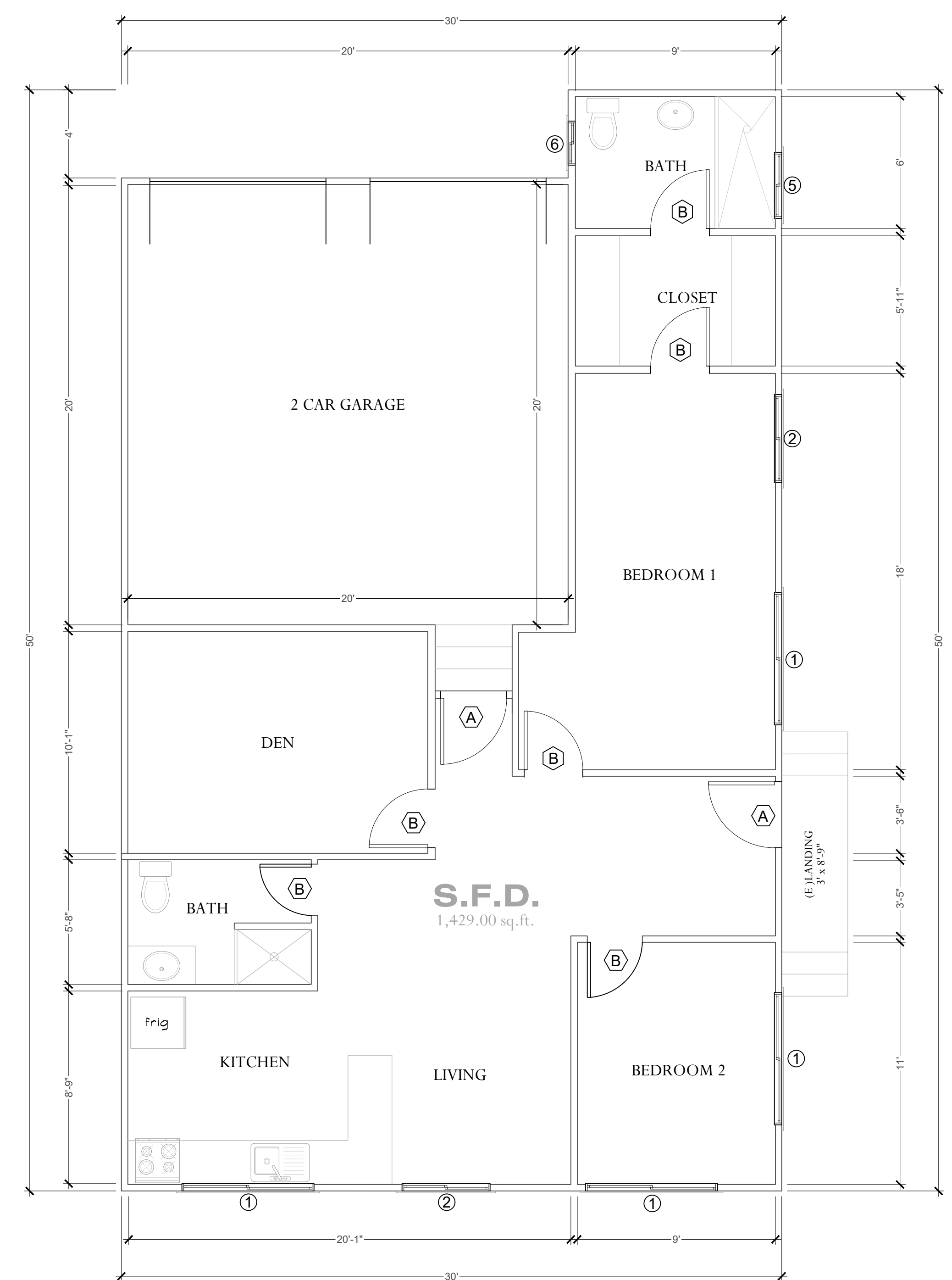
S.F.D. WEST ELEVATION



(S.F.D.) SOUTH ELEVATION



(S.F.D.) NORTH ELEVATION



PROPOSED S.F.D. FLOOR PLAN

DOOR SCHEDULE								
SYM.	WIDTH	HEIGHT	THICKNESS	TYPE	STYLE	FINISH	REMARKS	
A	3'-0"	6'-8"	1 3/4"	DUAL /GLASS	DECORATIVE	STAIN	EXTERIOR GRADE, SOLID CORE. OPT. TEMP. GLASS	
B	2'-6"	6'-8"	1 3/8"	H.C.	RAISED PANEL	STAIN	INTERIOR GRADE - PRIVACY LOCK	

NOTES: INFORMATION SHOWN TO BE APPROVED BY OWNER PRIOR TO START OF CONSTRUCTION.
1. DOOR HARDWARE, MANUFACTURER, TYPE, STYLE, & COLOR TO BE APPROVED BY OWNER.

WINDOW SCHEDULE								
SYM.	WIDTH	HEIGHT	TYPE	GLASS	FRAME	U-FACTOR/SHGC	NOTES	REMARKS
1	6'-0"	3'-0"	SLIDING	DUAL	VINYL	0,32 / 0,23	1, 2	EXISTING
2	4'-0"	4'-0"	SLIDING	DUAL	VINYL	0,32 / 0,23	1, 2	EXISTING
3	3'-0"	4'-0"	SLIDING	DUAL	VINYL	0,32 / 0,23	1, 2	EXISTING
4	3'-0"	3'-0"	SLIDING	DUAL	VINYL	0,32 / 0,23	1, 2	EXISTING
5	3'-0"	2'-0"	SLIDING	DUAL	VINYL	0,32 / 0,23	1, 2	EXISTING
6	2'-0"	2'-0"	SLIDING	DUAL	VINYL	0,32 / 0,23	1, 2	EXISTING

NOTES: INFORMATION SHOWN TO BE APPROVED BY OWNER PRIOR TO START OF CONSTRUCTION.
1. WINDOW MANUFACTURER, TYPE, STYLE, & COLOR TO BE APPROVED BY OWNER.
2. WINDOW HARDWARE TO BE APPROVED BY OWNER.

WINDOW GENERAL NOTES:
1. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4)
a. FIXED AND OPENABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.
b. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
c. GLAZING IN AN INDIVIDUAL FIXED OR OPENABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS.
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2. BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
3. TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
4. ONE OR MORE WALKING SURFACE WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.

2. MEANS OF EGRESS FROM SLEEPING ROOMS:
REQUIRED MINIMUM DIMENSIONS ARE 24" CLEAR HEIGHT, 20" CLEAR WIDTH, 5.7 sq. ft. (5.0 sq. ft. AT GRADE LEVEL) AND 44" MAX. TO BOTTOM OF OPENING.

PROJECT: RESIDENCE "GARCIA"
155 S. HAYES AVE.
OXNARD, CA. 93030


SHEET TITLE: PROPOSED FLOOR PLAN
PROPOSED ELEVATIONS
S.F.D.

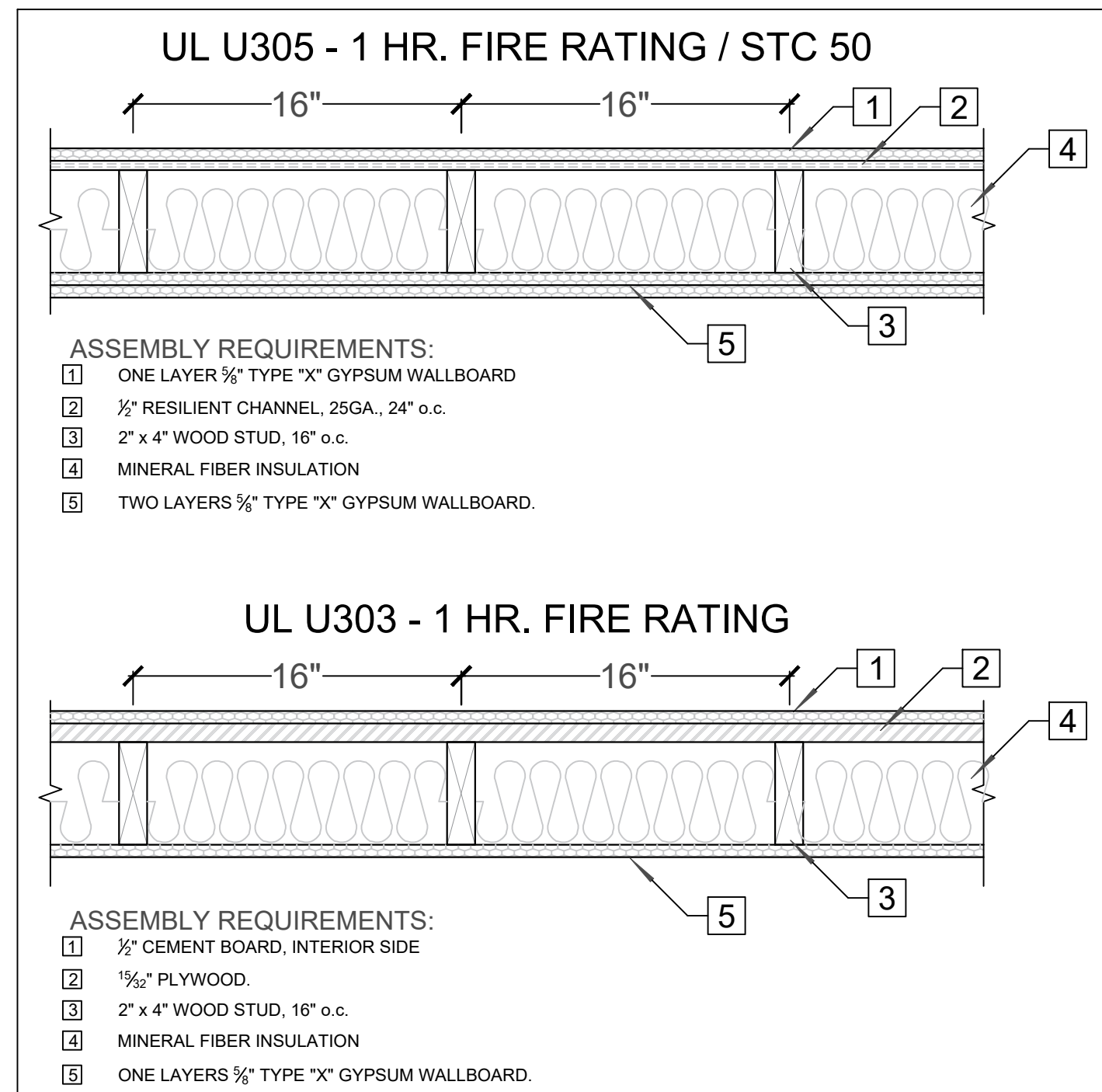
PROJECT NO. PROJ-GARCIA
SCALE: 1/4" = 1'-0" u.n.o.
DRAWN: LUIS TEJADA
DATE: SEPTEMBER 2024

A-3.0

REVISIONS	NO.
MARCH 2025	1

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SIGNATURE:



UL LISTING Z

RATED FIRE-RESISTANCE PERIODS FOR VARIOUS WALLS AND PARTITIONS PER CBC TABLE 721.1(2)

15 EXTERIOR OR INTERIOR WALLS (CONTINUED)

15-14-15 q. (2" x 4" wood studs at 16" with double top plates, single bottom plate; interior and exterior sides covered with 5/8" Type X gypsum wallboard and sheathing, respectively, 4' wide, applied horizontally or vertically with vertical joints over studs, and fastened with 21/4" Type S drywall screws, spaced 12" on center. Cavity to be filled with 31/2" mineral wool insulation. Minimum Finished Thickness Face-To-Face (4 3/4")

(q = The design stress of studs shall be equal to a maximum of 100 percent of the allowable F_c calculated in accordance with Section 2306.)

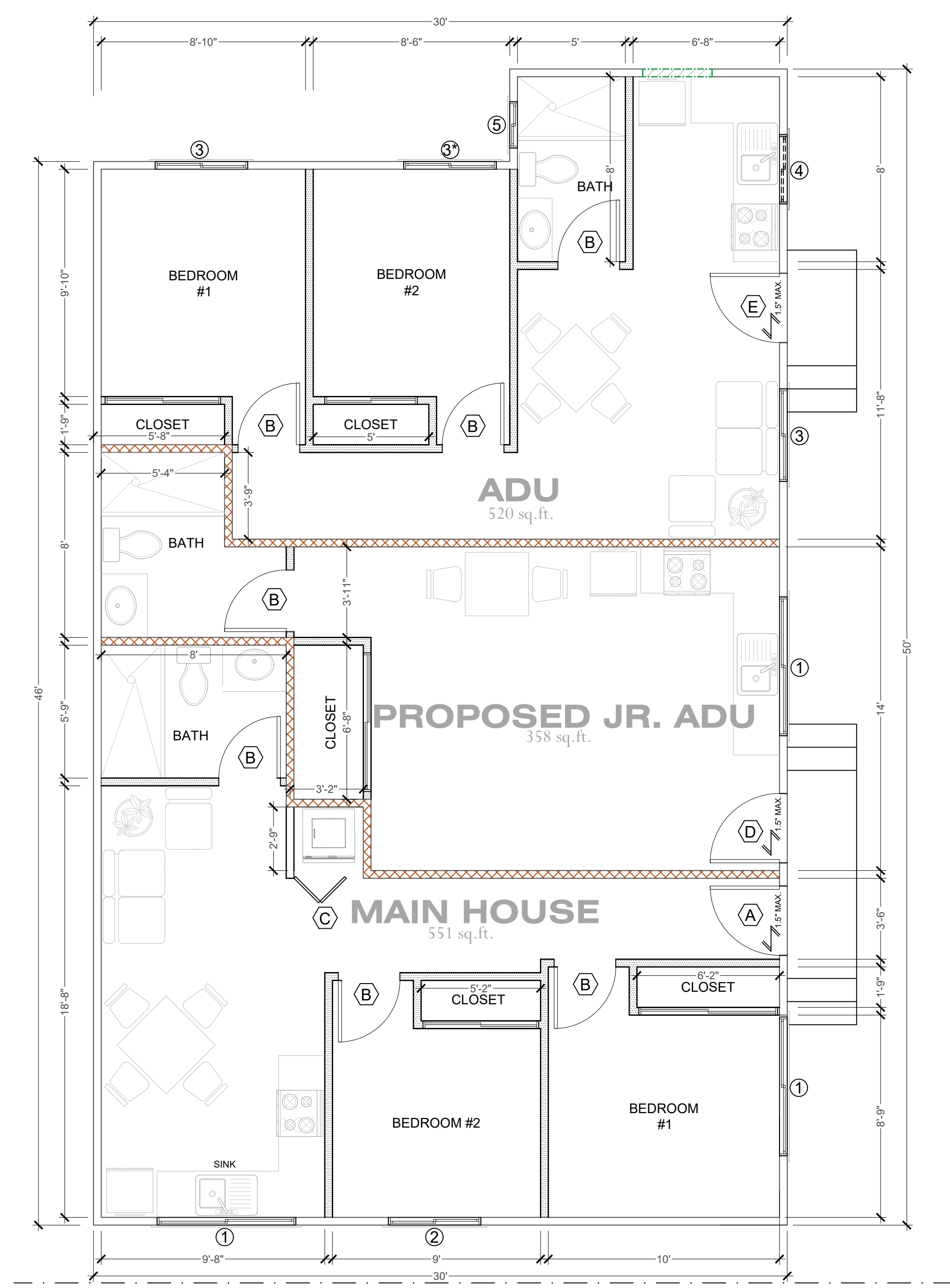
EXTEND FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING.

PLAN NOTES

- REFER TO "WOOD FRAME PRESCRIPTIVE PROVISIONS - ONE STORY RESIDENTIAL CONSTRUCTION ONLY" FOR SUPPLEMENTAL INFORMATION ON SHEET 'S-1.0'.
- FLOOR TO CEILING LOAD BEARING WALLS
- WATER HEATER MUST BE STRAPPED TO WALL, PROVIDE STRAPING TO RESIST HORIZONTAL DISPLACEMENT FROM EARTHQUAKE MOTION ON NEW / EXISTING WATER HEATER(S).
- REQUIRED CEILING HEIGHT IS 7'-6", 7'-0" MIN., 7'-0" MIN. IN KITCHEN, BATHROOMS, LAUNDRY ROOMS AND STORAGE ROOMS (1208.2, R305.1)
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM.
- KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY.
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDELES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL.
- HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68° F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALL WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE.
- THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.1.
- ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR METAL PLATES, PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.0 OF LOS ANGELES PLUMBING CODE.
- UNIT SKYLIGHTS SHALL BE LABELED BY A CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED).
- ATTIC AREA HAVING CLEAR HEADROOM OF 30" MUST HAVE AN ACCESS OPENING (22"x30" MINIMUM). ACCESS SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. IT IS NOT ALLOWED WITHIN A SMALL CLOSET SPACE.
- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
- GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTION) (R308.4) A. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.
- WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED. (AQMD RULE 445)
- BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. [R307.2]

LEGEND

- NEW WALLS (2x4 STUDS at 16" o.c.)
- EXISTING WALLS
- WALL TO BE DEMOLISH
- 1 HOUR FIRE RESISTANCE (DETAILS # X / Y / Z SHEET A-4.0)



PROPOSED FLOOR PLAN
S.F.D. + A.D.U. + J.A.D.U.

DOOR SCHEDULE (MAIN HOUSE)								
SYM.	WIDTH	HEIGHT	THICKNESS	TYPE	STYLE	FINISH	REMARKS	
A	3'-0"	6'-8"	1 3/4"	DUAL /GLASS	DECORATIVE	STAIN	EXTERIOR GRADE, SOLID CORE. OPT. TEMP. GLASS	EXISTING
B	2'-8"	6'-8"	1 3/8"	H.C.	RAISED PANEL	STAIN	INTERIOR GRADE - PRIVACY LOCK	NEW
C	3'-0"	6'-8"	1 3/8"	FOLDING	RAISED PANEL	STAIN	INTERIOR GRADE	NEW

WINDOW SCHEDULE (MAIN HOUSE)								
SYM.	WIDTH	HEIGHT	TYPE	GLASS	FRAME	U-FACTOR/SHGC	NOTES	REMARKS
1	6'-0"	3'-0"	SLIDING	DUAL	VINYL	0,32 / 0,23	1, 2	EXISTING
2	4'-0"	4'-0"	SLIDING	DUAL	VINYL	0,32 / 0,23	1, 2	EXISTING

DOOR SCHEDULE (J.A.D.U.)								
SYM.	WIDTH	HEIGHT	THICKNESS	TYPE	STYLE	FINISH	REMARKS	
D	3'-0"	6'-8"	1 3/4"	DUAL /GLASS	DECORATIVE	STAIN	EXTERIOR GRADE, SOLID CORE. OPT. TEMP. GLASS	NEW
B	2'-8"	6'-8"	1 3/8"	H.C.	RAISED PANEL	STAIN	INTERIOR GRADE - PRIVACY LOCK	NEW

WINDOW SCHEDULE (J.A.D.U.)								
SYM.	WIDTH	HEIGHT	TYPE	GLASS	FRAME	U-FACTOR/SHGC	NOTES	REMARKS
1	6'-0"	3'-0"	SLIDING	DUAL	VINYL	0,32 / 0,23	1, 2	EXISTING

DOOR SCHEDULE (A.D.U.)								
SYM.	WIDTH	HEIGHT	THICKNESS	TYPE	STYLE	FINISH	REMARKS	
E	3'-0"	6'-8"	1 3/4"	DUAL /GLASS	DECORATIVE	STAIN	EXTERIOR GRADE, SOLID CORE. OPT. TEMP. GLASS	EXISTING
B	2'-8"	6'-8"	1 3/8"	H.C.	RAISED PANEL	STAIN	INTERIOR GRADE - PRIVACY LOCK	NEW

WINDOW SCHEDULE (A.D.U.)								
SYM.	WIDTH	HEIGHT	TYPE	GLASS	FRAME	U-FACTOR/SHGC	NOTES	REMARKS
3	4'-0"	4'-0"	SLIDING	DUAL	VINYL	0,32 / 0,23	1, 2	EXISTING
3*	4'-0"	4'-0"	SLIDING	DUAL	VINYL	0,32 / 0,23	1, 2	NEW
4	3'-0"	4'-0"	SLIDING	DUAL	VINYL	0,32 / 0,23	1, 2	NEW
5	2'-0"	2'-0"	HUNH	DUAL	VINYL	0,32 / 0,23	1, 2	EXISTING

DOORS NOTES

NOTES: INFORMATION SHOWN TO BE APPROVED BY OWNER PRIOR TO START OF CONSTRUCTION.

- DOOR HARDWARE, MANUFACTURER, TYPE, STYLE, & COLOR TO BE APPROVED BY OWNER.

WINDOWS NOTES

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PROJECT: RESIDENCE "GARCIA"
155 S. HAYES AVE.
OXNARD, CA. 93030

SHEET TITLE: PROPOSED FLOOR PLAN
S.F.D. + A.D.U. + J.A.D.U.

PROJECT NO. PROJ-GARCIA
SCALE: 1/4" = 1'-0" u.n.o.
DRAWN: LUIS TEJADA
DATE: SEPTEMBER 2024

A-4.0

REVISIONS	NO.
MARCH 2025	1

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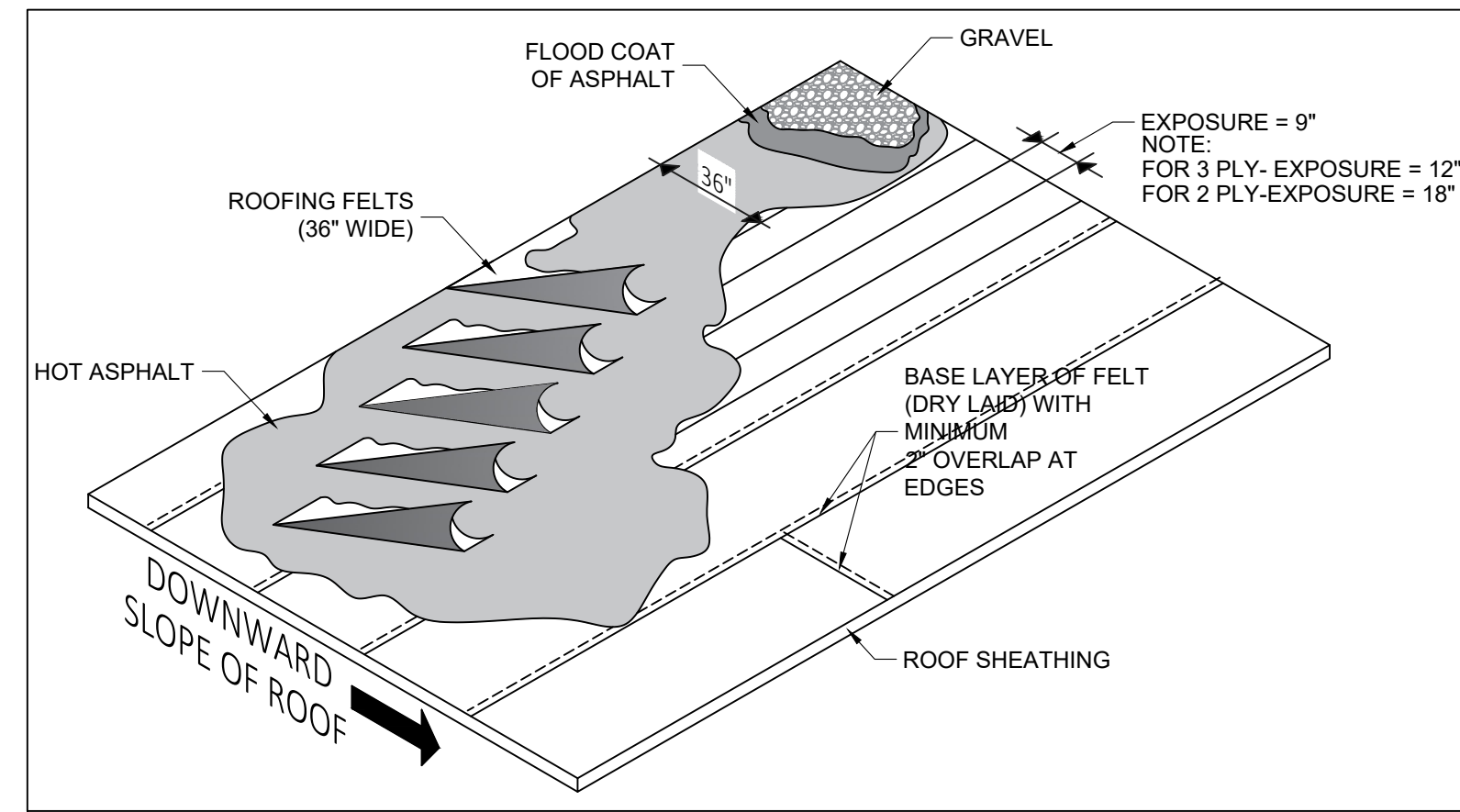
LUIS TEJADA
SIGNATURE:

PROJECT: **RESIDENCE "GARCIA"**
155 S. HAYES AVE.
OXNARD, CA. 93030

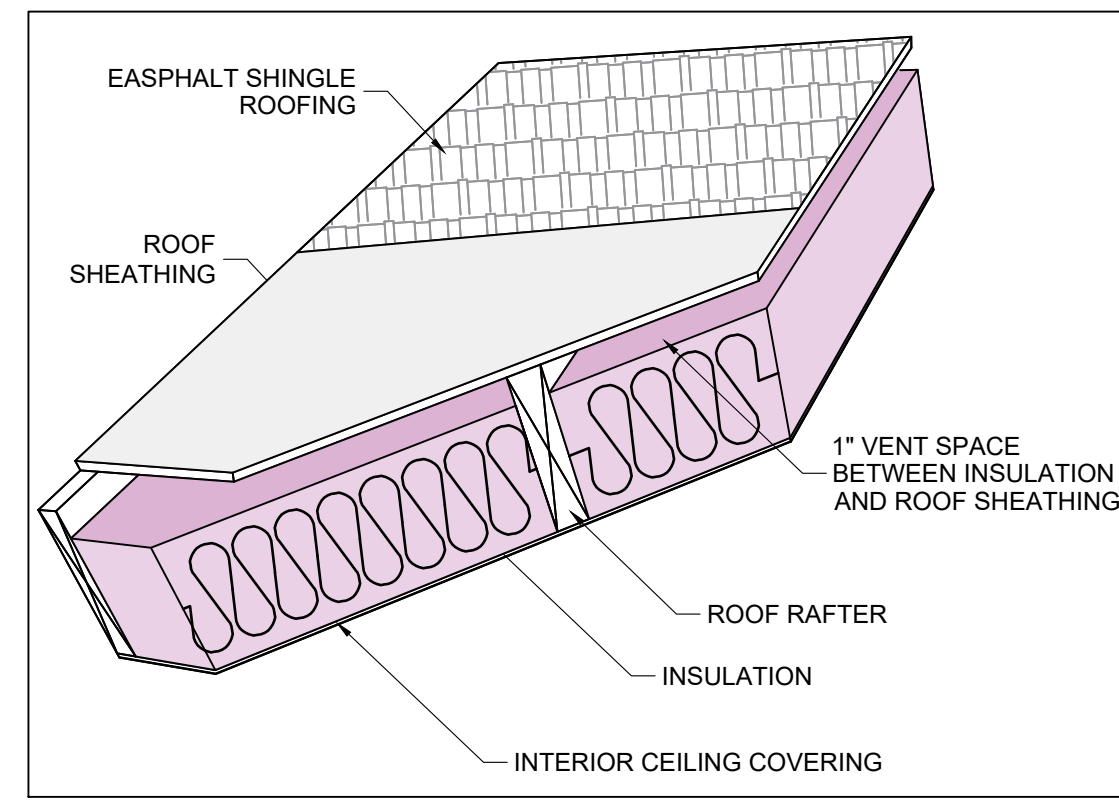
SHEET TITLE: **PROPOSED ELEVATIONS S.F.D. + A.D.U. + J.A.D.U. DETAILS**

PROJECT NO. **PROJ-GARCIA**
SCALE: **1/4" = 1'-0" u.n.o.**
DRAWN: **LUIS TEJADA**
DATE: **SEPTEMBER 2024**

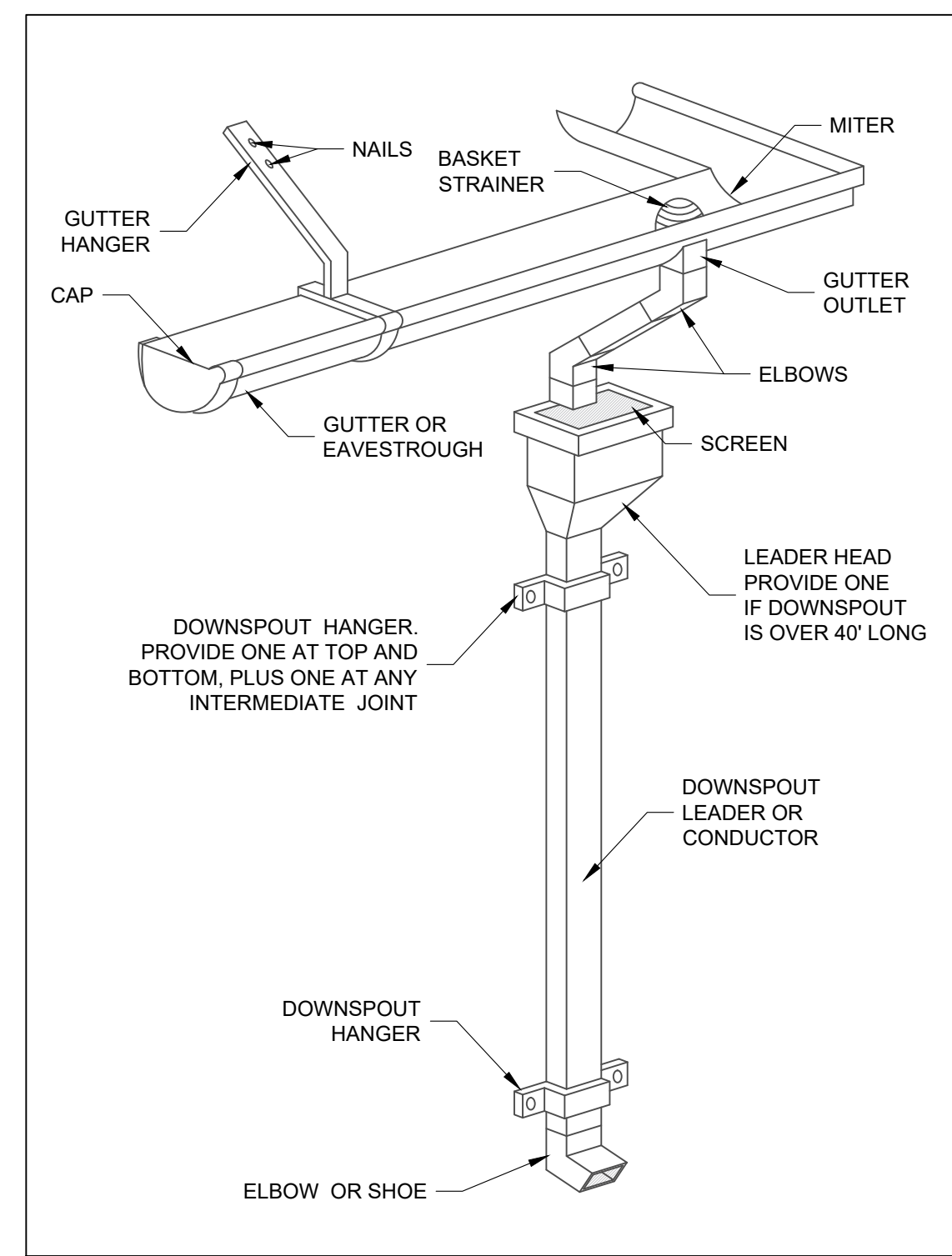
A-4.1



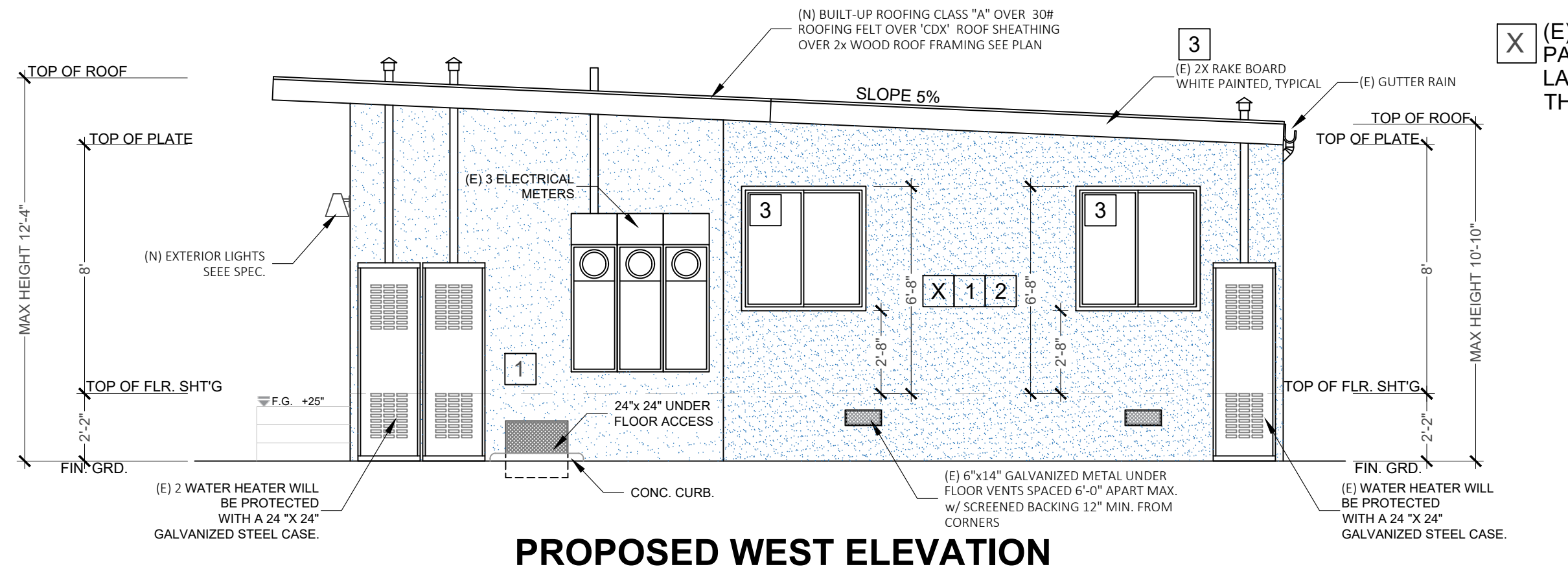
BUILT UP ROOFING MEMBRANE - 4 PLY DETAIL



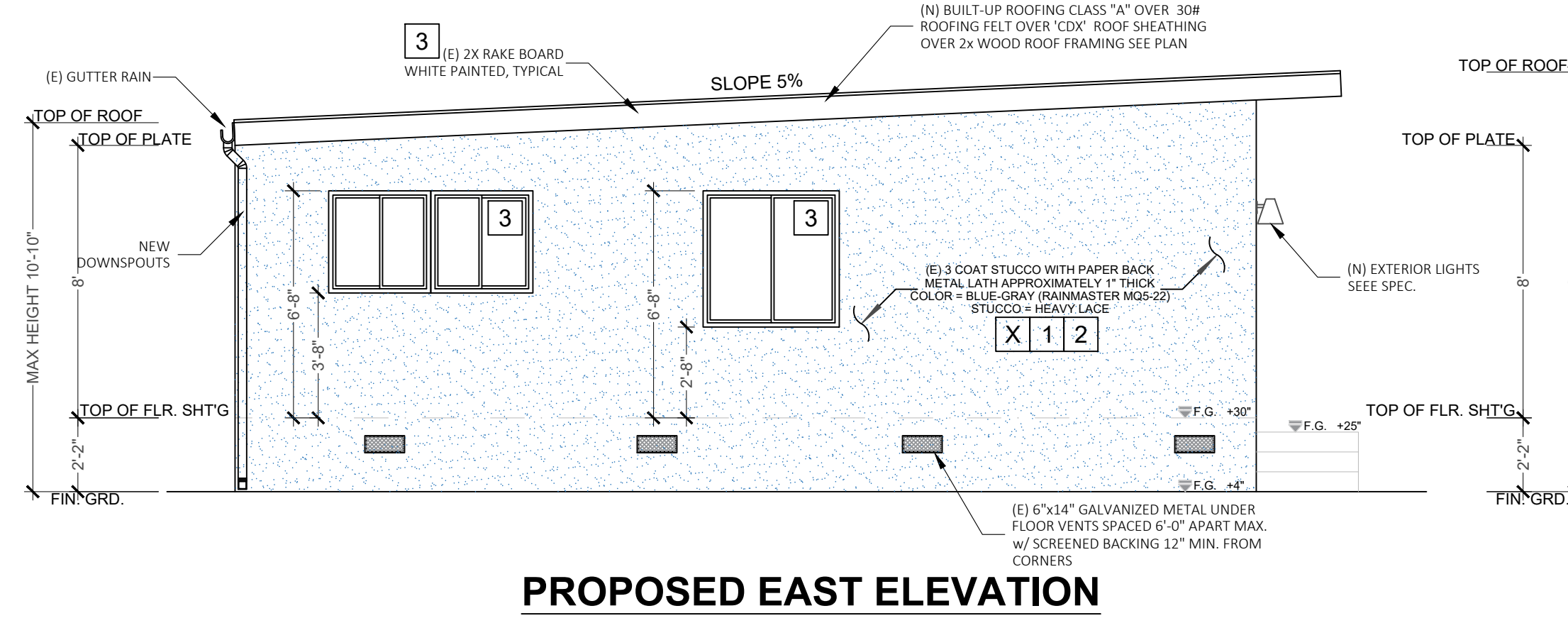
INSULATION VENT DETAIL



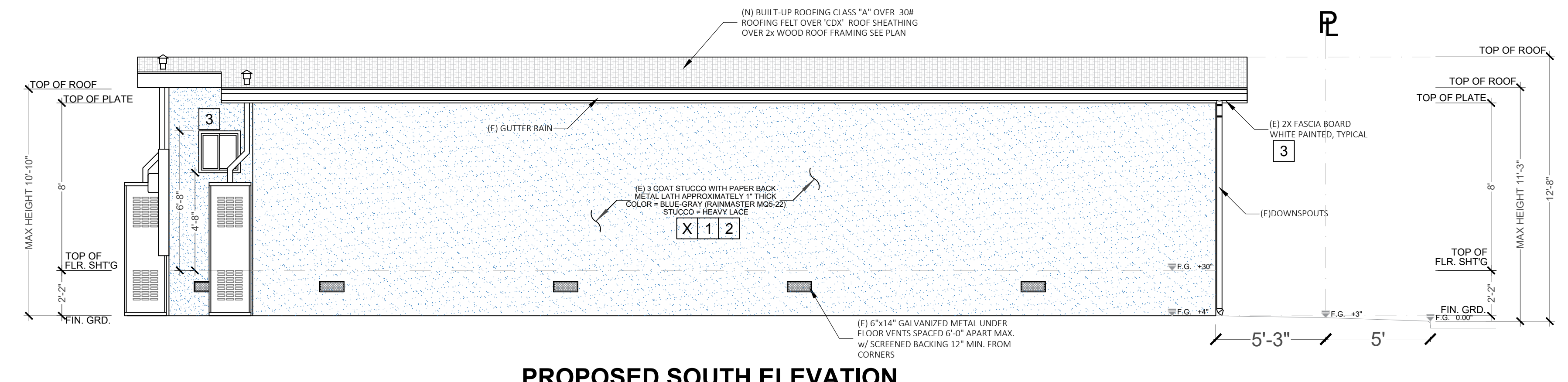
GUTTER AND DOWNPOUT DETAIL



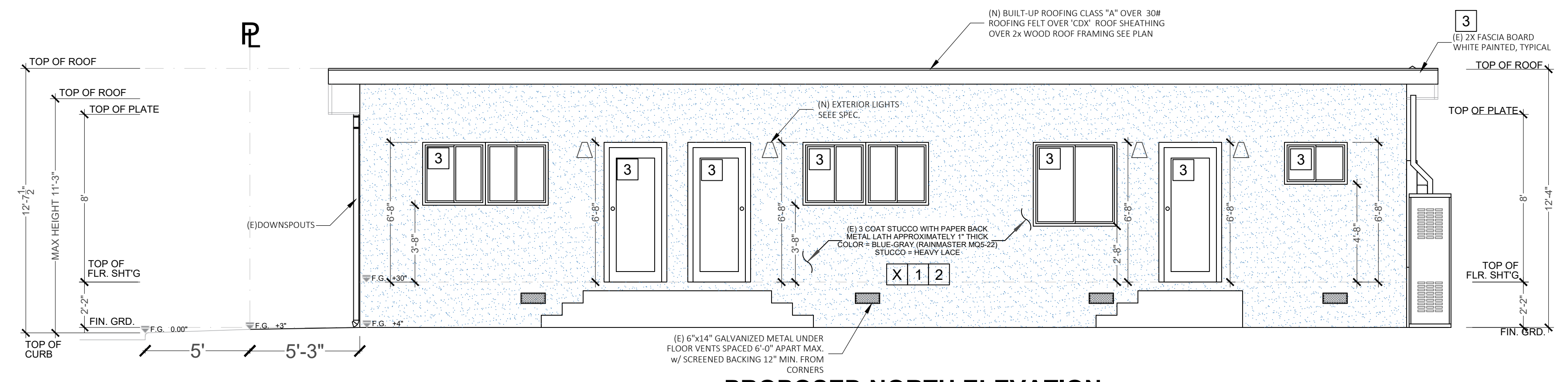
PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION

COLOR AND MATERIALS SHEET

<p>EXTERIOR TEXTURE STUCCO HEAVY LACE</p>	<p>EXTERIOR PAINT MQ5-22 (BLUE-GRAY) RAINMASTER</p>	<p>WINDOWS / DOOR / FASCIA SATIN WHITE</p>
1	2	3

EXTERIOR LIGHT ESPECIFICATION

Crittenden 1-Light Black Outdoor 8.5 in. Wall Lantern Sconce with LED Bulb

The Crittenden one light outdoor wall fixture in black is an ENERGY STAR qualified lighting fixture that uses LED bulbs to save you both time and money. Sometimes subtle is exactly what you need. The Crittenden outdoor wall sconce by is inspired by the simple lines of mid-century modern design and boasts durable, all-aluminum construction. It will make a bold minimalist statement whether used indoors or as an outdoor light. This streamlined cone is a classic profile made from aluminum which gives it a slight shimmer effect. The fixtures purposefully direct light downward, limiting any light leak out of the sides to meet Dark Sky guidelines. The Crittenden is offered in two finishes, Satin Aluminum and Black, each offering a completely unique interpretation of the design.

Product Information

Internet # 303578612
Model # 8538501EN3-12



Highlights

- From the brand formerly known as Sea Gull Lighting
- Contemporary, minimalist fixture features a durable, industrial style aluminum base to complement any outdoor area
- Wet-rated to withstand adverse weather conditions and easy installation with all wall mount hardware included
- Includes (1) LED 9-Watt medium base light bulb for ENERGY STAR qualified eco-friendly lighting
- Featured in the decorative Yorktown collection
- A great choice for your do-it-yourself project
- Preferred brand choice of builders and electricians

EXTERIOR ELEVATION NOTES

- BUILT-UP CLASS 'A' ROOFING REFER TO ROOF PLAN NOTES FOR ADDITIONAL INFORMATION.
- 2x WOOD FASCIA BOARD PAINTED, COLOR TO PER OWNER. EAVE NOT TO EXCEED MORE THAN 30" INTO SIDE YARD SETBACK. (USED TO MOUNT GUTTERS)
- 2x WOOD BARGE BOARD PAINTED, COLOR PER OWNER
- EXTERIOR STUCCO OVER PAPER BACKED METAL LATH - COLOR RAINMASTER - MQ5-22 AND FINISH HEAVY LACE
- G.I. CORROSION RESISTANT WEEP SCREED BELOW THE STUCCO. A MINIMUM OF 8" ABOVE EARTH OR 2" ABOVE PAVED AREA.
- PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAYSHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH 'AWPA U1' FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF 'AWPA U1'
- PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET MEASURED FROM GRADE. AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF FULLERTON TO REMOVE ANY GRAFFITI WITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED.



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: Hayes Avenue Residence

Project Applicant: David Garcia

Project Location - Specific: 155 South Hayes Avenue, Oxnard, California, 93030, Ventura County, Assessor's Parcel Number 201-0-115-100

Description of Nature, Purpose and Beneficiaries of Project: Planning and Zoning Permit No. 21-200-06 (Development Design Review Permit) to authorize the conversion of an existing 1,429 square-foot commercial structure into a 1,429 square-foot single-story, single-family residence with an attached two-car garage and a 25 square-foot stoop area on a 4,160 square-foot lot. The Project is located at 155 South Hayes Avenue (APN: 201-0-115-100) within the Multiple-Family (R-2) zone. The property owner is David Garcia, 155 South Hayes Avenue, Oxnard, 93030.

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

Name of Person or Agency Carrying Out Project (Applicant): David Garcia

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: Conversion of Small Structures, Section 15303 (Class 3)
- Statutory Exemptions. State code number: _____

Reason(s) why project is exempt: In accordance with Section 15303 of the California Environmental Quality Act (CEQA) Guidelines, projects involving the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure, including one single-family residence in a residential zone, may be found to be exempt from the requirements of State

CEQA. The proposed project is the conversion of an existing commercial structure into a single-family residence on a residentially zoned lot. No Exceptions to the Exemptions (Section 15300.2) apply to this project. Staff has determined that there is no substantial evidence that the project may have a significant effect on the environment, the project is categorically exempt from the provisions of CEQA, and there is no requirement to prepare an environmental document.

Lead Agency Contact Person: Jay Dobrowalski, Planning Supervisor, (805) 385-3948

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. PZ 21-200-06

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 21-200-06 (DEVELOPMENT DESIGN REVIEW) TO CONVERT AN EXISTING 1,429 SQUARE-FOOT COMMERCIAL STRUCTURE INTO A 1,429 SQUARE-FOOT SINGLE-STORY, SINGLE-FAMILY RESIDENCE WITH AN ATTACHED TWO-CAR GARAGE AND A 25 SQUARE-FOOT FRONT ENTRANCE STOOP, ON A 4,160 SQUARE-FOOT LOT LOCATED AT 155 SOUTH HAYES AVENUE (APN: 201-0-115-100), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY LUIS TEJADA ON BEHALF OF PROPERTY OWNER DAVID GARCIA, 155 SOUTH HAYES AVENUE, OXNARD, CALIFORNIA 93030.

WHEREAS, on May 13, 2021, Alejo Barragan, on behalf of David Garcia, (“Property Owner”) submitted a request to approve Planning and Zoning Permit No. 21–200-06 (Development Design Review Permit) to permit the conversion of an existing 1,429 square-foot single-story, single-family residence with an attached two-car garage and a 25 square-foot front entrance stoop, on a 4,160 square-foot lot located at 155 South Hayes Avenue (APN: 201-0-115-100) (the “Project”); and

WHEREAS, on September 17, 2024, Luis Tejada, on behalf of David Garcia, (“Property Owner”) submitted a request to approve Planning and Zoning Permit No. 21–200-06 (Development Design Review Permit) to permit the conversion of an existing 1,429 square-foot single-story, single-family residence with an attached two-car garage and a 25 square-foot front entrance stoop, on a 4,160 square-foot lot located at 155 South Hayes Avenue (APN: 201-0-115-100) (the “Project”); and

WHEREAS, § 16-525.1 of the OCC authorizes the Community Development Director of the City of Oxnard (“Director”) to approve a Development Design Review Permit; and

WHEREAS, on July 15, 2025, the Director conducted a duly noticed public hearing to consider the Applicant’s request to approve Planning and Zoning Permit No. 21-200-06 (Development Design Review Permit) for a single-family residence, in accordance with § 16-525.1 of the Oxnard City Code; and

WHEREAS, on July 15, 2025, the Director conducted a duly noticed public hearing, and received and reviewed all written and oral evidence related to the proposed Project, in accordance with § 16-525.4 of the Oxnard City Code (OCC); 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 permit; and

WHEREAS, the Director finds, after due study, deliberation and public hearing, that the project meets the criteria set out in § 16-525.5 of the OCC; 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 Planning Commission Hearing Staff Report; and

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

- (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 General Plan land use designation of Residential Low Medium and a zoning designation of Multiple Family. The project is completely surrounded by urban residential development and is an already developed site itself. The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

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

The proposed conversion of an office building into a single family residence is consistent with previous development on the property. The new use of the property would likely be a downgrade in intensity of the use of the property. The project is consistent with the General Plan and Oxnard City Code, and is also 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 proposed residence 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 and the property does not contain any unusual environmental characteristics as the property is surrounded on all sides by residential development. Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

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

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

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

The proposed project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code.

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

The project site has a structure that may be over 50 years old. The results have determined the site and structure do not contain an existing or potential landmark, point of interest, or historic resource, and it is not located within an existing, proposed, or potential Historic District. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

WHEREAS, the Director finds after due study and deliberation 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 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.

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 Permit Staff Report and all attachments thereto, the Director finds:

1. The development is consistent with the applicable general plan policies and is in conformance with applicable zoning regulations and other adopted standards.

As outlined in the staff report (§ 6.b and 6.c), the project site has a General Plan land use designation of Residential Low Medium (which allows the development of low-rise apartments and detached and attached single-family residences), and a zoning designation of Multi-Family (which allows the development of single-family residences). The project site is not subject to a Specific Plan.

The development of the proposed single-family residence with associated improvements does not change the land use of the subject site. Additionally, the single-family residence has been designed to meet the required development standards identified in the R-2 zone (Staff Report, § 6.c). Therefore, the proposed development is consistent with the applicable general plan policies and is in conformance with applicable zoning regulations and other adopted standards.

2. There are adequate infrastructure and public services available to serve the proposed development, including sewage, water, fire and police protection storm drain facilities, roadway, sidewalks and legal access to the lot.

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 mains found within the existing alley (located at the rear of the property). Sewer connections to serve the project site will be provided by an existing line located on South Hayes Avenue (located along the front of the property). South Hayes Avenue includes existing storm drain facilities, roadway, and sidewalks to serve the proposed residential development. The subject lot includes legal access directly from the alleyway located along the rear (western side) of the lot. Therefore, there are adequate infrastructure and public services available to serve the proposed development, including sewage, water, fire and police protection, storm drain facilities, roadway, sidewalks and legal access to the lot.

3. The proposed development is on a legally created lot.

The project site is recorded in the Ventura County Recorder's Office as a portion of Ramona Gardens, which is a subdivision of a portion of Subdivision 31 Rancho El Rio De Santa Clara o La Colina. The legal description follows:

Lot 70 of Ramona Gardens, in the City of Oxnard, County of Ventura, State of California, as shown on a map recorded in Book 17, Pages 33 and 34, of Maps, on the Office of the County Recorder of said county.

Thus, the proposed development is on a legally created lot.

4. The site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and items which may be required by

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Section 16-525.6.

As proposed and conditioned, the project will meet the development standards of the Multiple-Family (R-2) zone to ensure that development is adequately proportional to the size of the property. Pursuant to the OCC (§16-48), each lot shall include interior yard space of at least 30% of the lot area. The project has been designed to include 1,254 square-feet of interior yard space which is 30.14% of the lot area (and greater than the required 30%). The OCC (§16-48) requires a front yard setback of 26 feet, and the proposed front yard setback is 5 feet and 3 inches (which is less than the required 26 feet). The existing 5 feet and 3 inches front yard setback is adequate per the OCC (§16-508.H.1), which allows existing nonconforming setbacks to remain provided that any nonconforming setback is not increased. The conversion of the commercial structure into a residential structure will use the existing footprint of the building and will not increase any nonconforming setback. To satisfy the OCC (§16-622) parking requirement, the proposed single-family residence includes an attached two-car garage. The proposed residential development includes a 6 foot high wood fence along the northern, western, and southern property lines. The residential use does not require any loading facilities. The OCC (§16-525.6) does not require items for the proposed residential development. Pursuant to the City of Oxnard Landscape Standards, the proposed development includes landscaping within the front yard. Given these circumstances, the site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and items which may be required by Section 16-525.6.

SECTION 2. The Director, in accordance with the California Environmental Quality Act (CEQA), determines that the Project (conversion of an existing commercial structure into one single-family residence) will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to CEQA Guidelines §15303 (Class 3) of the State CEQA Guidelines. A Notice of Exemption will be filed for this project.

SECTION 3. Based on the findings set forth herein and the Staff Report and all attachments thereto, the Director hereby approves Planning and Zoning Permit No. 21-200-06 (Development Design Review Permit), subject to the attached conditions of approval.

NOW, THEREFORE, BE IT RESOLVED that the Community Development Director of the City of Oxnard hereby approves Planning and Zoning Permit No. 21-200-06 (Development Design Review Permit), subject to the following conditions. The decision of the Director is final unless appealed in accordance with the provisions of §16-525 of the Oxnard City Code.

CONDITIONS OF APPROVAL ON NEXT PAGE

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**HAYES AVENUE RESIDENCE
 CONDITIONS OF APPROVAL
 DEVELOPMENT DESIGN REVIEW PERMIT NO. 21-200-06**

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
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic
PD	Police	B	Building Plan Checker
SC	Source Control	FD	Fire
PK	Landscape Design	CE	Code Enforcement

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated July 15, 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”). 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. (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. (PL, *G-3*)
4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)
5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and

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- 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. 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)
 8. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, G-10)
 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. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
 11. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
 12. 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)
 13. 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)
 14. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, G-15).

LANDSCAPE STANDARD CONDITIONS

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15. Before the City issues building permits or the proposed use is initiated, 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)
16. Before the City issues a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by Parks and Facilities Superintendent. (PK, PK-3)
17. Developer shall 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 will result in the revocation of this permit and initiation of legal proceedings against Developer. (PK, PK-4)
18. Before the City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to the Parks and Facilities Superintendent. 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)
19. All trees planted or placed on the project 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)
20. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, PK-22)
21. At time of submittal to the Building and Engineering Division for plan check, Developer's Landscape Architect or Architect shall provide the City with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements. (PK, PK-23)
22. Developer shall include a note on the Landscape Plans submitted to the Building and Engineering Division for a building permit that "all landscaping and irrigation comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards, and applicable water conservation requirements of the State of California". (PK, PK-24)
23. 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 prior to the issuance of building permits. (PL/PK)
24. All landscaping and irrigation shall comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards. (PL/PK)

PLANNING DIVISION CONDITIONS

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25. 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)
26. 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)
27. 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 Planning Commission. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, PL-4)
28. Developer acknowledges that because of population limitations placed on the City by the Air Quality Management Program, approval of this permit does not guarantee that the City will issue building permits. The City's issuance of building permits may be delayed as a result of implementation of an air quality plan. (PL, PL-5)
29. 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)
30. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, PL-13)
31. 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)
32. Due to water limitations placed upon the City by its water providers, approval of this permit does not guarantee that the City will issue building permits. Issuance of building permits may be delayed as a result of implementation of a water conservation or allocation plan. (PL, PL-15)

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33. 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).
34. Developer shall provide automatic garage door openers for all garages. (PL/B, PL-20)
35. Garages closer than 23 feet to the front property line shall have sectional roll-up garage doors. (PL/B, PL-21)
36. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, PL-47)
37. 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)
38. Developer shall remove any and all graffiti from the project premises 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.
39. Fencing within the required front yard setback area shall meet the height restrictions set forth in Section 16-308 of the Oxnard Municipal Code.

POLICE DEPARTMENT CONDITIONS

40. The proposed residential unit shall have a porch light which operates during all hours of darkness.

FIRE DEPARTMENT CONDITIONS

41. 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)
42. 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)
43. The project shall meet the minimum requirements of the “Fire Protection Planning Guide” published by the Fire Department. (FD, F-6)
44. Developer shall identify all hydrants and fire protection equipment on the project property as required by the Fire Chief. (FD, F-8)

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45. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, *F-10*)
46. 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*)
47. 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*)
48. 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.
49. 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.
50. 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.

BUILDING AND ENGINEERING DIVISION CONDITIONS

51. 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)
52. 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)
53. 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)
54. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
55. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until the City accepts the improvements. (DS-23)
56. Developer shall dispose of sewage and solid waste from the project by City's wastewater

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- and solid waste systems in a manner approved by the City Engineer. (DS-38)
57. 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)
 58. Developer shall provide three City refuse containers for each lot or unit, unless approved otherwise by the Environmental Resources Division. (DS-67)
 59. Developer shall construct a 9-foot by 3-foot level concrete pad for storage of three refuse containers in the side yard area or other location approved by the City Engineer that is out of view from the street. The storage location shall not be within the garage. Developer shall construct a paved path from the storage location to the street (or other assigned pickup area) that does not require entering the garage. All gates or doors along the path shall be constructed with a minimum of 36 inches of clear space to allow passage of the containers. Storage location and path shall be shown on the fine grading plans. (DS-68)
 60. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall prepare a Local Stormwater Pollution Prevention Plan ("Local SWPPP"). The Local SWPPP shall be developed and implemented in accordance with requirements of the Ventura Countywide MS4 Permit. The Local SWPPP shall be approved by the City Engineer prior to issuance of a site improvement/grading permit. Developer shall keep the Local SWPPP updated to reflect current site conditions and a copy of the Local SWPPP shall be kept onsite and available for the City or designated representative to review upon request. (DS-87)
 61. The building shall be fire sprinkled if required by the City Code at the time of building application submittal and as directed by the City Building Official/Fire Marshal. If fire sprinklers are required, Developer shall assess the existing water meter and upgrade the service line, water meter, and building lateral necessary to meet the flow and pressure requirements. (DS)
 62. The existing water meter, if located on private property, shall be reconstructed to be located in the public sidewalk within the public right-of-way and be sized to serve the building in accordance with the latest City-adopted California Building Standards Code and standards in effect at the time of building permit application submittal. (DS)
 63. The building finished floors and other flood-damageable building materials shall be elevated to a minimum of 25-inches above the lowest adjacent street flowline. Alternatively, the Developer can provide a grading and drainage with drainage calculations prepared by a licensed civil engineer that demonstrates the building finished floor is protected from stormwater inundation during a 1% change (100-year) storm event. (DS)
 64. The Developer shall provide a Technical Drainage Memorandum prepared by a licensed civil engineer outlining this project's compliance/exemption with the Ventura County Technical Guidance Manual (TGM) and Municipal Separate Storm Sewer System (MS4)

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Permit and describe the proposed drainage design for the project site. (DS)

65. The project shall direct concentrated stormwater discharges from gutters and spouts away from the building and to vegetated areas or infiltration trenches to promote infiltration to the maximum extent feasible prior to discharge onto City streets or alleys. Cross property drainage is strictly prohibited. The project shall also not convey site stormwater runoff under the sidewalk using a curb drain to the public street. (DS)
66. The Developer shall repair asphalt trenching in the right-of-way per City plate 602 or as otherwise approved by the City inspector. Asphalt shall be rubberized matching the existing pavement type. (DS)
67. The Developer shall plot a plan showing all easements on the project's site plans. No portions of the building shall encroach into an existing easement without clearance of the easement holder. If easement clearance is not obtained, Developer shall remove the encroachment as part of the proposed building improvement plans and permit. (DS)
68. The driveway approach from the alley needs to be 12-feet wide and located at a minimum 3-feet from the property line, unless approved otherwise by the City Engineer/Building Official. Developer shall demonstrate with turning templates that the vehicle can maneuver onto the driveway from the alley. (DS)
69. All hard surfaces on the project site, either for vehicular or interior yard space use, shall be designed and constructed in accordance with the construction details per the approved building plans. Existing hard surfaces that are not part of the approved building plans shall be demolished and ground be scarified into general landscaping areas. (DS)
70. The Developer shall repair any broken, uplifted, or vandalized sidewalk immediately adjacent to the project. (DS)

PASSED AND ADOPTED by the Community Development Director of the City of Oxnard on this July 15, 2025.

Date

Jeff Pengilley,
Community Development Director