

COMMUNITY WORKSHOP

Monday, August 17, 2026

6:00 PM - Colonia Gymnasium
195 North Marquita Street, Oxnard, CA 93030

The attached documents have been submitted by the applicant for the following item:

- 1. PROJECT NAME: Citirina at 245 East Colonia Road; Planning and Zoning Nos: 25-540-02 (Planned Development Permit), 25-535-05 (Density Bonus), 25-570-03 (Zone Change), 25-300-06 (Tentative Map), 25-620-03 (General Plan Amendment); La Colonia Neighborhood**

A request to construct a 121 residential unit, for-sale, attached townhome development with associated open space, parking, and other amenities on a 6.53-acre site located at 245 East Colonia Road. The project includes a General Plan Amendment to change the land use from Industrial Limited (ILM) to Residential Medium (RM) and Zone Change to change the zoning from Limited Manufacturing (M-L) to Garden Apartment - Planned Development (R-3-PD) to allow for residential uses, and also includes a Density Bonus request for three additional units and a waiver and concession for setbacks and open space. The project is subject to environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Carl Steinberg, Warmington Residential
City Contact: Jamie Peltier, Case Planner

Phone: (818) 424-6408
Phone: (805) 385-7952

For additional project information, please direct your inquiry to the listed contacts, or call the Planning Division at (805) 385-7858

Para información en español, favor de llamar al (805) 385-7858



CITIRINA

O X N A R D , C A L I F O R N I A

DEVELOPER INFORMATION

WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CA 92626
CONTACT: JOE OFTELIE
PHONE: (562) 826-3483
EMAIL: JOFTELIE@WARMINGTONGROUP.COM

CONSULTANT INFORMATION

ARCHITECTURE:
KTGY ARCHITECTURE & PLANNING
17911 VON KARMAN AVENUE,
SUITE 200
IRVINE, CA 92614
CONTACT: ALAN SCALES
PHONE: (949) 221-6256
EMAIL: ASCALES@KTGY.COM

LANDSCAPE ARCHITECTURE:
L.A. GROUP DESIGN WORKS
24013 VENTURA BLVD. SUITE 201,
CALABASAS, CA 91302
CONTACT: TYLER S. GOLD
PHONE: (818) 251-9718
FACSIMILE: (818) 251-9719
WWW.LAGROUPINC.NET

CIVIL:
UNITED CIVIL INC.
30141 AGOURA ROAD, SUITE 215
AGOURA HILLS, CA 91301
CONTACT: ANTHONY NG
PHONE: (818) 707-8648
EMAIL: ANTHONY@UNITEDCIVILINC.COM

ARCHITECTURE

A0.00 - COVER

A0.10 - SHEET INDEX + PROJECT SUMMARY

A1.00 - SITE PLAN
A1.01 - OPEN SPACE PLAN
A1.02 - CONTEXT SITE PLAN

A1.10 - STREET SCENE

A2.00 - B500 - 5-PLEX - PERSPECTIVES

A2.10 - B500 - 5-PLEX - ELEVATIONS

A2.20 - B500 - 5-PLEX - BUILDING PLANS

A3.00 - B600 - 6-PLEX - PERSPECTIVES

A3.10 - B600 - 6-PLEX - ELEVATIONS

A3.20 - B600 - 6-PLEX - BUILDING PLANS

A3.21 - B600 - 6-PLEX - BUILDING PLANS

A4.00 - B700 - 7-PLEX - PERSPECTIVIES

A4.10 - B700 - 7-PLEX - ELEVATIONS

A4.20 - B700 - 7-PLEX - BUILDING PLANS

A4.21 - B700 - 7-PLEX - BUILDING PLANS

OXNARD MUNICIPAL CODE 16-23. DEVELOPMENT STANDARDS			
ZONE DISTRICT: R-3			
	Required	Provided	Status
Minimum dwelling size	1 bdrm unit: 450 sq. ft 2+ bdrm unit: 800 sq. ft.	±1,495 sq. ft. - 2,032 sf (unit plan gross)	Satisfied.
Height Permitted	Three stories up to 35 ft	Three stories up to 38ft	Satisfied.
Minimum lot area/ density	2,400 sq. ft. of lot area for each dwelling unit.	Site area: 284,896 sf 121 units proposed	Satisfied.
Front Yard Setback	20 ft.; 15 ft if access to all parking is from alley	15 ft required/ allowed per the PDP 18 ft Provided	Satisfied.
Interior yard side yard setback	5 ft. for 1-2 story buildings, 7.5 ft. for 2.5 story buildings	10 ft Required for 3 stories Provided ±61 ft.	Satisfied.
Corner lot side yard setback	One-half the required front yard	±23.8' ft	Satisfied.
Rear yard setback	25 ft.	16.3 ft	Density Bonus Waiver
Private Patios per Unit	100 square feet	170sf average for all 121 units 200sf average for the 103 units w/ patios	Density Bonus Concession
Interior yard space		Required sf: 30% of 284,896	85,469
		Provided sf:	79,567
		PD Modification Allows 25% of 284,896	71,224
		Common Open Space	
		Bike Path	6,190
		Sidewalk/ Hardscape	21,319
		Landscape Area (Turf + Shrub)	42,391
		Total Common Open Space	69,900
		Total Private Patio OS (>200sf)	9,667
		Total Interior Yard Open Space	79,567
Space for accessory buildings	May occupy rear yard setback if 1 story and located 6ft from nearest part of main building.	N/A. No accessory buildings proposed.	N/A.

APN: 201-0-021-160				PLANS TO BE IN COMPLIANCE WITH:
STREET ADDRESS: 245 E. COLONIA ROAD, OXNARD, CA 93030	LOT AREA (GROSS):	± 6.54 AC	284,896 SF	2025 CALIFORNIA BUILDING CODE
COUNTY: VENTURA COUNTY	DENSITY:	18.5 DU/AC		2025 CALIFORNIA ENERGY CODE
GENERAL PLAN LAND USE	NUMBER OF HOMES:	121 UNITS		2025 CALIFORNIA GREEN BUILDING CODE
CURRENT ZONING: LIMITED MANUFACTURING (M-L)	OCCUPANCY:	R2, CRC		2025 CALIFORNIA PLUMBING CODE
PROPOSED ZONING: GARDEN APARTMENTS (R-3)	TYPE OF CONSTRUCTION:	V-B		2025 CALIFORNIA MECHANICAL CODE
	SPRINKLER SYSTEM:	NFPA 13D		2025 ELECTRICAL CODE

DWELLING UNITS											
PLAN TYPE	DESCRIPTION	# OF UNITS	MIX	NET/ UNIT	TOTAL NET	GROSS/UNIT	TOTAL GROSS	GARAGE	PRIVATE UPPER FLOOR DECKS	GROUND FLOOR PATIOS SF	TOTAL PRIVATE UPPER FLOOR DECKS
PLAN 1	3 BEDS / 2.5 BATHS	18 UNITS	15%	1,392 SF	25,056 SF	1,495 SF	26,910 SF	543 SF	60 SF	VARIES PER SITE PLAN	1,080 SF
PLAN 2	4 BEDS / 3.5 BATHS	39 UNITS	32%	1,777 SF	69,303 SF	1,881 SF	73,359 SF	444 SF	56 SF		2,184 SF
PLAN 3	4 BEDS / 3.5 BATHS	35 UNITS	29%	1,844 SF	64,540 SF	1,951 SF	68,285 SF	445 SF	66 SF		2,310 SF
PLAN 4	4 BEDS / 3.5 BATHS	29 UNITS	24%	1,900 SF	55,100 SF	2,032 SF	58,928 SF	439 SF	62 SF		1,798 SF
TOTAL		121 UNITS	100%	213,999 SF		227,482 SF		7,372 SF			
13 ACCESSIBLE UNITS INCLUDED (10% OF TOTAL)											

BLDG #	DESCRIPTION	NET SF	GROSS SF	BUILDING FOOTPRINT	GROSS SF (+GARAGE & PRIV. DECK)
BLDG 1	B600 (6-PLEX)	11,042 SF	11,728 SF	4,944 SF	13,882 SF
BLDG 2	B500 (5-PLEX)	9,198 SF	9,777 SF	4,119 SF	11,501 SF
BLDG 3	B500 (5-PLEX)	9,198 SF	9,777 SF	4,119 SF	12,290 SF
BLDG 4	B500 (5-PLEX)	9,198 SF	9,777 SF	4,119 SF	12,290 SF
BLDG 5	B600 (6-PLEX)	11,042 SF	11,728 SF	4,944 SF	14,752 SF
BLDG 6	B700 (7-PLEX)	11,926 SF	12,686 SF	5,482 SF	16,415 SF
BLDG 7	B700 (7-PLEX)	11,926 SF	12,686 SF	5,482 SF	16,415 SF
BLDG 8	B700 (7-PLEX)	11,926 SF	12,686 SF	5,482 SF	16,415 SF
BLDG 9	B700 (7-PLEX)	11,926 SF	12,686 SF	5,482 SF	16,415 SF
BLDG 10	B700 (7-PLEX)	11,926 SF	12,686 SF	5,482 SF	16,415 SF
BLDG 11	B700 (7-PLEX)	11,926 SF	12,686 SF	5,482 SF	16,415 SF
BLDG 12	B700 (7-PLEX)	11,926 SF	12,686 SF	5,482 SF	16,415 SF
BLDG 13	B700 (7-PLEX)	11,926 SF	12,686 SF	5,482 SF	16,415 SF
BLDG 14	B600 (6-PLEX)	11,042 SF	11,728 SF	4,944 SF	14,752 SF
BLDG 15	B600 (6-PLEX)	11,042 SF	11,728 SF	4,944 SF	14,752 SF
BLDG 16	B700 (7-PLEX)	11,926 SF	12,686 SF	5,482 SF	16,415 SF
BLDG 17	B600 (6-PLEX)	11,042 SF	11,728 SF	4,944 SF	14,752 SF
BLDG 18	B710 (7-PLEX)	12,819 SF	13,609 SF	5,727 SF	17,133 SF
BLDG 19	B600 (6-PLEX)	11,042 SF	11,728 SF	4,944 SF	14,752 SF
TOTAL BUILDING SF		213,999 SF	227,482 SF	97,083 SF	288,591 SF

REQUIRED OPEN SPACE			
INTERIOR YARD SPACE	MIN. 30% OF LOT AREA	=	85,469 SF
PD MODIFICATION OF 25% OF LOT AREA		=	71,224 SF
PROVIDED OPEN SPACE			
PRIVATE OPEN SPACE (DECKS)		7,372 SF	
PRIVATE OPEN SPACE ("COURTYARDS" AKA PATIOS)		20,548 SF	7% OF LOT AREA
		9,667 SF	11% (PATIOS >200SF) COUNTED TOWARDS 25% MAX ALLOWED TOWARDS REQUIRED INTERIOR YARD
BIKE PATH		6,190 SF	
SIDEWALK/HARDSCAPE AREA		21,319 SF	
Turf		2,779 SF	
Shrub		39,612 SF	
LANDSCAPE AREA		42,391 SF	*LANDSCAPE AREA INCLUDES TURF + SHRUB
TOT LOT	4,563 SF	*Tot lot & bbq included	
BBQ SEATING	2,132 SF	in common open space	
COMMON OPEN SPACE		69,900 SF	
TOTAL INTERIOR YARD OPEN SPACE PROVIDED		79,567 SF	28% *INCLUDES PATIOS > 200SF, BIKE PATH, SIDEWALK/ HARDSCAPE AREA/ TURF, & SHRUB

Note: The Project Site is Within 1/2 mile Of the Oxnard Transit Center, a Major Transit Stop, Qualifying for AB 2097, Allowing Zero Required Parking.					
OXNARD SCHEDULE OF VEHICLE OFF-STREET PARKING REQUIREMENTS, SEC. 16-22					
	2.0	SPACES/ TOWNHOME	x	121 UNITS =	242 SPACES
	1.0	VISTOR FOR FIRST 30 HOMES	x	30 UNITS =	30 SPACES
	0.5	VISTORS	x	91 UNITS=	45.5 SPACES
					317.50 SPACES
OXNARD PARKING STANDARD MODIFICATIONS FOR QUALIFIED HOUSING DEVELOPMENTS (AFFORDABLE PROJECT), SEC. 16-410.16					
3 BEDS	1.5	SPACES / UNIT	x	18 UNITS =	27 SPACES
4 BEDS	2.5	SPACES / UNIT	x	103 UNITS =	258 SPACES
				TOTAL REQUIRED PARKING	285 SPACES
PROVIDED PARKING					
3 BEDS		18 UNITS	x	2 SPACES/ UNIT =	36 SPACES
4 BEDS		103 UNITS	x	2 SPACES/UNIT =	206 SPACES
GUEST PARKING				=	45 SPACES
				TOTAL PROVIDED PARKING	287 SPACES

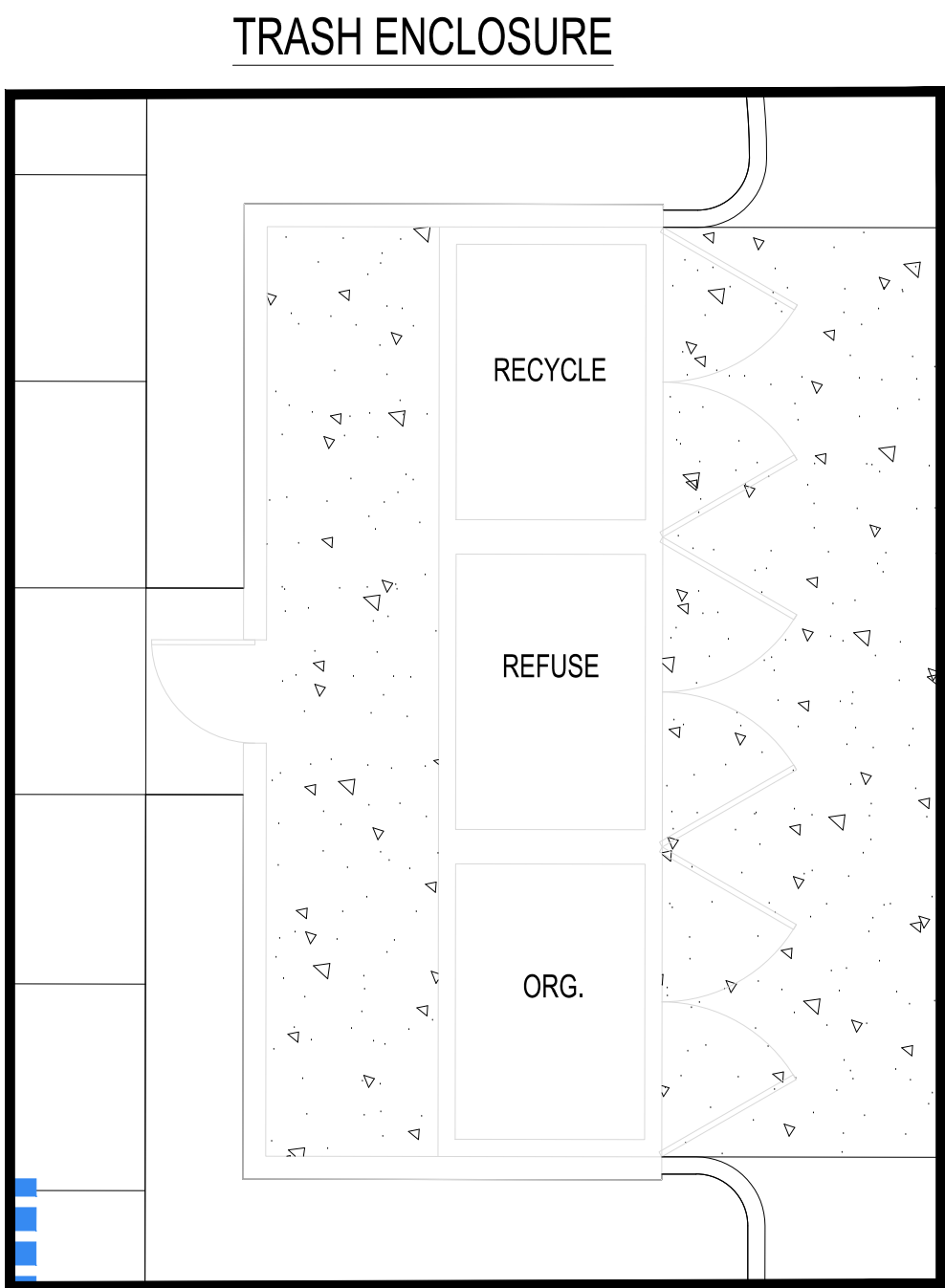
PATIO DIMENSIONS			
UNIT #	Patio Width LF	Patio Depth LF	Total Area SF
1	21.5	8.5	168.23
2	21.5	8.5	166.72
3	21.5	8.5	170.81
4	21	8.5	170.81
5	21	8.5	166.72
6	21	8.5	164.33
7	21	8.5	164.33
8	21	8.5	166.72
9	21	8.5	170.81
10	21	8.5	166.72
11	21.5	8.5	168.23
12	21.5	8.5	168.23
13	21	8.5	166.72
14	21	8.5	170.81
15	21	8.5	166.72
16	21	8.5	164.33
17	21.5	7.5	147.77
18	21	8.5	166.74
19	21	8.5	170.81
20	21	8.5	166.71
21	21	8.5	147.77
22	21	8.5	147.77
23	21	8.5	166.71
24	21	8.5	170.81
25	21	8.5	170.81
26	21	8.5	166.71
27	21	7.5	147.77
28	N/A	N/A	N/A
29	N/A	N/A	N/A
30	21	15	296.72
31	21	10.5	210.81
32	21	10.5	210.81
33	21	15	296.72
34	21.5	10.5	209.15
35	21.5	10.5	209.15
36	21	15	296.72
37	21	15	210.81
38	21	10.5	210.81
39	21	15	296.72
40	N/A	N/A	N/A
41	N/A	N/A	N/A
42	N/A	N/A	N/A
43	N/A	N/A	N/A
44	21'-0"	13'-0"	256.72
45	21	8.5	170.81
46	21	8.5	170.81
47	21	8.5	166.71
48	21.5	8.5	168.23
49	21.5	8.5	168.23
50	21	8.5	166.71
51	21	8.5	170.81
52	21	8.5	170.81
53	21'-0"	13'-0"	256.72
54	N/A	N/A	N/A
55	N/A	N/A	N/A
56	N/A	N/A	N/A
57	N/A	N/A	N/A
58	21'-0"	13'-0"	256.72
59	21	8.5	170.81
60	21	8.5	170.81
61	21	8.5	166.71
62	21.5	8.5	168.22
63	21	8.5	168.22
64	21	8.5	166.71
65	21	8.5	170.81
66	21	8.5	170.81
67	21'-0"	13'-0"	256.72
68	N/A	N/A	N/A
69	N/A	N/A	N/A
70	N/A	N/A	N/A
71	N/A	N/A	N/A
72	21	15	296.72
73	21	10.5	210.81
74	21	10.5	210.81
75	21	15	296.72
76	21	10.5	209.15
77	21.5	10.5	209.15
78	21	15	296.72
79	21	10.5	210.81
80	21	10.5	210.81
81	21	15	296.72
82	N/A	N/A	N/A
83	N/A	N/A	N/A
84	21	8.5	164.33
85	21	10.5	206.72
86	21	9.5	190.8
87	21	9.5	190.8
88	21.5	10.5	206.72
89	21	8.5	168.23
90	21.5	8.5	168.23
91	21	10	202.46
92	21	9.5	190.74
93	21	9.5	190.74
94	21	10	202.46
95	21	8.5	164.33
96	N/A	N/A	N/A
97	N/A	N/A	N/A
98	21	13.5	266.72
99	21	13.5	270.82
100	21	13.5	270.82
101	21	13.5	266.72
102	21.5	13	260.29
103	21.5	13	260.29
104	21	13.5	266.72
105	21	13.5	270.82
106	21	13.5	270.82
107	21	13.5	266.72
108	21	13	254.33
109	21	8.5	164.35
110	21	8.5	166.58
111	21	9.5	190.99
112	21	8.5	166.59
113	21.5	9.5	190.82
114	21	8.5	166.68
115	21.5	8.5	168.21
116	21.5	8.5	168.21
117	21	8.5	166.57
118	21	9.5	190.74
119	21	9.5	190.74
120	21.5	8.5	166.69
121	21.5	8.5	164.33
TOTAL PATIO SF			20,548



LEGEND

- PLAN 1
- PLAN 2
- PLAN 3
- PLAN 4

▲ UNIT ENTRY





PATIO DIMENSIONS			
UNIT #	Patio Width LF	Patio Depth LF	Total Area SF
1	21.5	8.5	168.23
2	21.5	8.5	166.72
3	21.5	8.5	170.81
4	21	8.5	170.81
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6	21	8.5	164.33
7	21	8.5	164.33
8	21	8.5	166.72
9	21	8.5	170.81
10	21	8.5	166.72
11	21.5	8.5	168.23
12	21.5	8.5	168.23
13	21	8.5	166.72
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16	21	8.5	164.33
17	21.5	7.5	147.77
18	21	8.5	166.74
19	21	8.5	170.81
20	21	8.5	166.71
21	21	8.5	147.77
22	21	8.5	147.77
23	21	8.5	166.71
24	21	8.5	170.81
25	21	8.5	170.81
26	21	8.5	166.71
27	21	7.5	147.77
28	N/A	N/A	N/A
29	N/A	N/A	N/A
30	21	15	296.72
31	21	10.5	210.81
32	21	10.5	210.81
33	21	15	296.72
34	21.5	10.5	209.15
35	21.5	10.5	209.15
36	21	15	296.72
37	21	10.5	210.81
38	21	10.5	210.81
39	21	15	296.72
40	N/A	N/A	N/A
41	N/A	N/A	N/A
42	N/A	N/A	N/A
43	N/A	N/A	N/A
44	21'-0"	13'-0"	256.72
45	21	8.5	170.81
46	21	8.5	170.81
47	21	8.5	166.71
48	21.5	8.5	168.23
49	21.5	8.5	168.23
50	21	8.5	166.71

PATIO DIMENSIONS			
UNIT #	Patio Width LF	Patio Depth LF	Total Area SF
51	21	8.5	170.81
52	21	8.5	170.81
53	21'-0"	13'-0"	256.72
54	N/A	N/A	N/A
55	N/A	N/A	N/A
56	N/A	N/A	N/A
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66	21	8.5	170.81
67	21'-0"	13'-0"	256.72
68	N/A	N/A	N/A
69	N/A	N/A	N/A
70	N/A	N/A	N/A
71	N/A	N/A	N/A
72	21	15	296.72
73	21	10.5	210.81
74	21	10.5	210.81
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77	21.5	10.5	209.15
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84	21	8.5	164.33
85	21	10.5	206.72
86	21	9.5	190.8
87	21	9.5	190.8
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92	21	9.5	190.74
93	21	9.5	190.74
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97	N/A	N/A	N/A
98	21	13.5	266.72
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UNIT #	Patio Width LF	Patio Depth LF	Total Area SF
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119	21	9.5	190.74
120	21.5	8.5	166.69
121	21.5	8.5	164.33
TOTAL PATIO SF			20,548
PATIOS >200SF (COUNTED TOWARDS 25% MAX REQUIRED INTERIOR YARD SPACE)			

OPEN SPACE SUMMARY			
REQUIRED OPEN SPACE			
INTERIOR YARD SPACE	MIN. 30% OF LOT AREA	=	85,469 SF
PD MODIFICATION OF 25% OF LOT AREA		=	71,224 SF
PROVIDED OPEN SPACE			
PRIVATE OPEN SPACE (DECKS)	7,372 SF		
PRIVATE OPEN SPACE ("COURTYARDS" AKA PATIOS)	20,548 SF	7% OF LOT AREA	
	9,667 SF	11% (PATIOS >200SF) COUNTED TOWARDS 25% MAX ALLOWED TOWARDS REQUIRED INTERIOR YARD	
BIKE PATH	6,190 SF		
SIDEWALK/HARDSCAPE AREA	21,319 SF		
Turf	2,779 SF		
Shrub	39,612 SF		
LANDSCAPE AREA	42,391 SF		*LANDSCAPE AREA INCLUDES TURF + SHRUB
TOT LOT	4,563 SF	*Tot lot & bbq included	
BBQ SEATING	2,132 SF	In common open space	
COMMON OPEN SPACE	69,900 SF		
TOTAL INTERIOR YARD OPEN SPACE PROVIDED	79,567 SF	28% *INCLUDES PATIOS > 200SF, BIKE PATH, SIDEWALK/ HARDSCAPE AREA/ TURF, & SHRUB	



COLONIA ROAD



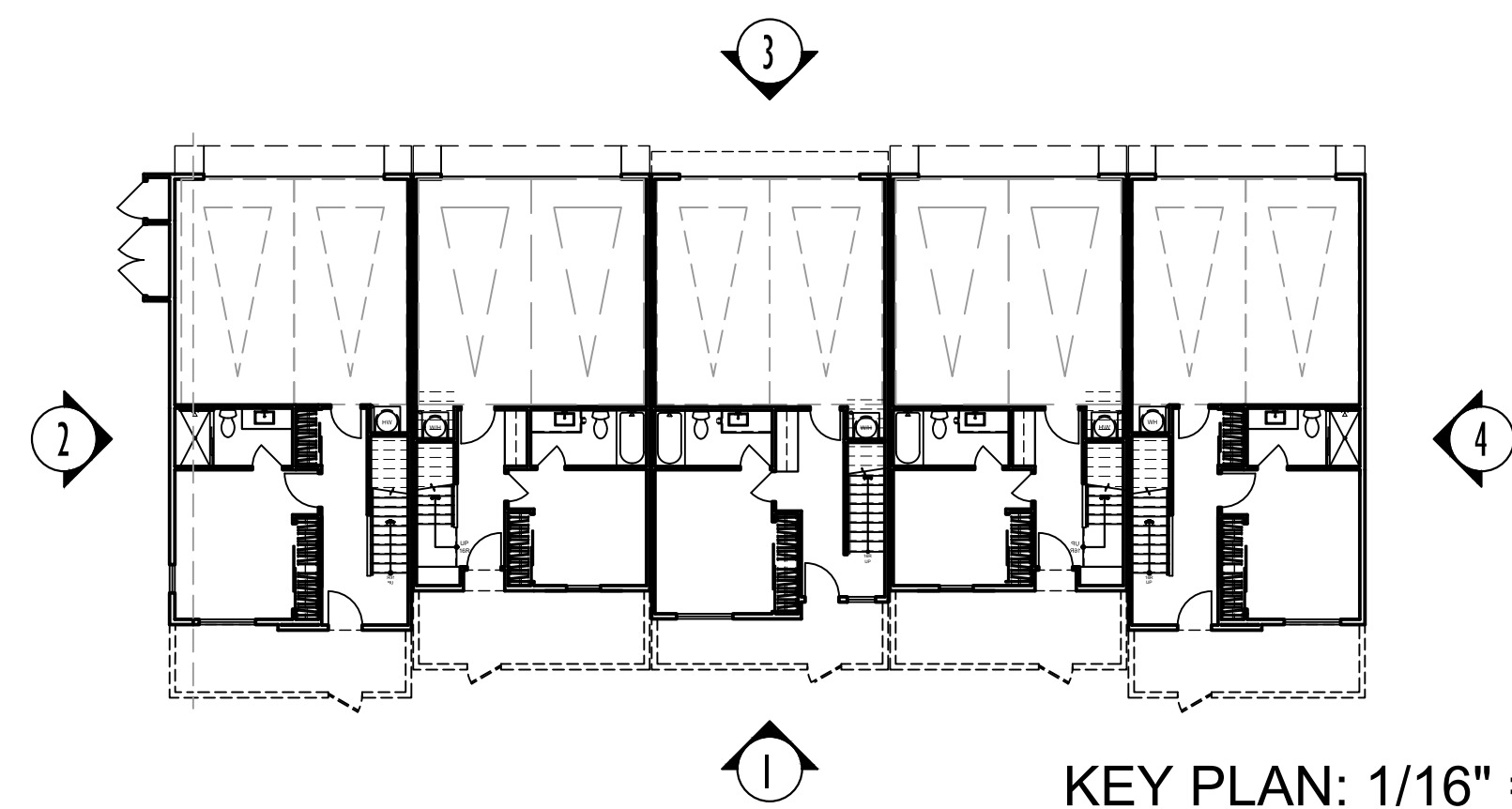


FRONT PERSPECTIVE



REAR PERSPECTIVE

NOTE: LANDSCAPE DEPICTED CONCEPTUALLY. REFER TO LANDSCAPE SET.



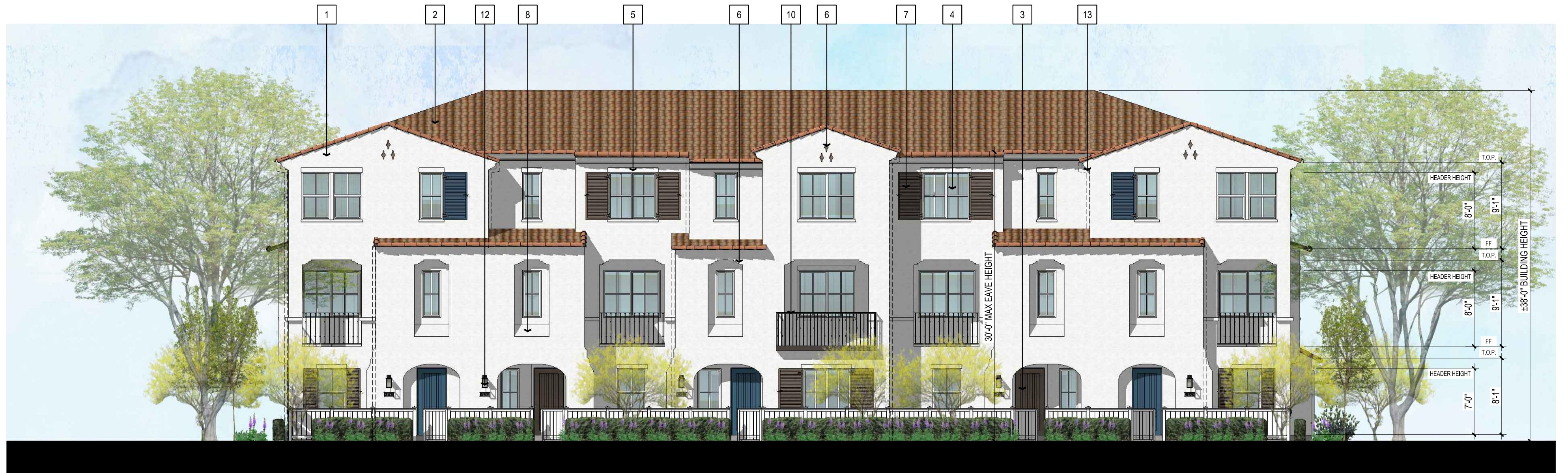
KEY PLAN: 1/16" = 1'-0"

LEGEND

- | | |
|----------------------|------------------------------|
| 1 STUCCO | 8 SLOPED STUCCO SIL DETAIL |
| 2 "S" TILE ROOFING | 9 UTILITY CLOSET |
| 3 ENTRY DOOR | 10 METAL RAILING |
| 4 VINYL WINDOW | 11 METAL SECTIONAL GARAGE |
| 5 STUCCO TRIM | 12 DECORATIVE EXTERIOR LIGHT |
| 6 STUCCO FOAM DETAIL | & ADDRESS SIGN |
| 7 DECORATIVE SHUTTER | 13 DOWNSPOUT |



② LEFT



3-STORY ATTACHED TOWNHOMES ±38'-0"

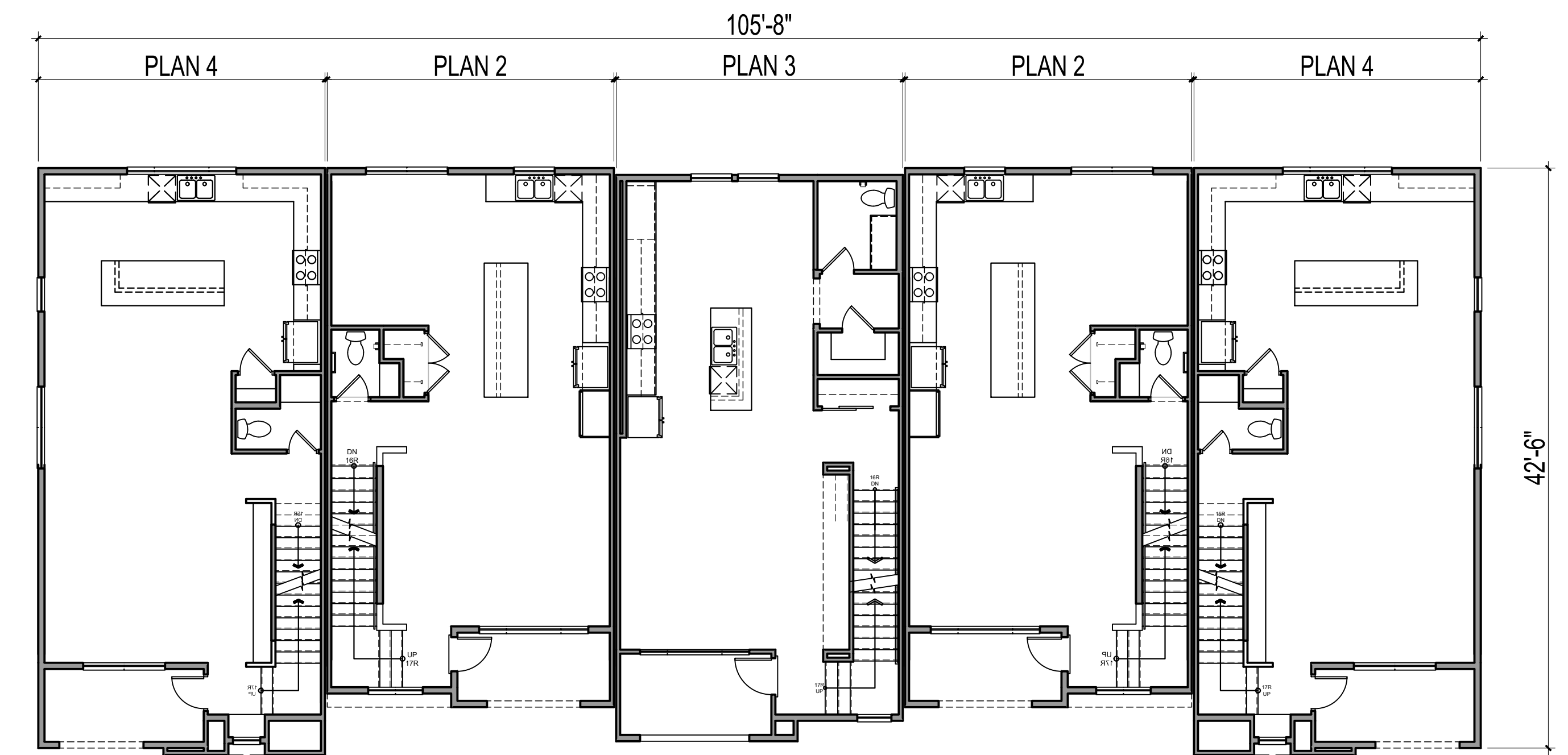
① FRONT



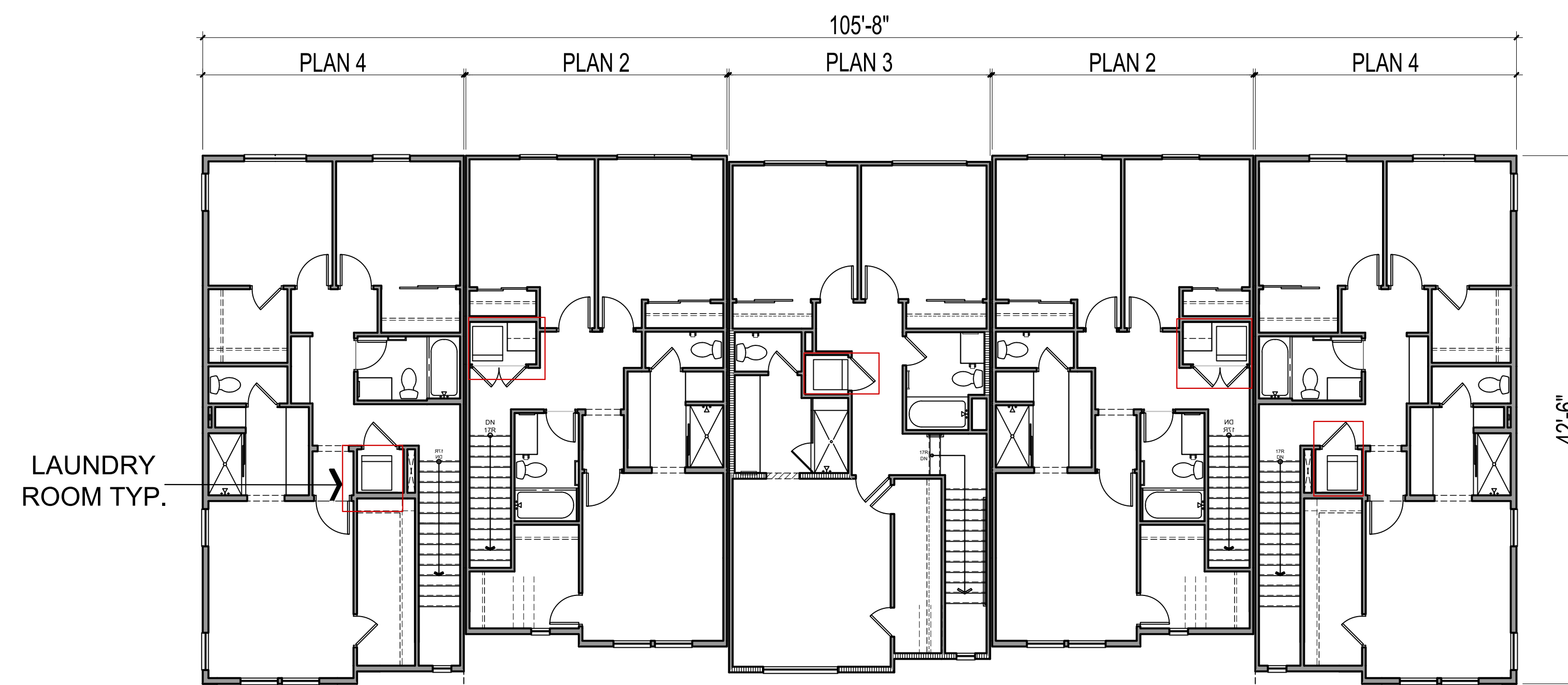
④ RIGHT



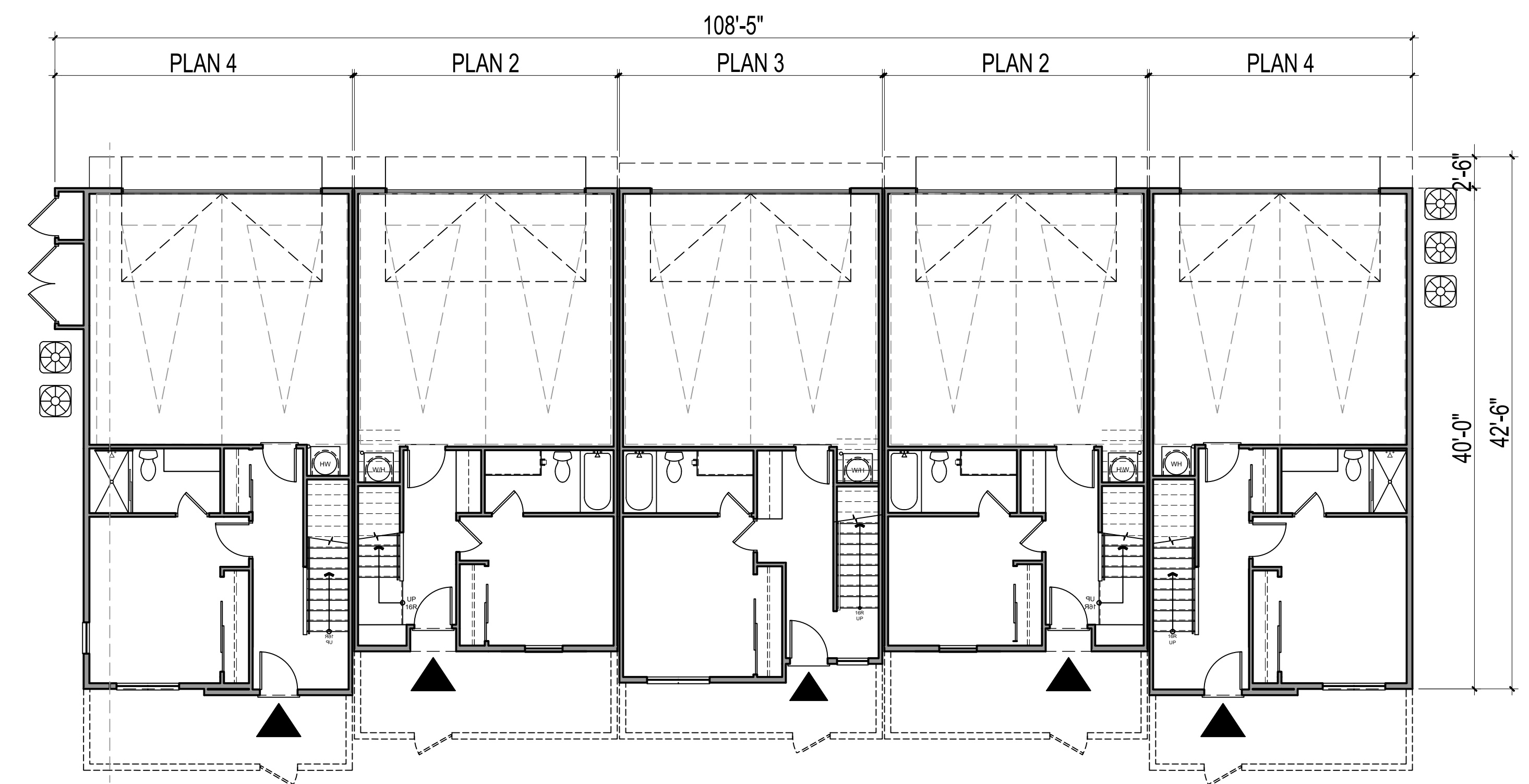
③ REAR



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

SEE SITE PLAN FOR PATIO LAYOUT

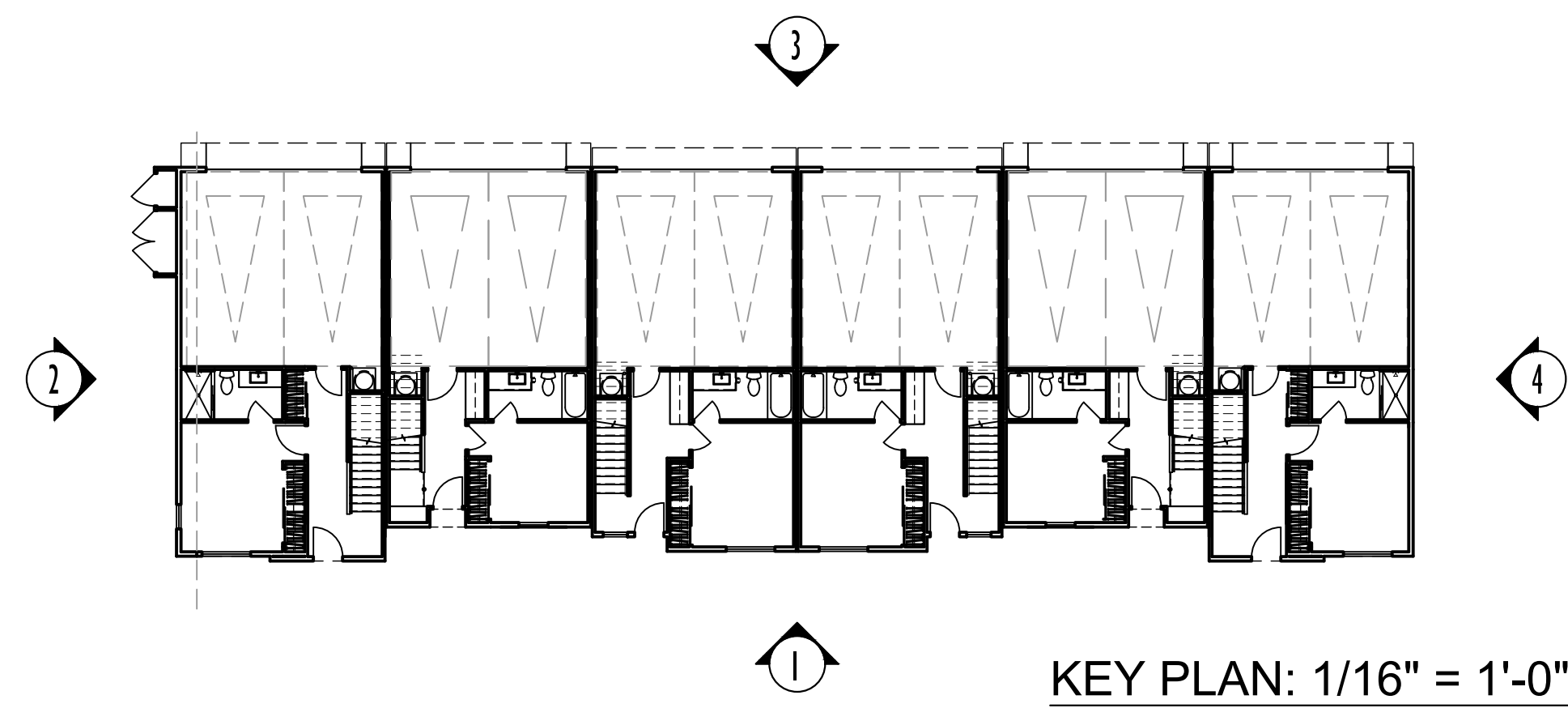


FRONT PERSPECTIVE



REAR PERSPECTIVE

NOTE: LANDSCAPE DEPICTED CONCEPTUALLY. REFER TO LANDSCAPE SET.



LEGEND

- | | |
|----------------------|------------------------------|
| 1 STUCCO | 8 SLOPED STUCCO SIL DETAIL |
| 2 "S" TILE ROOFING | 9 UTILITY CLOSET |
| 3 ENTRY DOOR | 10 METAL RAILING |
| 4 VINYL WINDOW | 11 METAL SECTIONAL GARAGE |
| 5 STUCCO TRIM | 12 DECORATIVE EXTERIOR LIGHT |
| 6 STUCCO FOAM DETAIL | & ADDRESS SIGN |
| 7 DECORATIVE SHUTTER | 13 DOWNSPOUT |



① LEFT



3-STORY ATTACHED TOWNHOMES ±38'-0"

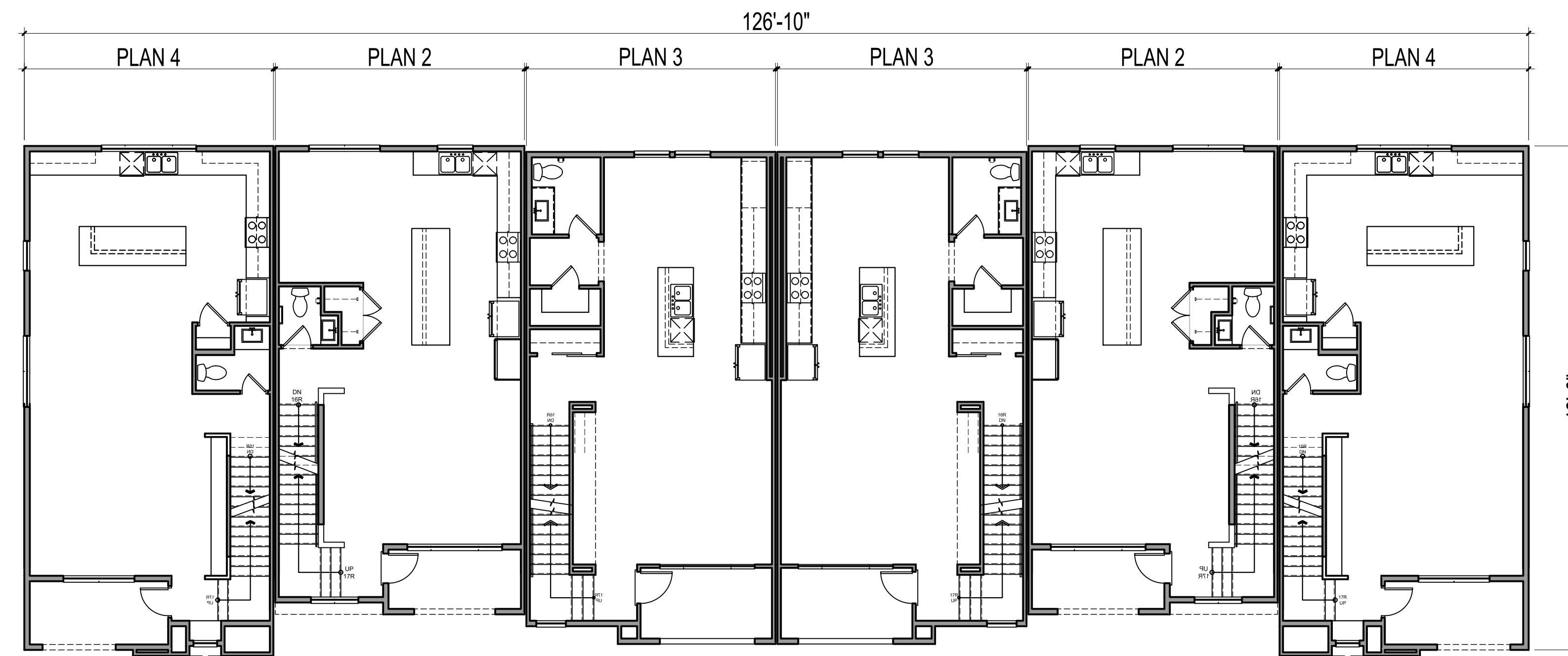
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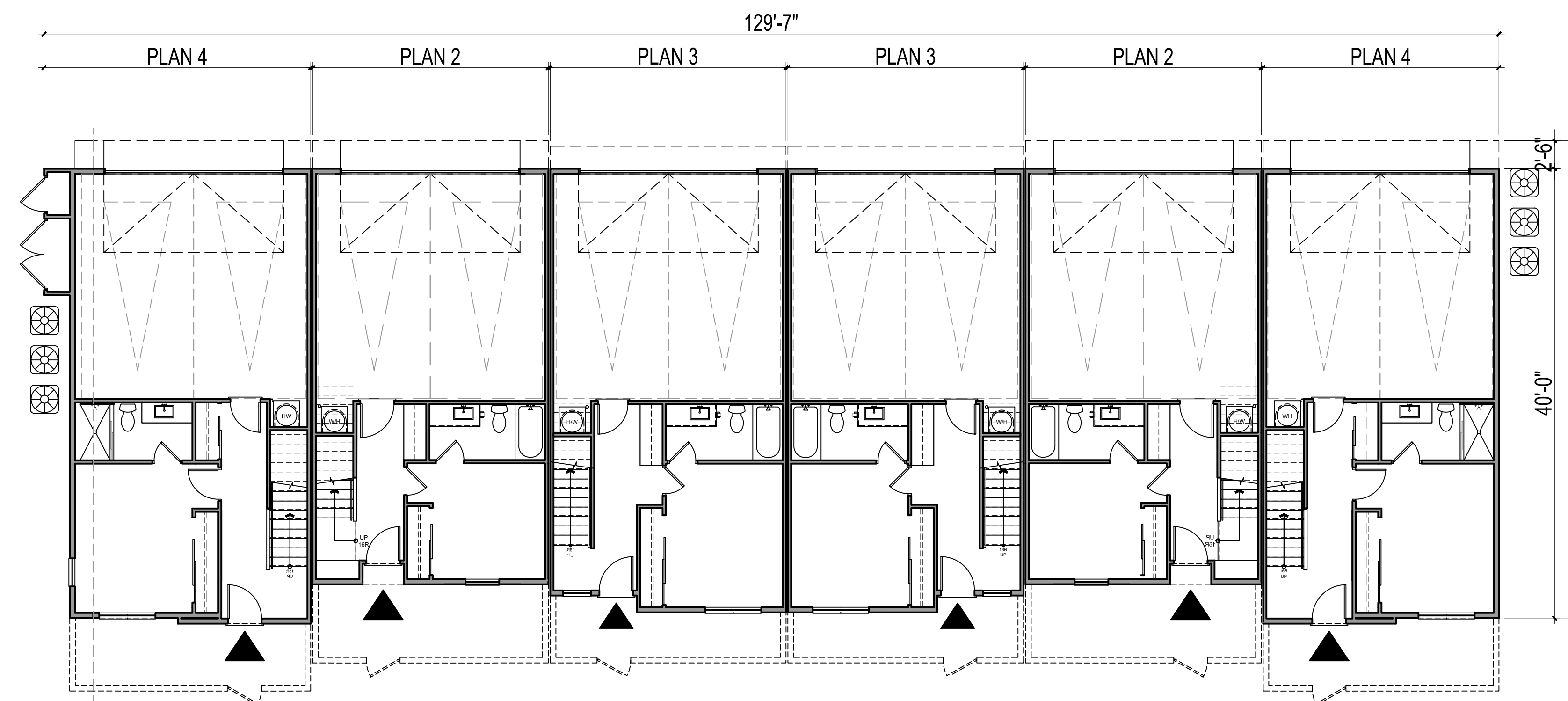
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③ REAR

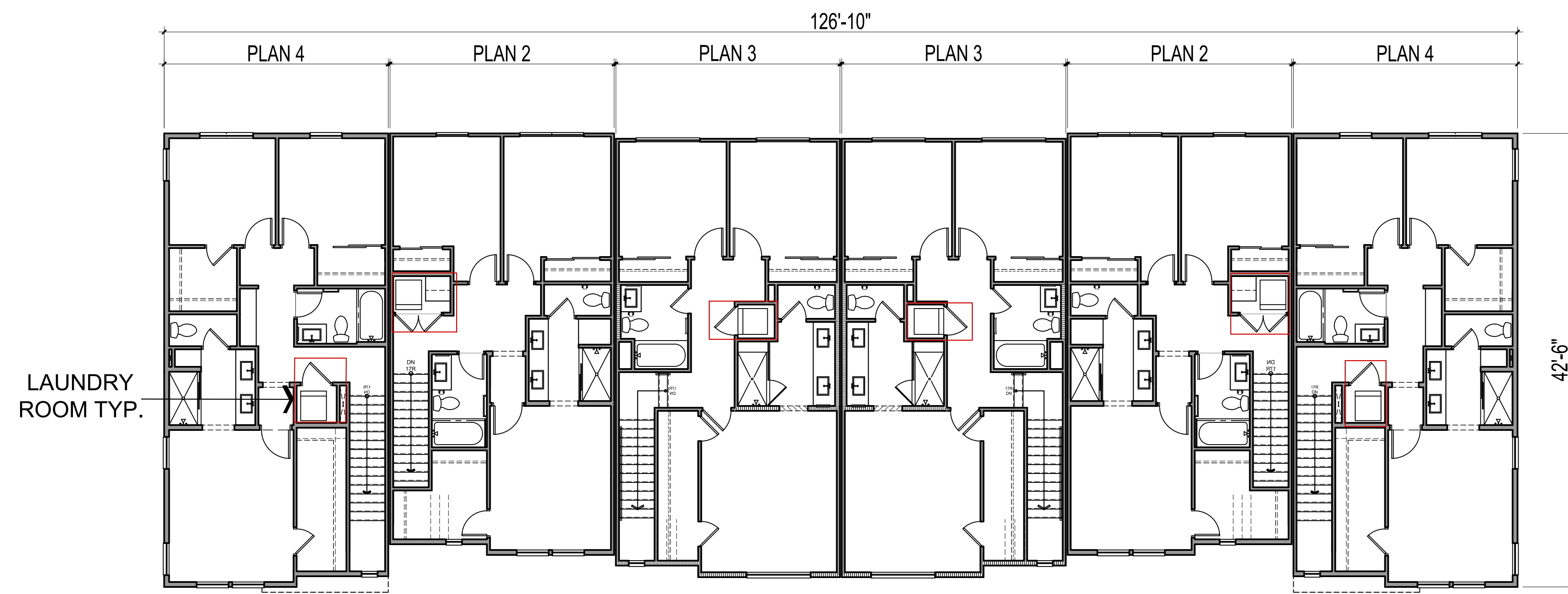


SECOND FLOOR



FIRST FLOOR

SEE SITE PLAN FOR PATIO LAYOUT



THIRD FLOOR

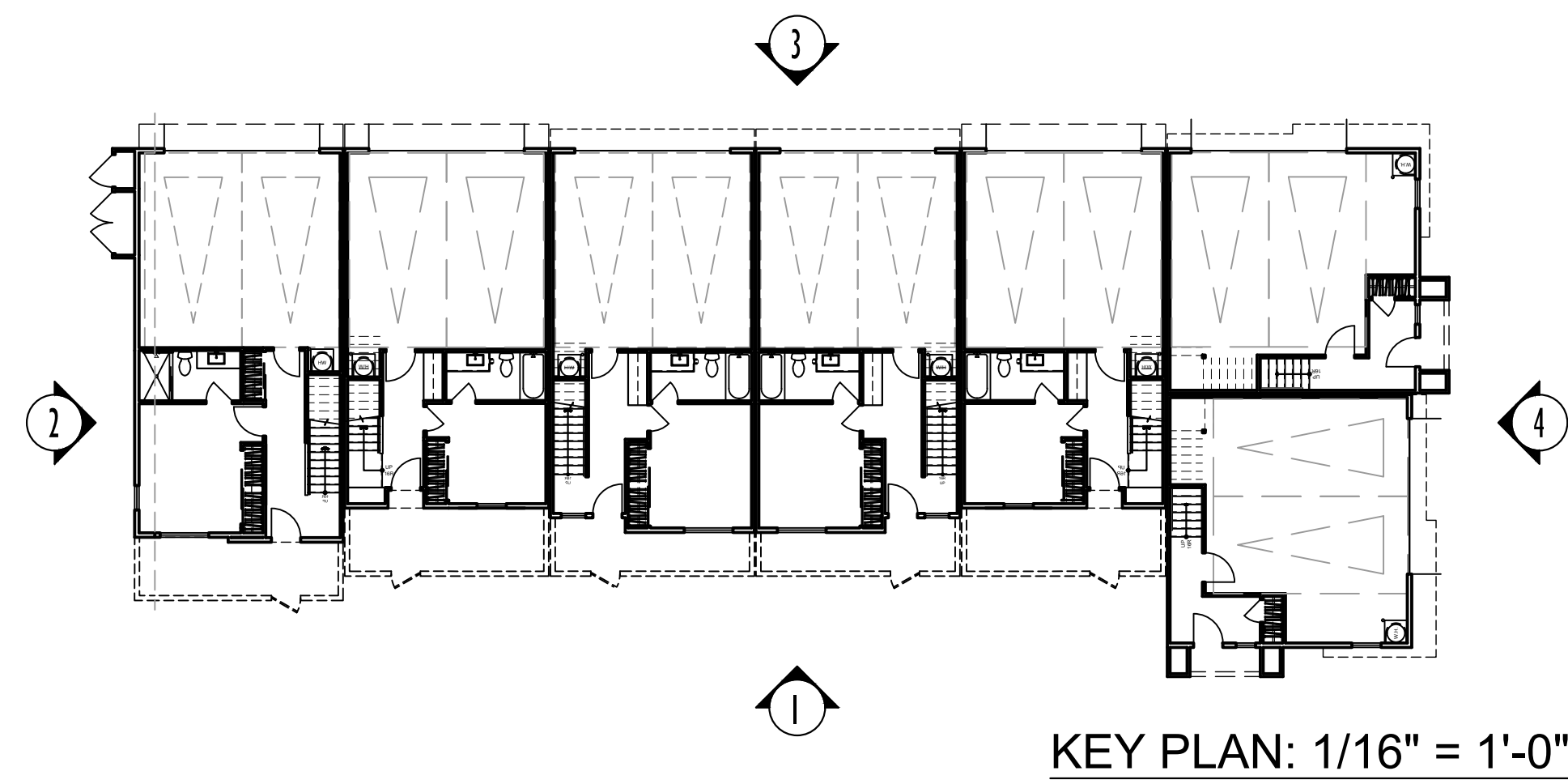


FRONT PERSPECTIVE

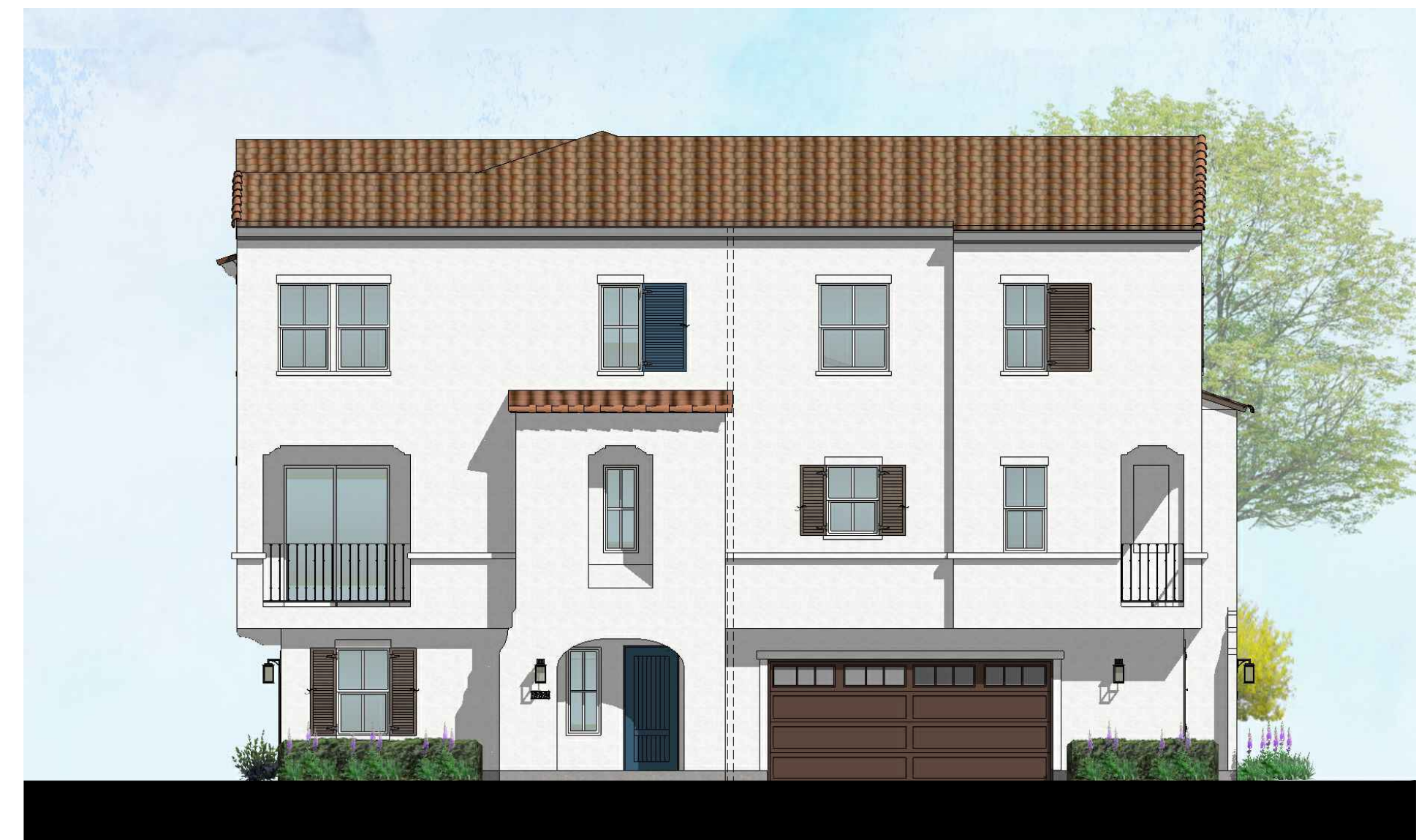


REAR PERSPECTIVE

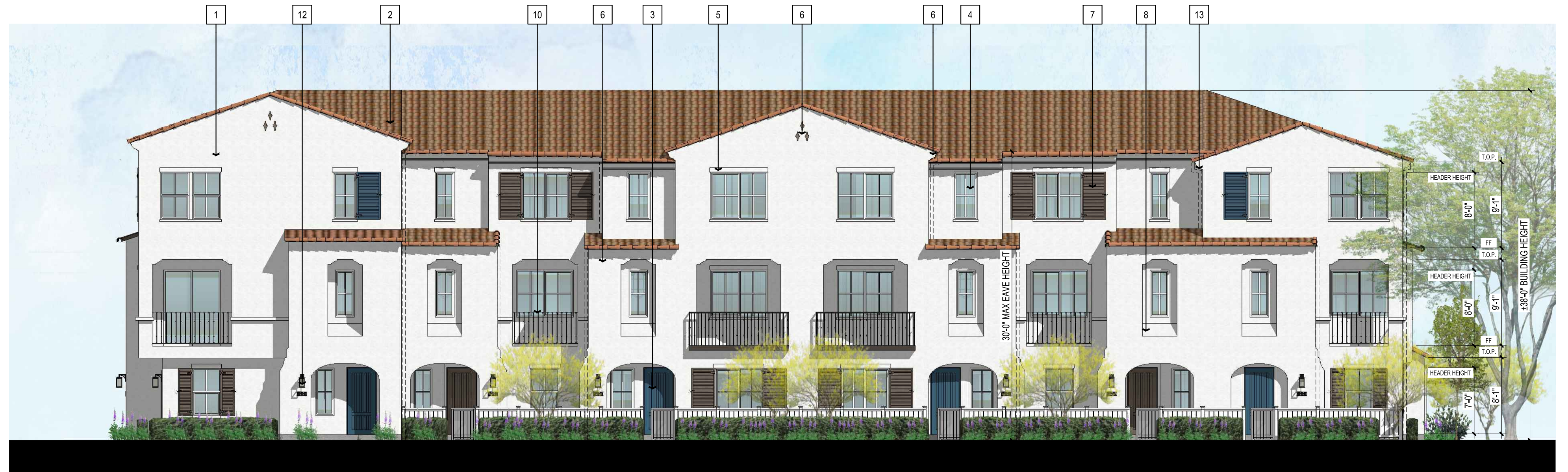
NOTE: LANDSCAPE DEPICTED CONCEPTUALLY. REFER TO LANDSCAPE SET.



- LEGEND
- | | |
|----------------------|------------------------------|
| 1 STUCCO | 8 SLOPED STUCCO SIL DETAIL |
| 2 "S" TILE ROOFING | 9 UTILITY CLOSET |
| 3 ENTRY DOOR | 10 METAL RAILING |
| 4 VINYL WINDOW | 11 METAL SECTIONAL GARAGE |
| 5 STUCCO TRIM | 12 DECORATIVE EXTERIOR LIGHT |
| 6 STUCCO FOAM DETAIL | & ADDRESS SIGN |
| 7 DECORATIVE SHUTTER | 13 DOWNSPOUT |



① LEFT



3-STORY ATTACHED TOWNHOMES ±38'-0"

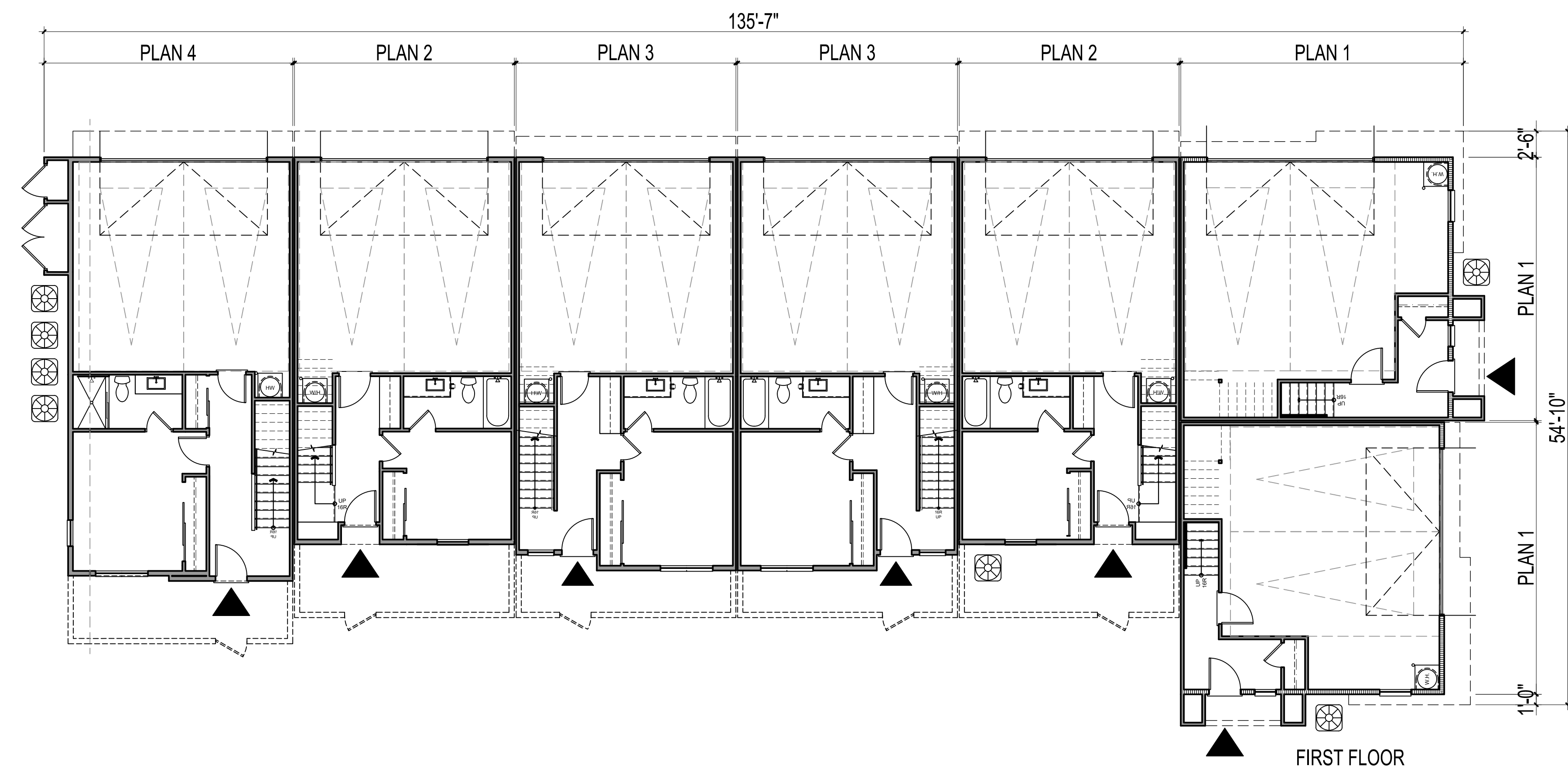
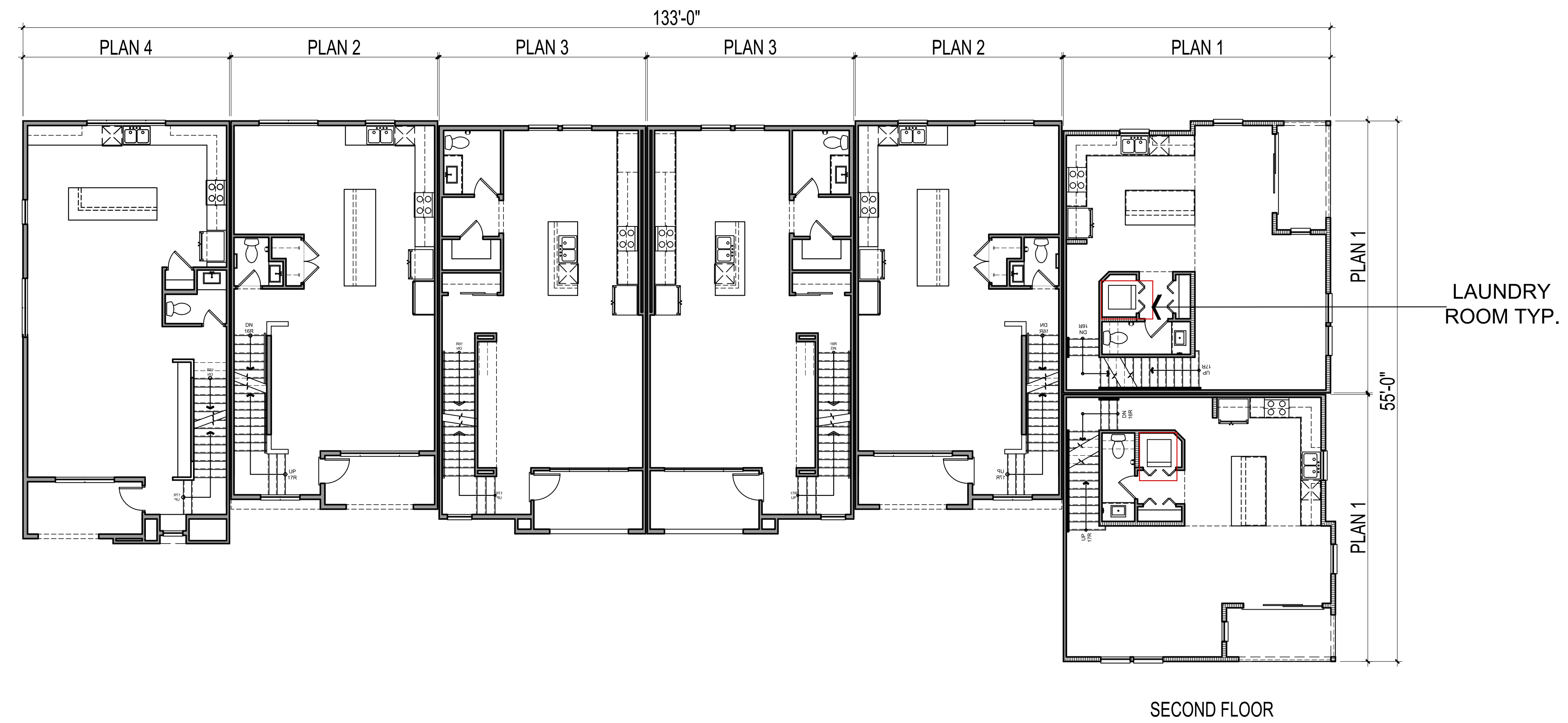
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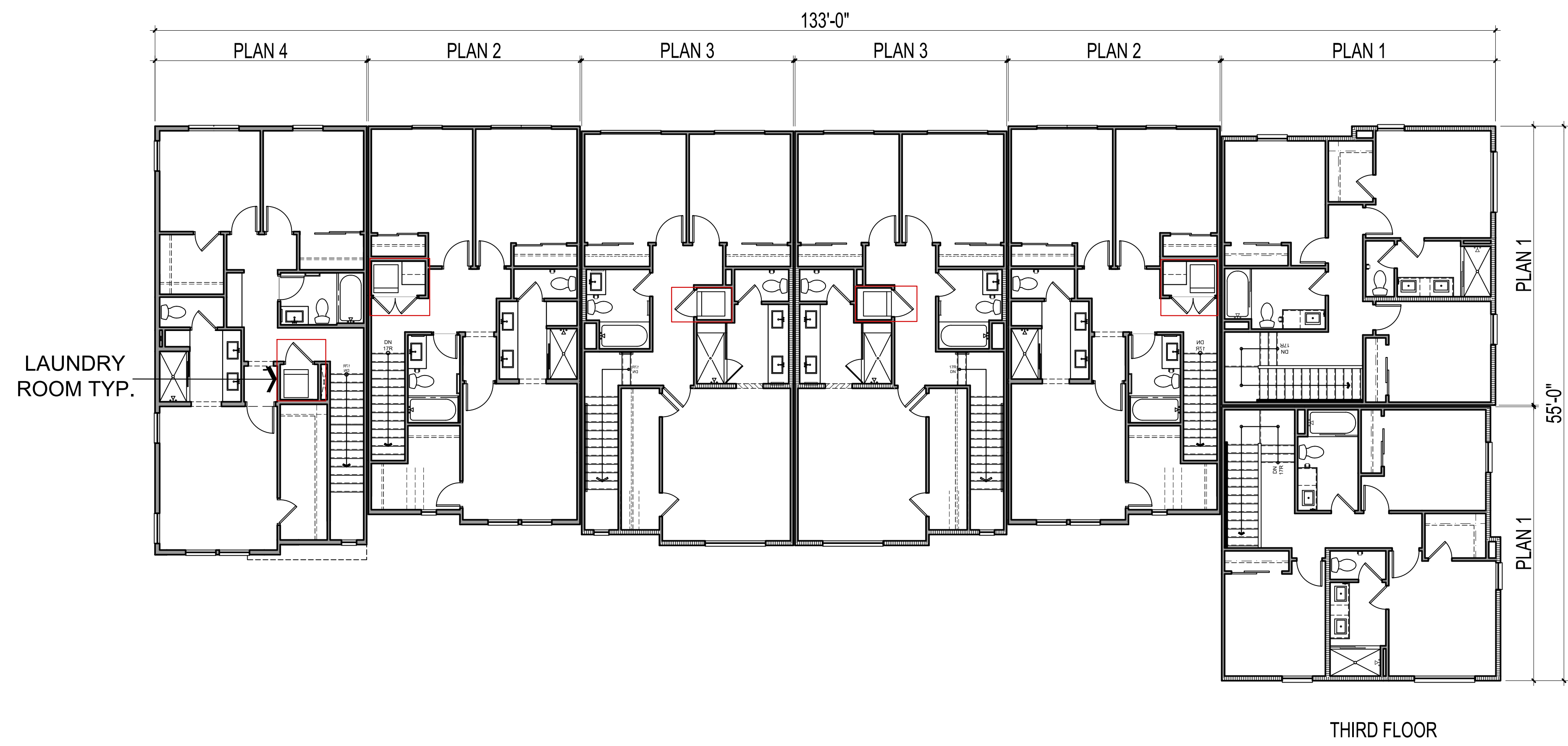
④ RIGHT



③ REAR



SEE SITE PLAN FOR PATIO LAYOUT



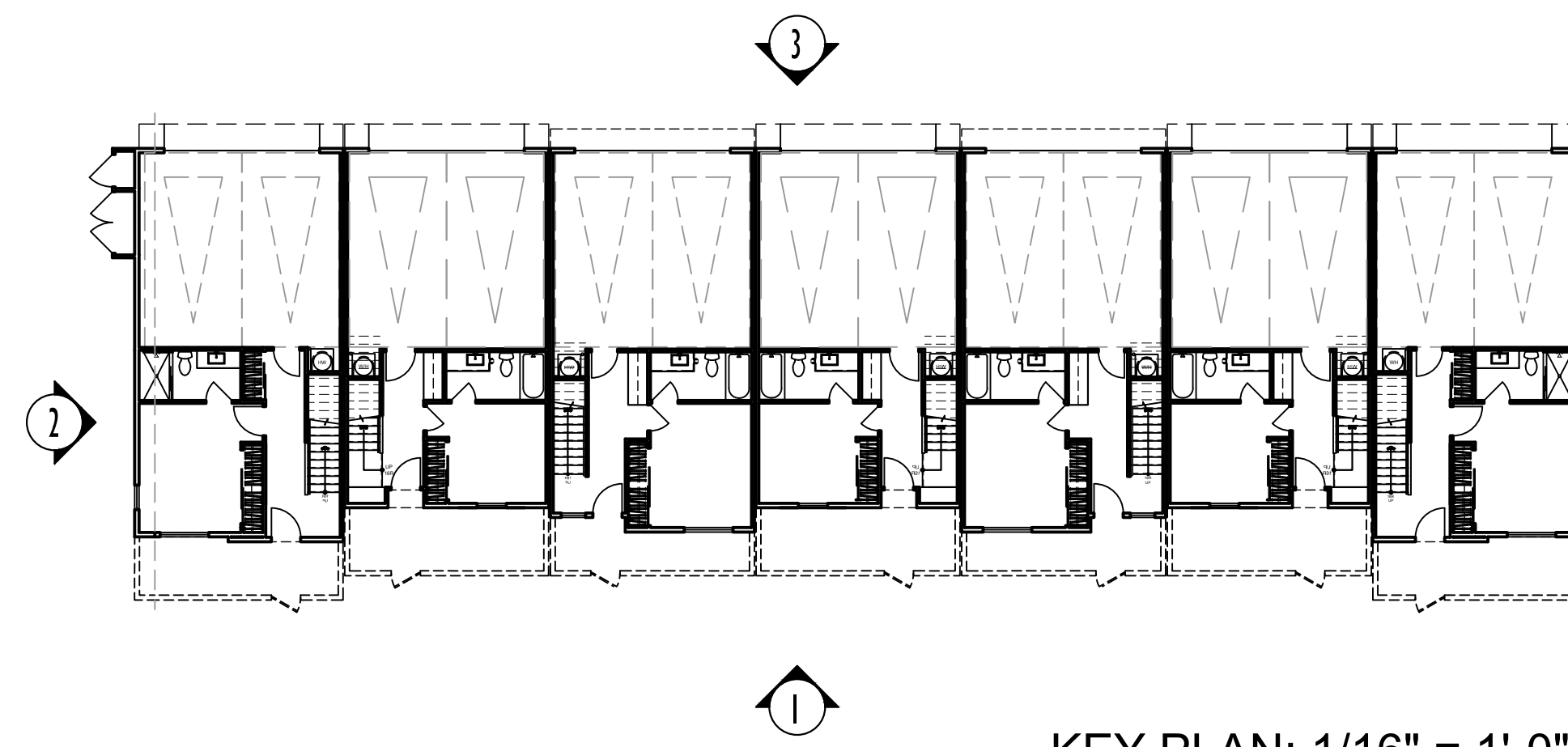


FRONT PERSPECTIVE



REAR PERSPECTIVE

NOTE: LANDSCAPE DEPICTED CONCEPTUALLY. REFER TO LANDSCAPE SET.



LEGEND

- | | |
|----------------------|------------------------------|
| 1 STUCCO | 8 SLOPED STUCCO SIL DETAIL |
| 2 "S" TILE ROOFING | 9 UTILITY CLOSET |
| 3 ENTRY DOOR | 10 METAL RAILING |
| 4 VINYL WINDOW | 11 METAL SECTIONAL GARAGE |
| 5 STUCCO TRIM | 12 DECORATIVE EXTERIOR LIGHT |
| 6 STUCCO FOAM DETAIL | & ADDRESS SIGN |
| 7 DECORATIVE SHUTTER | 13 DOWNSPOUT |

KEY PLAN: 1/16" = 1'-0"



① LEFT



3-STORY ATTACHED TOWNHOMES ±38'-0"

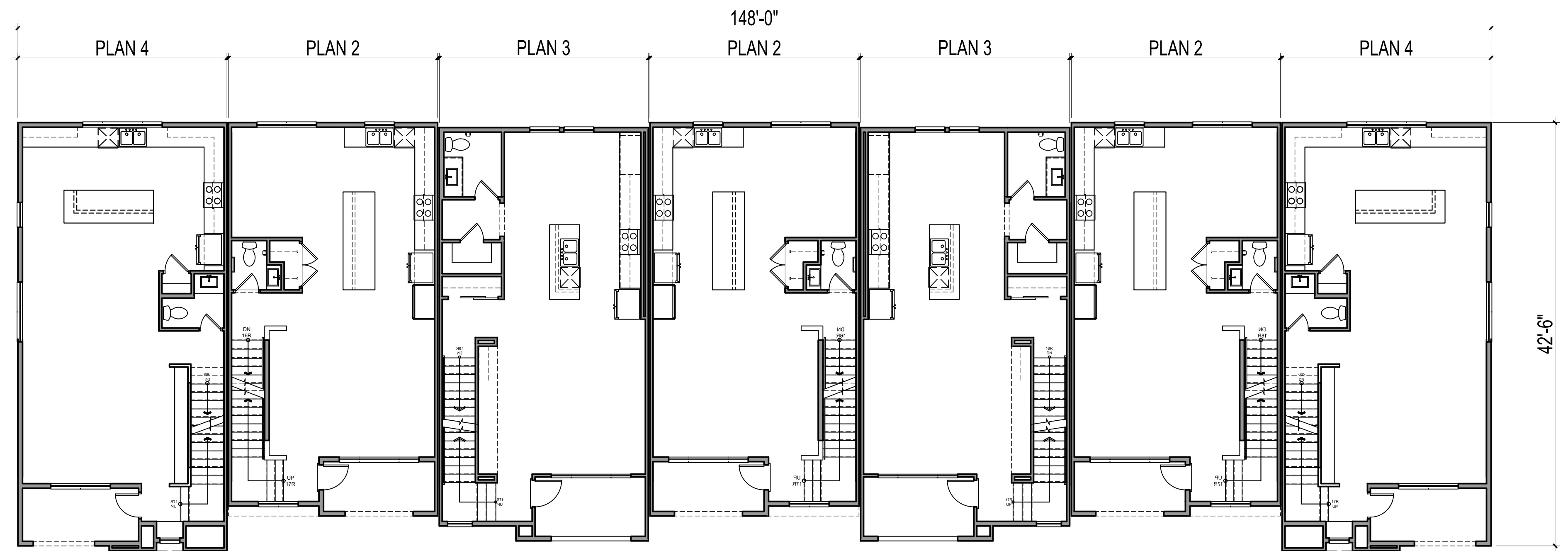
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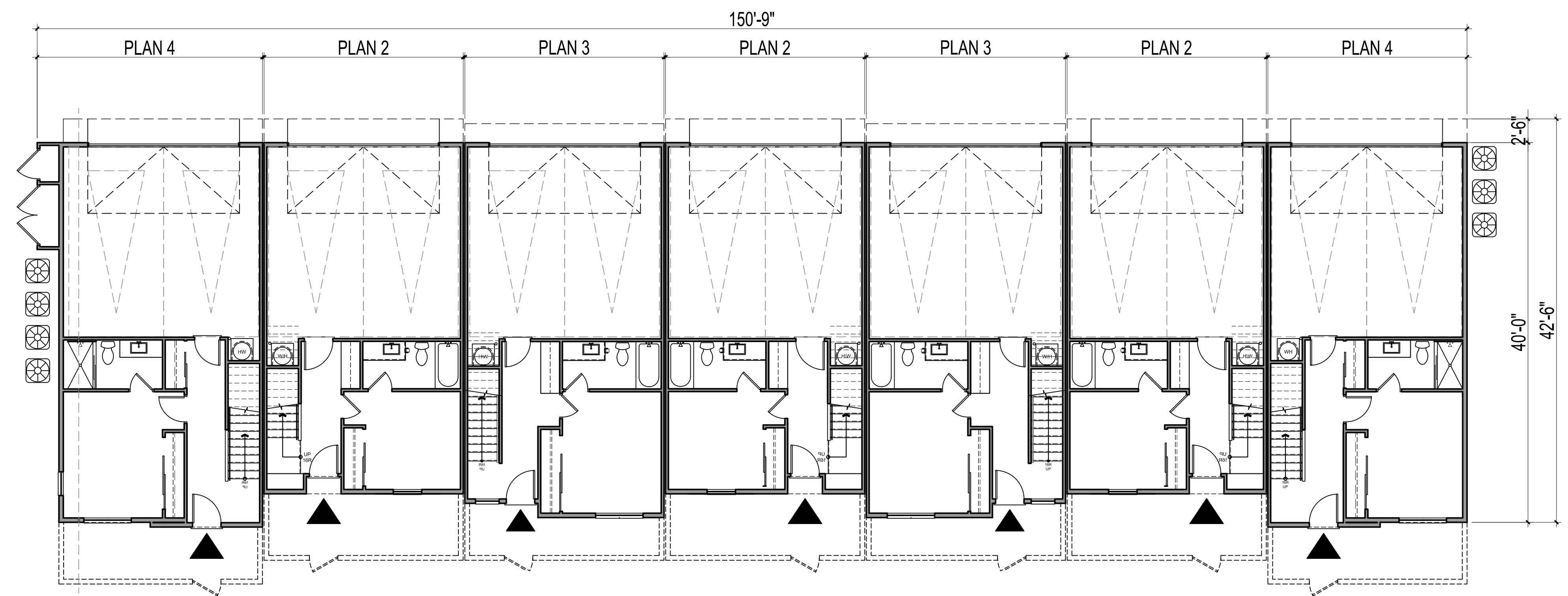
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③ REAR

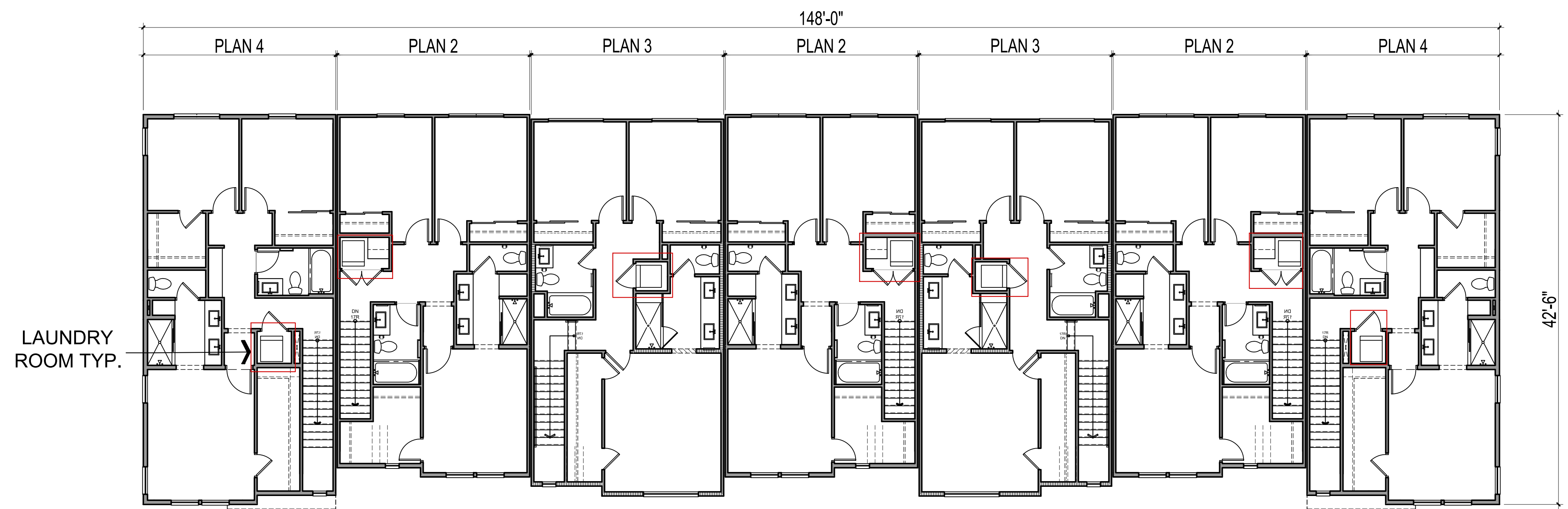


SECOND FLOOR

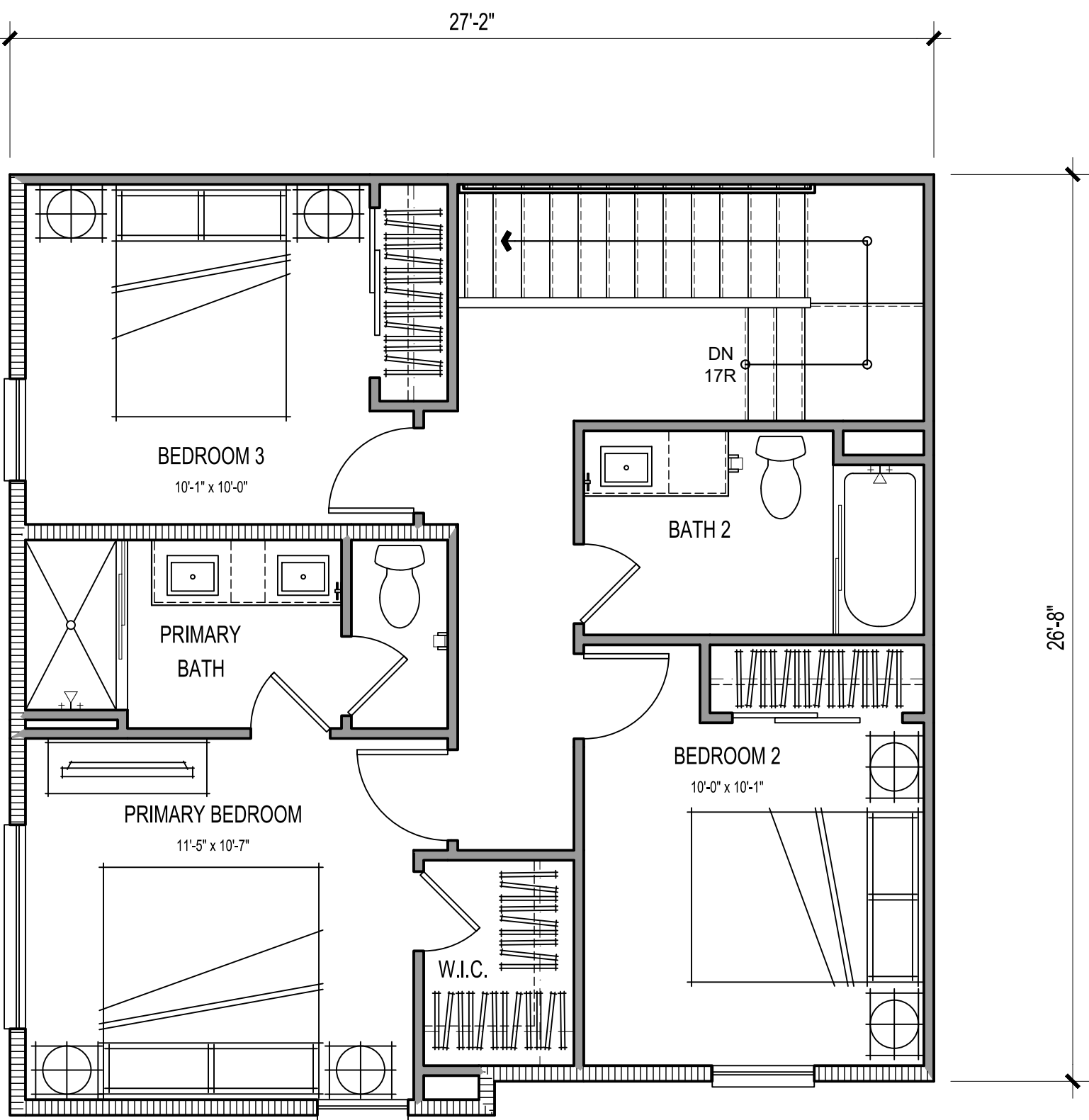


FIRST FLOOR

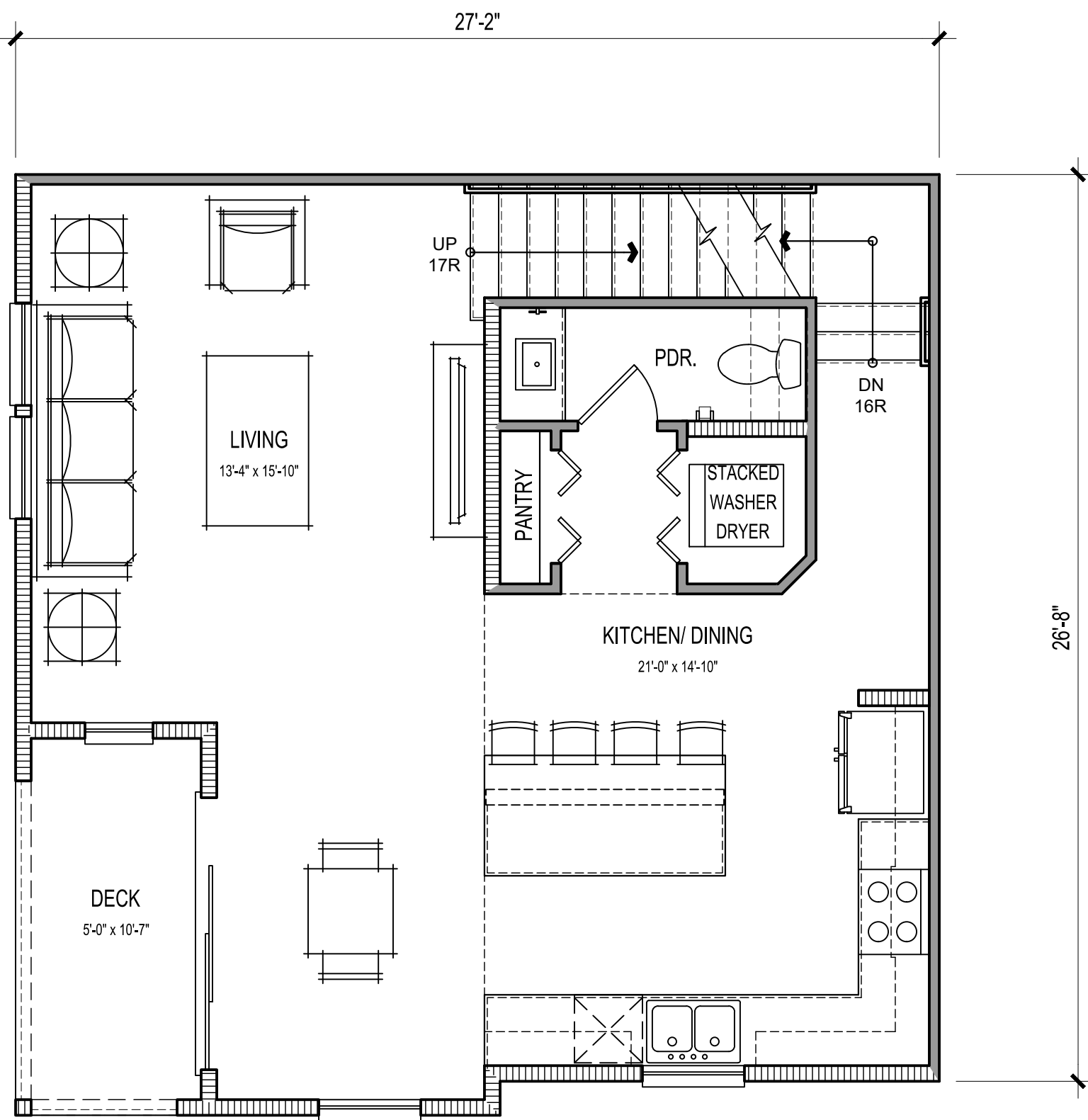
SEE SITE PLAN FOR PATIO LAYOUT



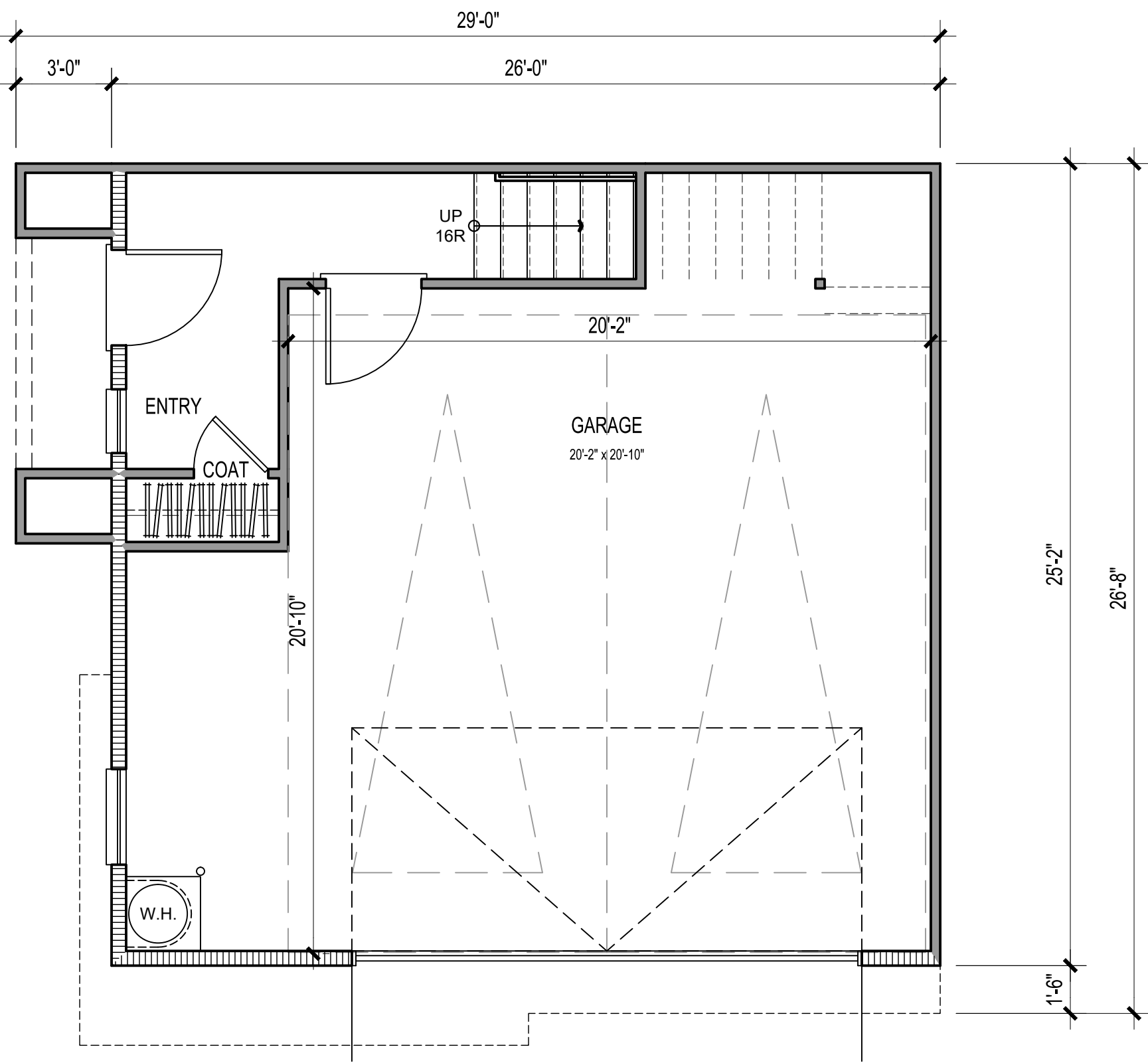
THIRD FLOOR



THIRD FLOOR



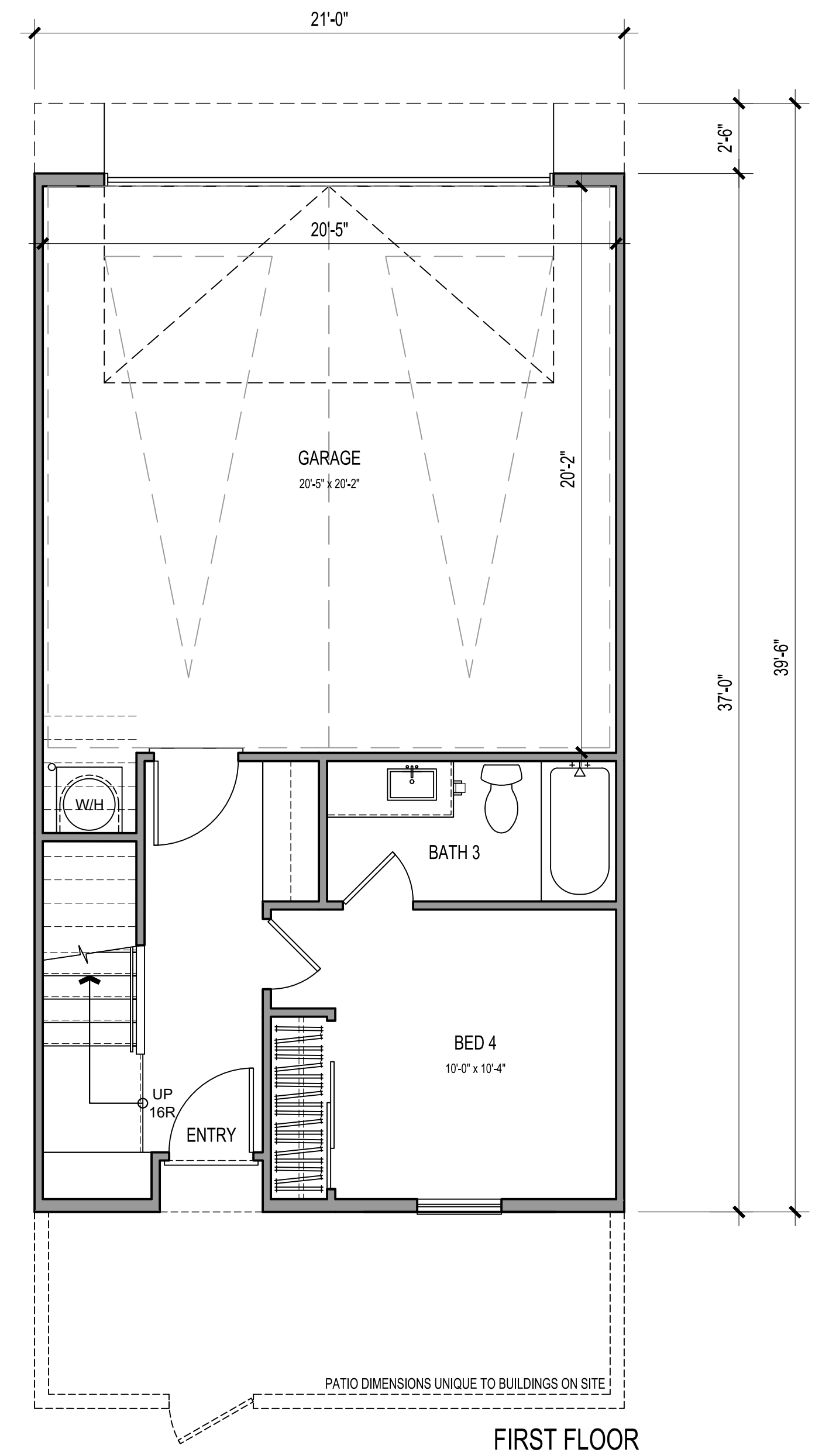
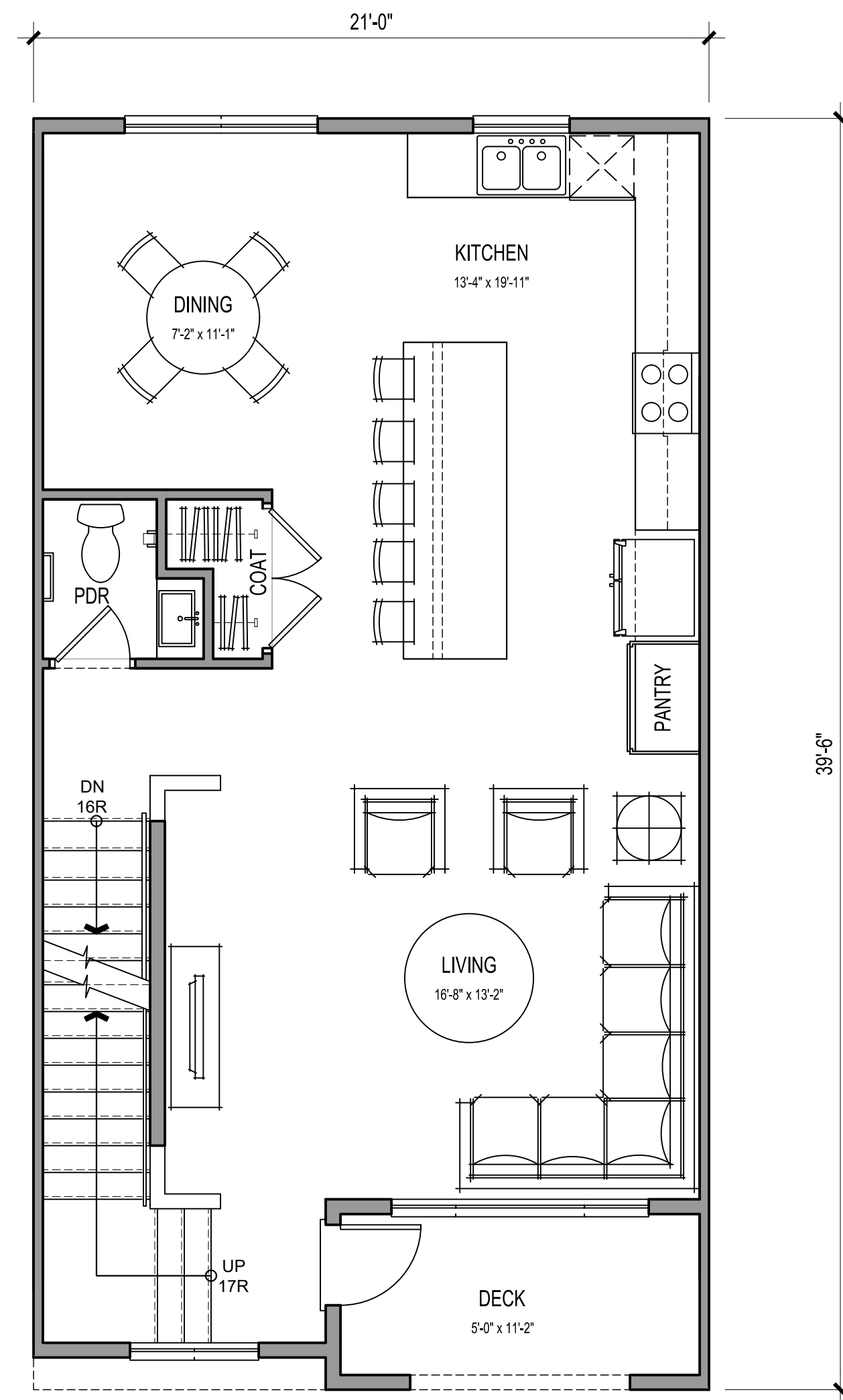
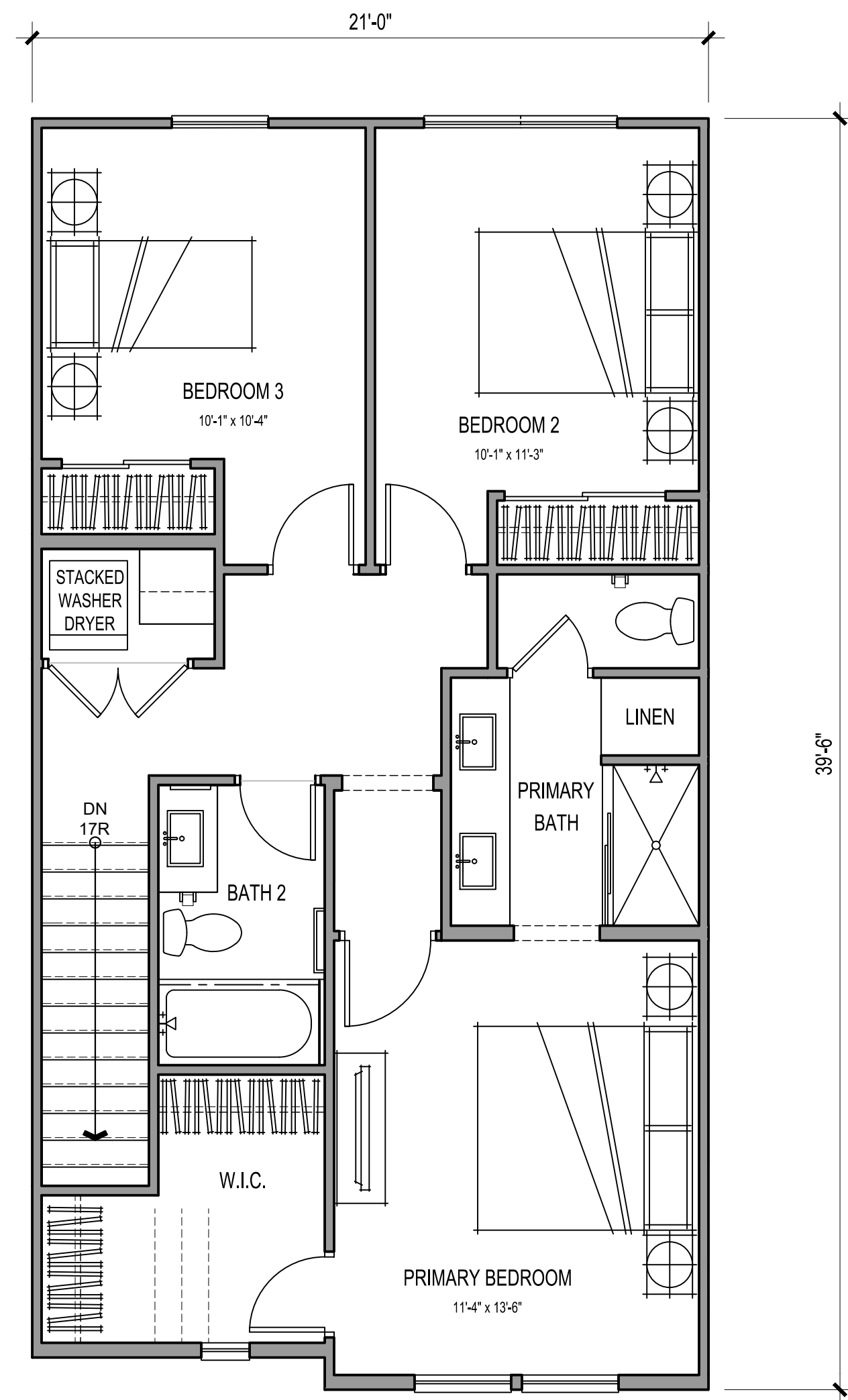
SECOND FLOOR



FIRST FLOOR

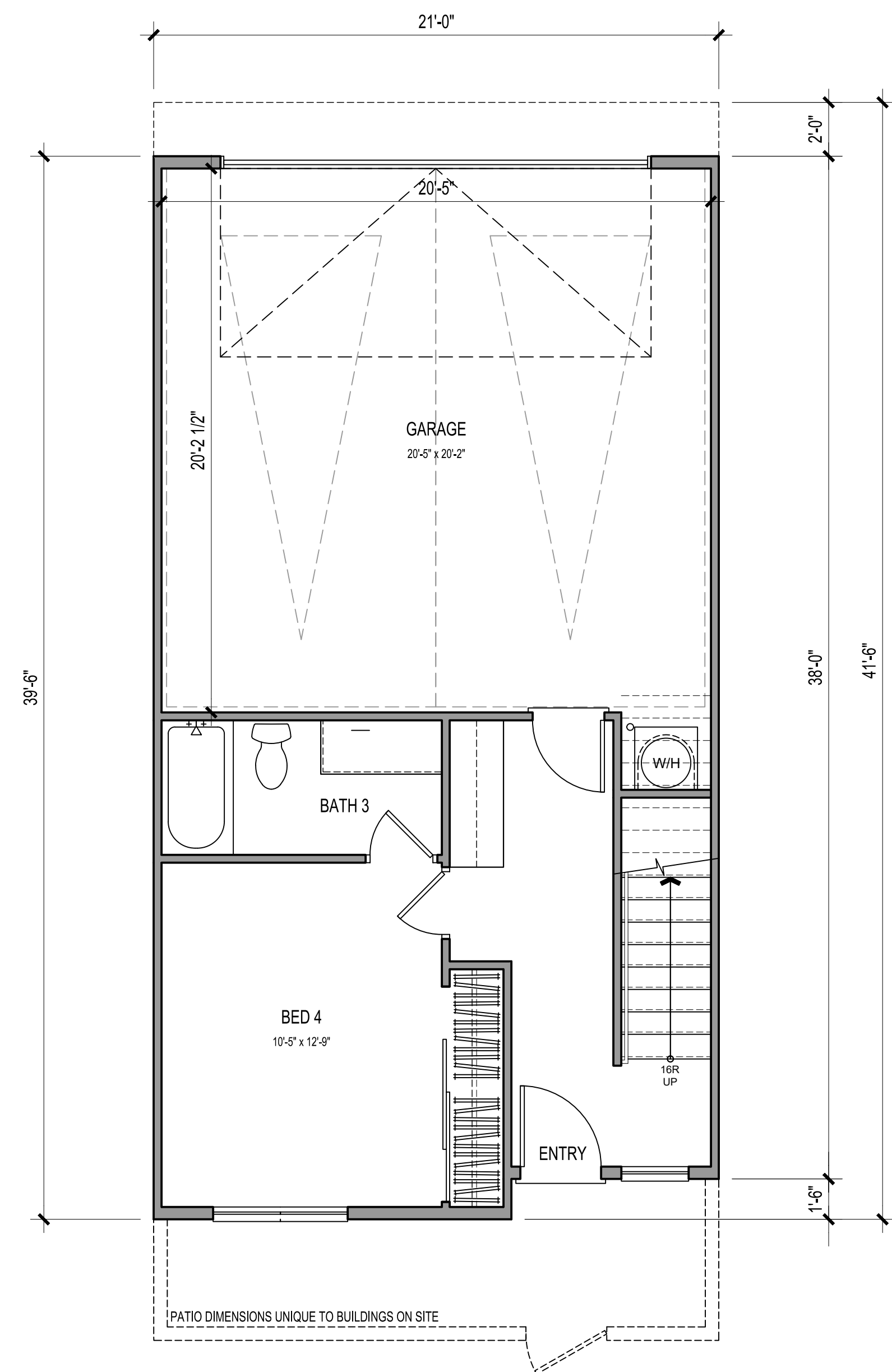
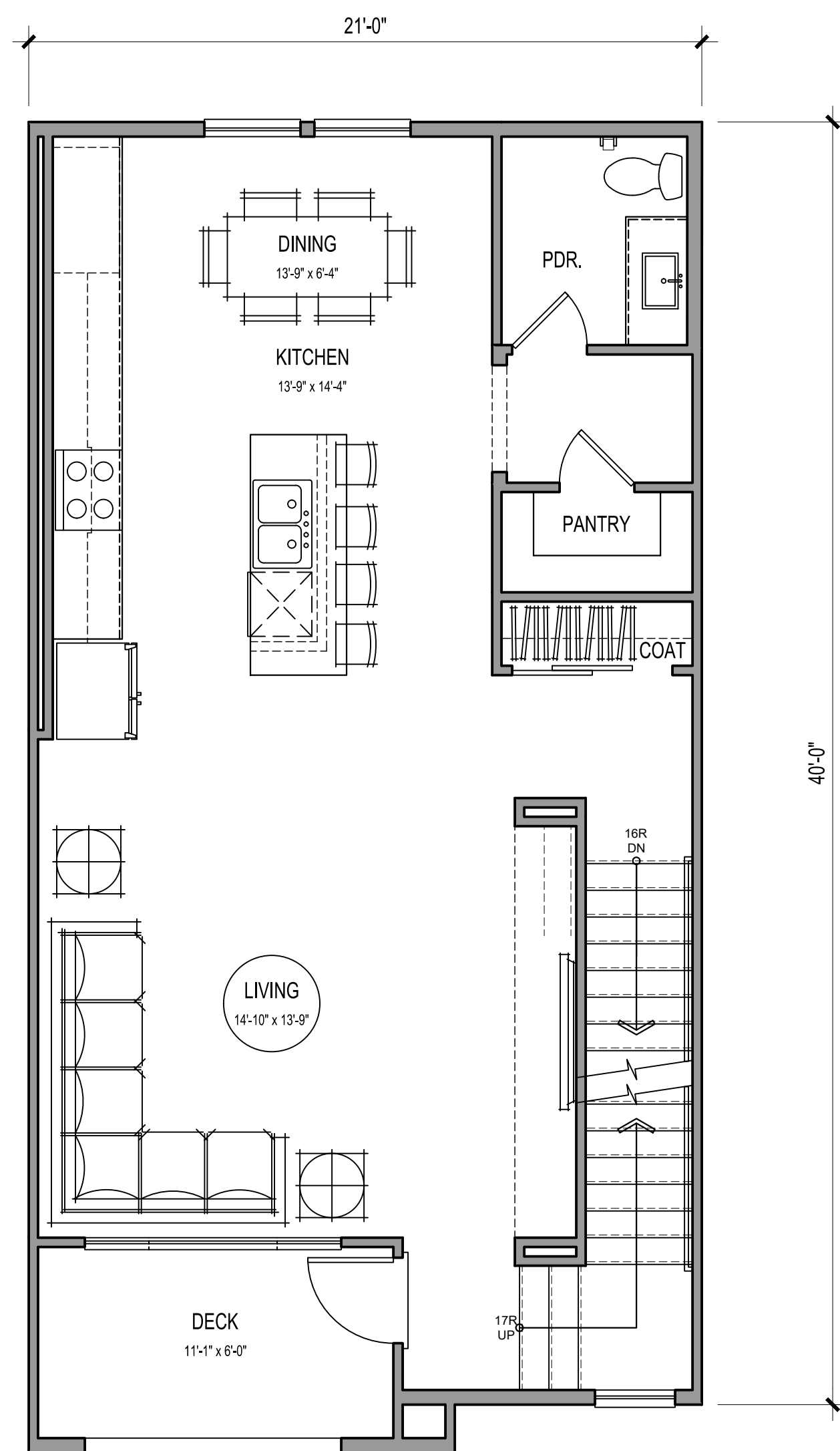
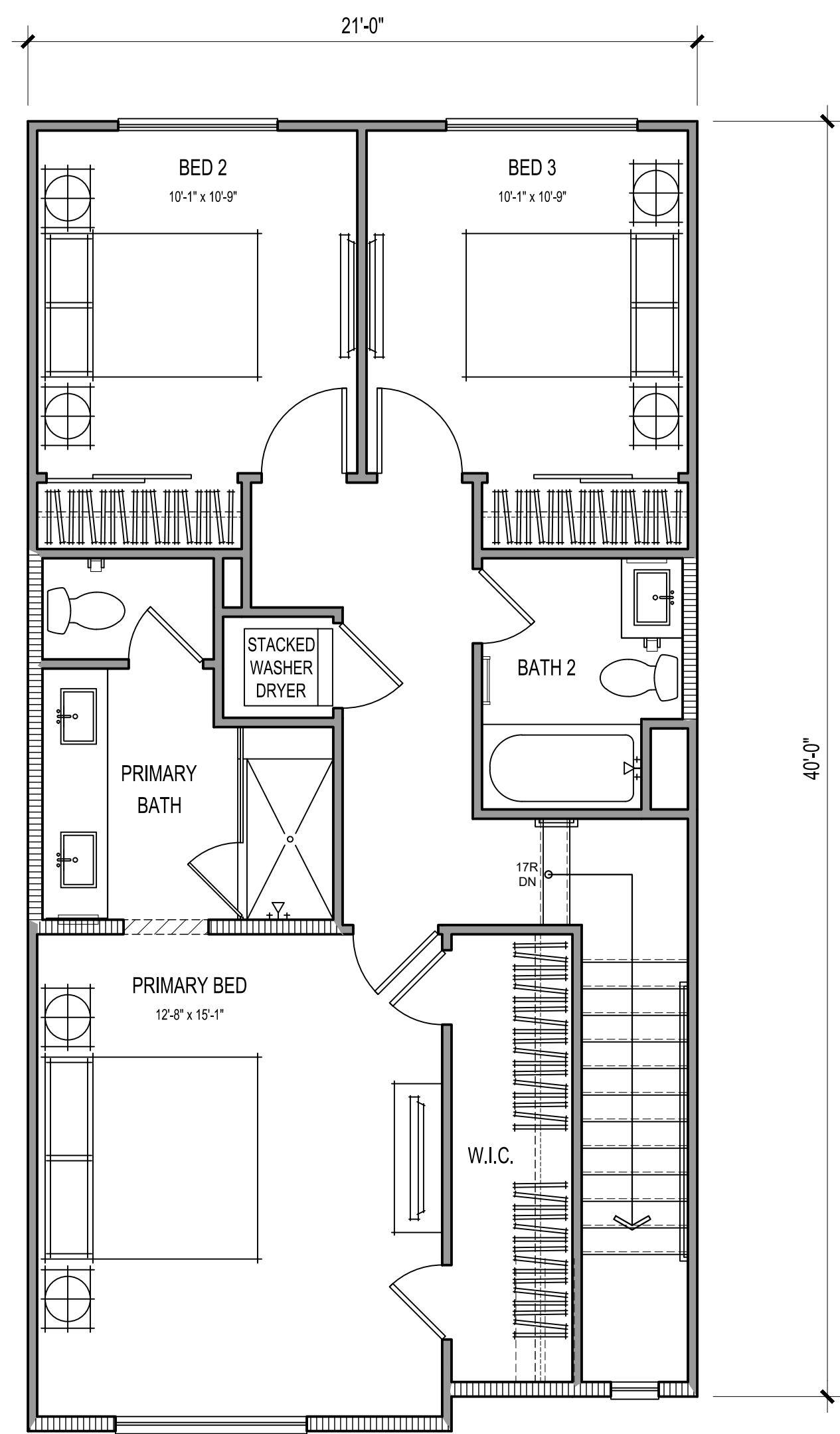
3 BED/ 2.5 BATH	
GROSS SF	
1ST FLOOR	149 SQ. FT.
2ND FLOOR	678 SQ. FT.
3RD FLOOR	668 SQ. FT.
TOTAL LIVING	1495 SQ. FT.
GARAGE	543 SQ. FT.
DECK	60 SQ. FT.

NET SF	
1ST FLOOR	127 SQ. FT.
2ND FLOOR	637 SQ. FT.
3RD FLOOR	627 SQ. FT.
TOTAL LIVING	1392 SQ. FT.



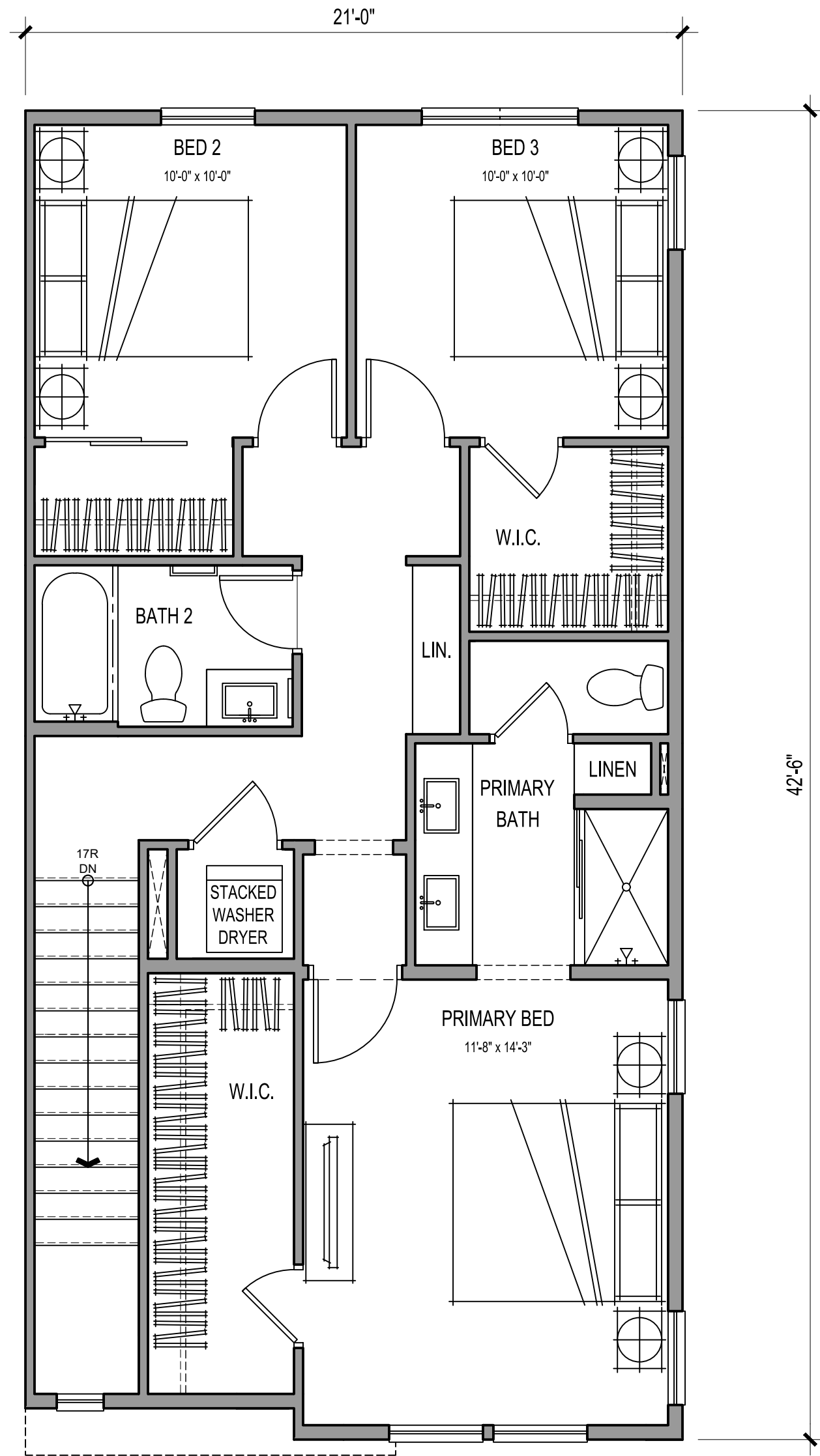
4 BED/ 3.5 BATH	
GROSS SF	
1ST FLOOR	342 SQ. FT.
2ND FLOOR	757 SQ. FT.
3RD FLOOR	782 SQ. FT.
TOTAL LIVING	1881 SQ. FT.
GARAGE	444 SQ. FT.
DECK	56 SQ. FT.

NET SF	
1ST FLOOR	318 SQ. FT.
2ND FLOOR	715 SQ. FT.
3RD FLOOR	743 SQ. FT.
TOTAL LIVING	1777 SQ. FT.

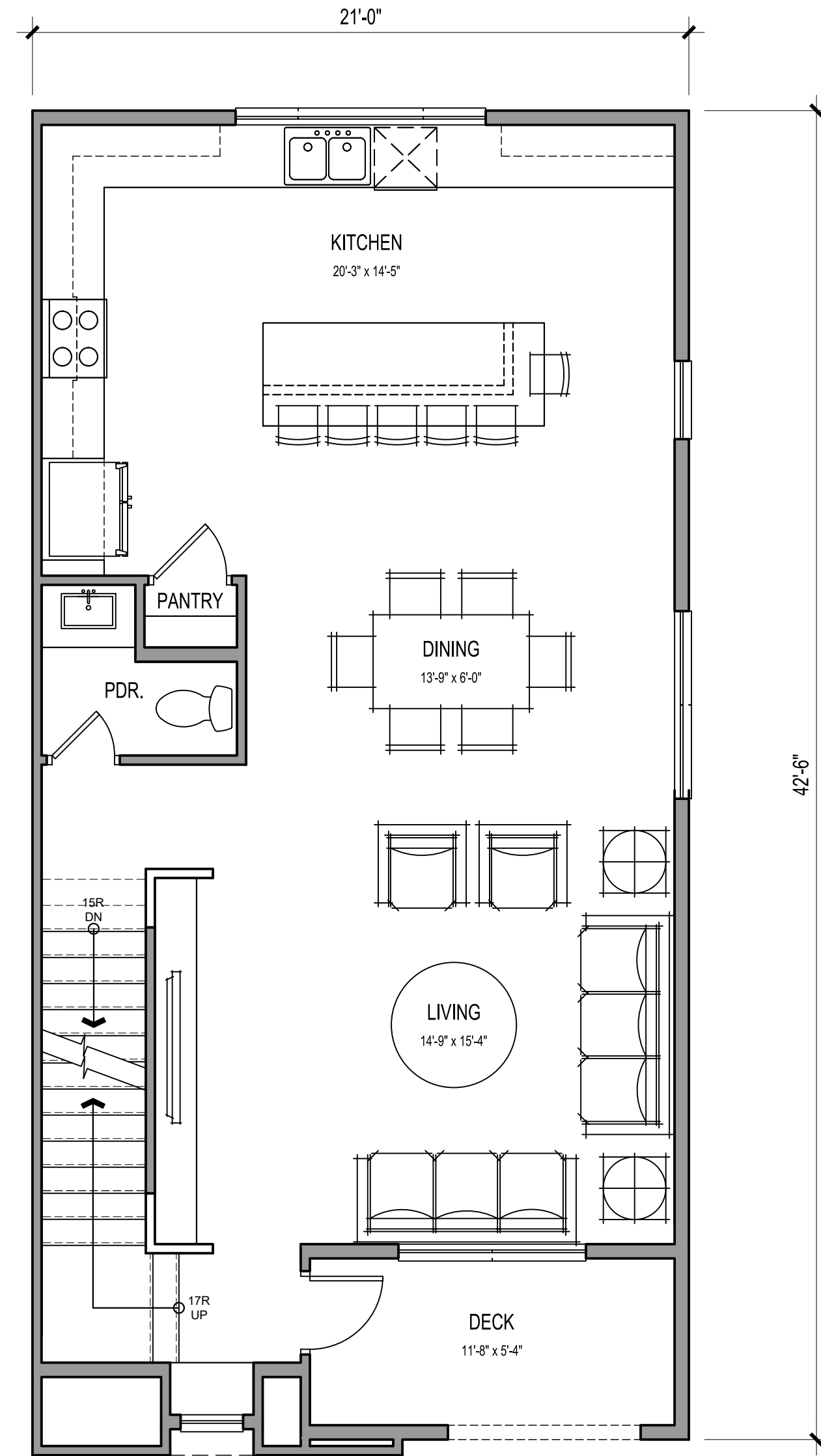


4 BED/ 3.5 BATH	
GROSS SF	
1ST FLOOR	382 SQ. FT.
2ND FLOOR	784 SQ. FT.
3RD FLOOR	784 SQ. FT.
TOTAL LIVING	1951 SQ. FT.
GARAGE	445 SQ. FT.
DECK	66 SQ. FT.

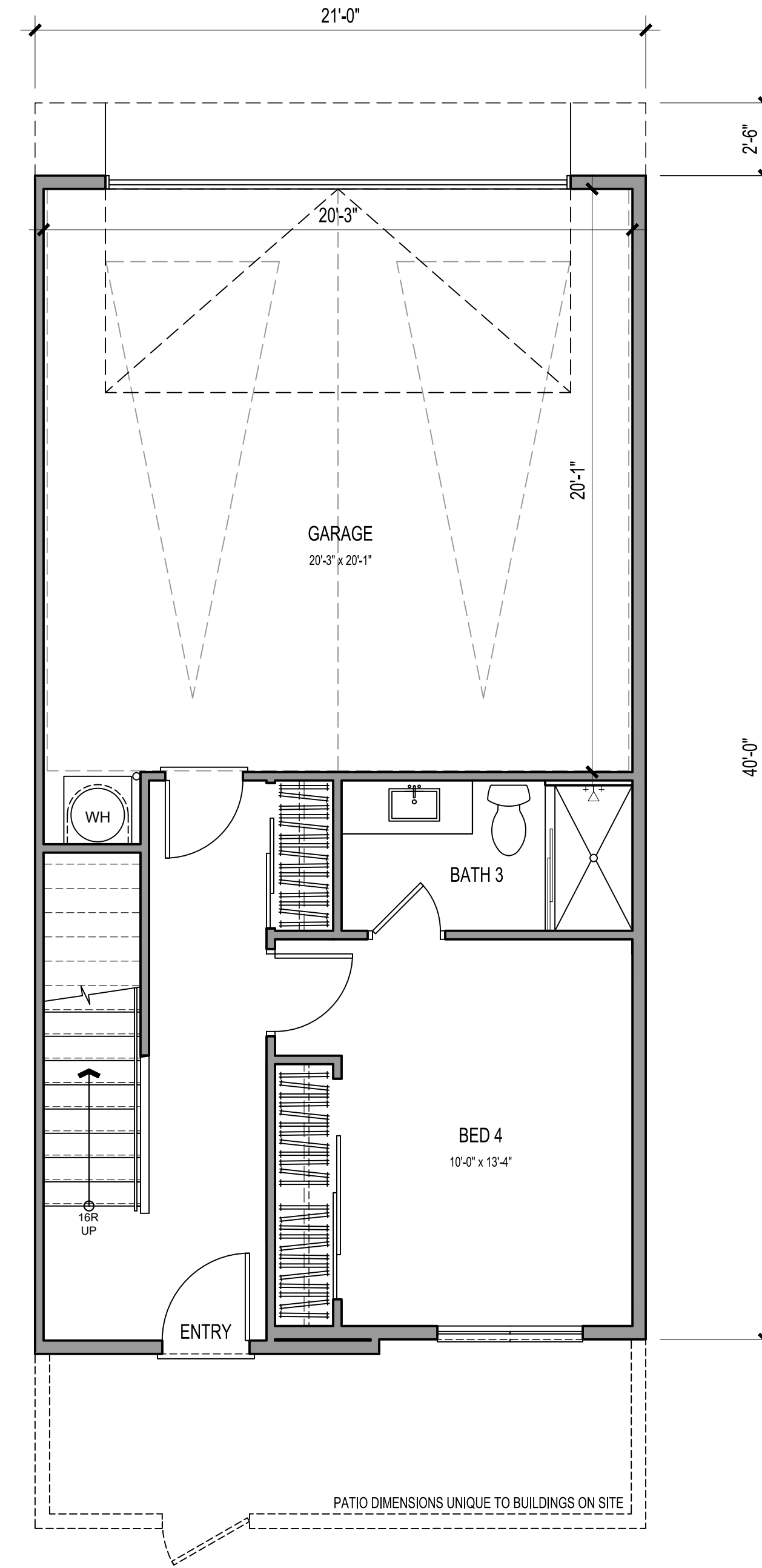
NET SF	
1ST FLOOR	362 SQ. FT.
2ND FLOOR	743 SQ. FT.
3RD FLOOR	739 SQ. FT.
TOTAL LIVING	1844 SQ. FT.



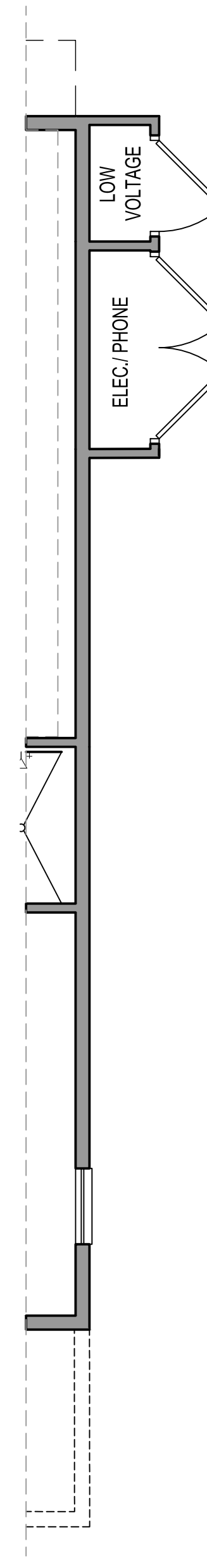
THIRD FLOOR



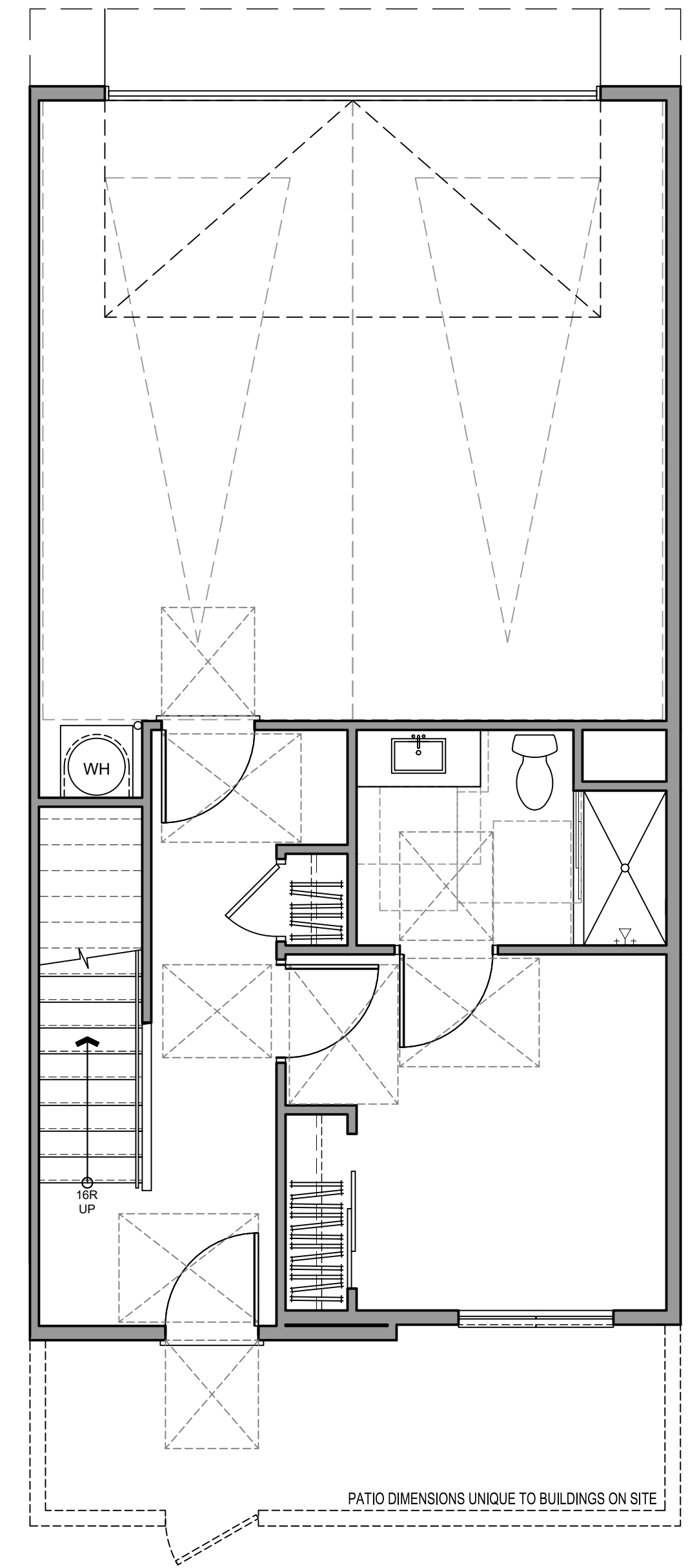
SECOND FLOOR



FIRST



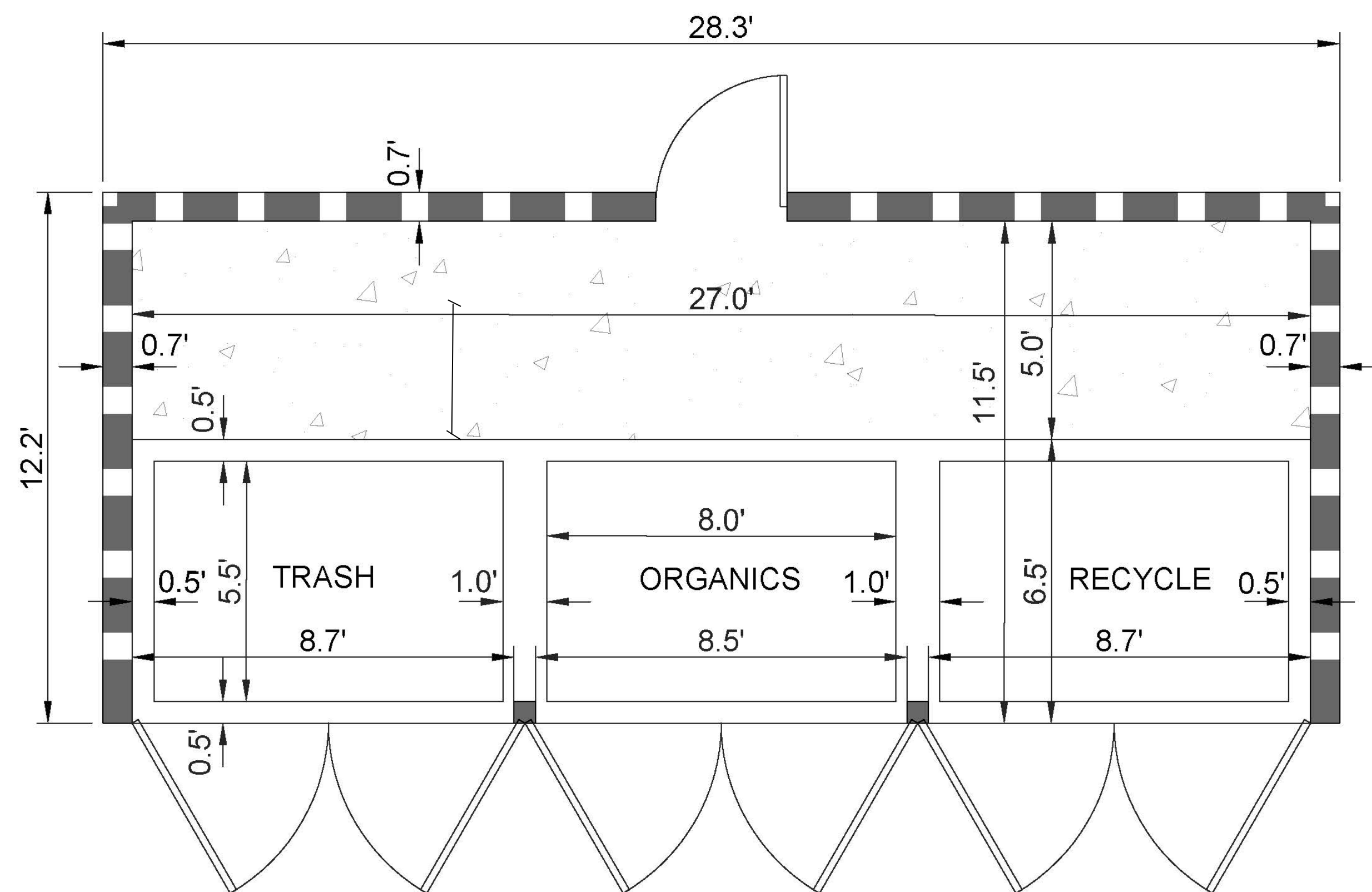
END UNIT CONDITION



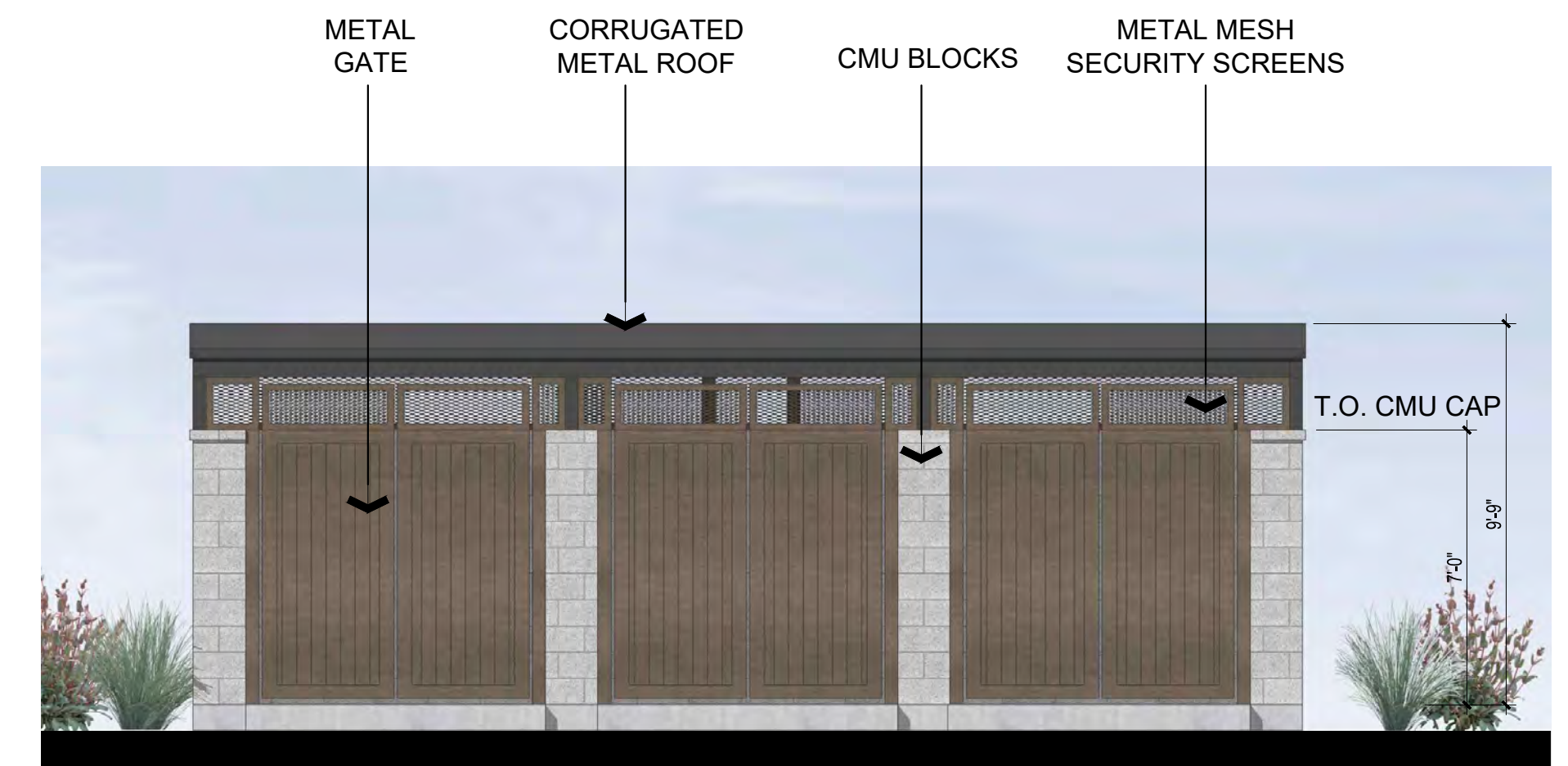
FIRST FLOOR - ACCESSIBLE

4 BED/3.5 BATH	
GROSS SF	
1ST FLOOR	405 SQ. FT.
2ND FLOOR	805 SQ. FT.
3RD FLOOR	822 SQ. FT.
TOTAL LIVING	2032 SQ. FT.
GARAGE	439 SQ. FT.
DECK	62 SQ. FT.

NET SF	
1ST FLOOR	375 SQ. FT.
2ND FLOOR	756 SQ. FT.
3RD FLOOR	769 SQ. FT.
TOTAL LIVING	1900 SQ. FT.



② LEFT



① FRONT

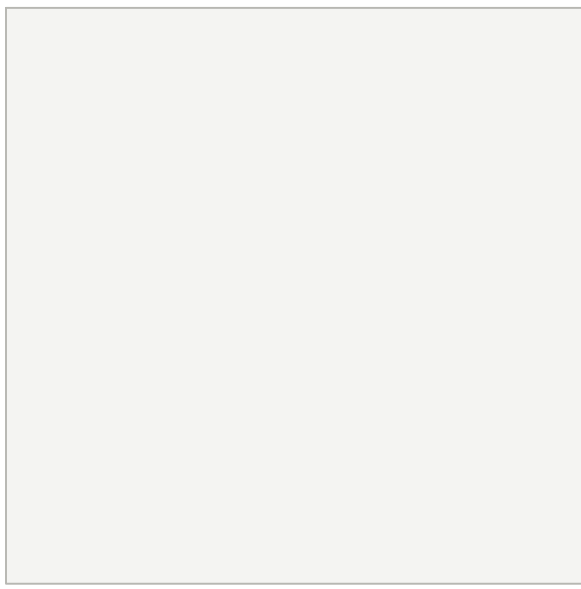


④ RIGHT



③ REAR

A



STUCCO BODY 1, TRIM, LIGHT SAND FINISH
SW 9500 ULTRAWHITE

B



"S" TILE ROOFING
EAGLE ROOF - CAPISTRANO

C



METAL RAILING
SW 7675 SEALSkin

D



DECORATIVE ACCENT DETAIL
SW 0038 LIBRARY PEWTER

E



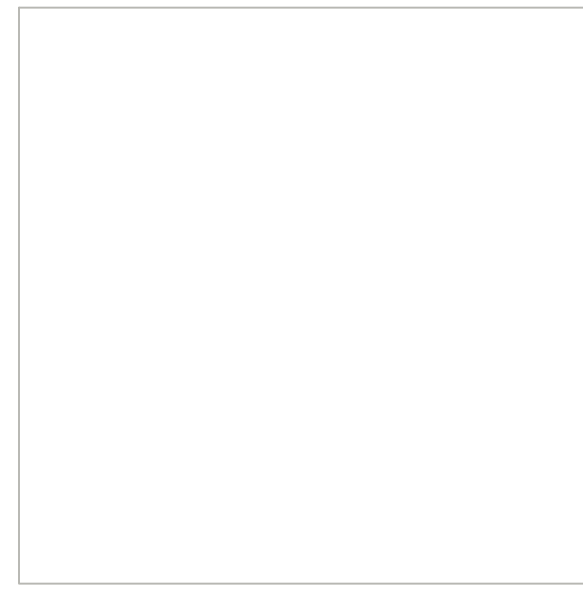
ENTRY DOOR 1, WINDOW SHUTTER 1
SW 9150 ENDLESS SEA

F



ENTRY DOOR 2, WINDOW SHUTTER 2, ENTRY GATE
SW 7033 BRAINSTORM BRONZE

G



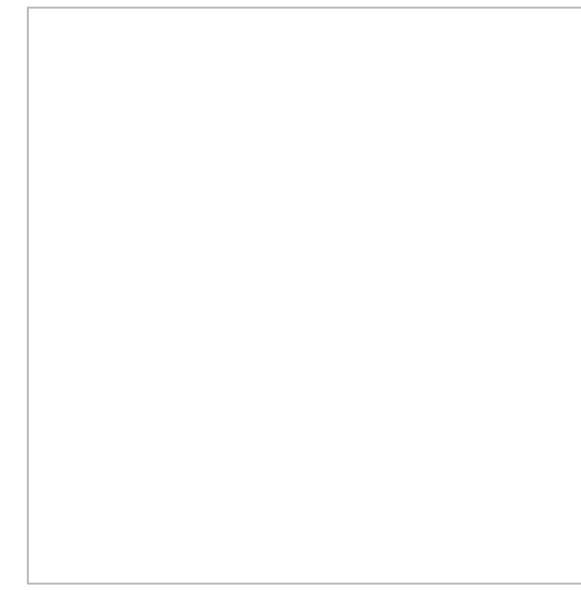
UTILITY DOOR 3
SW 9500 ULTRAWHITE

H



GARAGE DOOR 1
SW 9580 CRACKED PEPPER

I



ENTRY GATE
SW 9500 ULTRAWHITE



A



STUCCO BODY 1, TRIM, LIGHT SAND FINISH
SW 6064 RETICENCE

B



"S" TILE ROOFING
EAGLE ROOF - CAPISTRANO

C



METAL RAILING
SW 7675 SEALSKIN

D



DECORATIVE ACCENT DETAIL
SW 0038 LIBRARY PEWTER

E



ENTRY DOOR 1, WINDOW SHUTTER 1
SW 2921 CARMEL

F



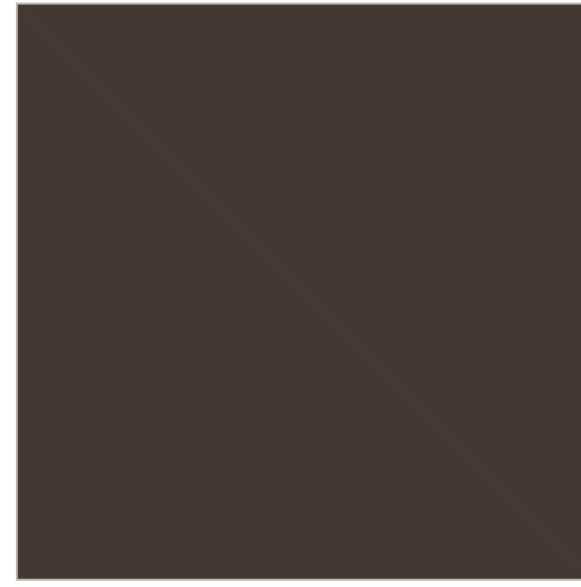
ENTRY DOOR 2, WINDOW SHUTTER 2, GARAGE 2
SW 6180 OAKMOSS

G



UTILITY DOOR 3
SW 6064 RETICENCE

H

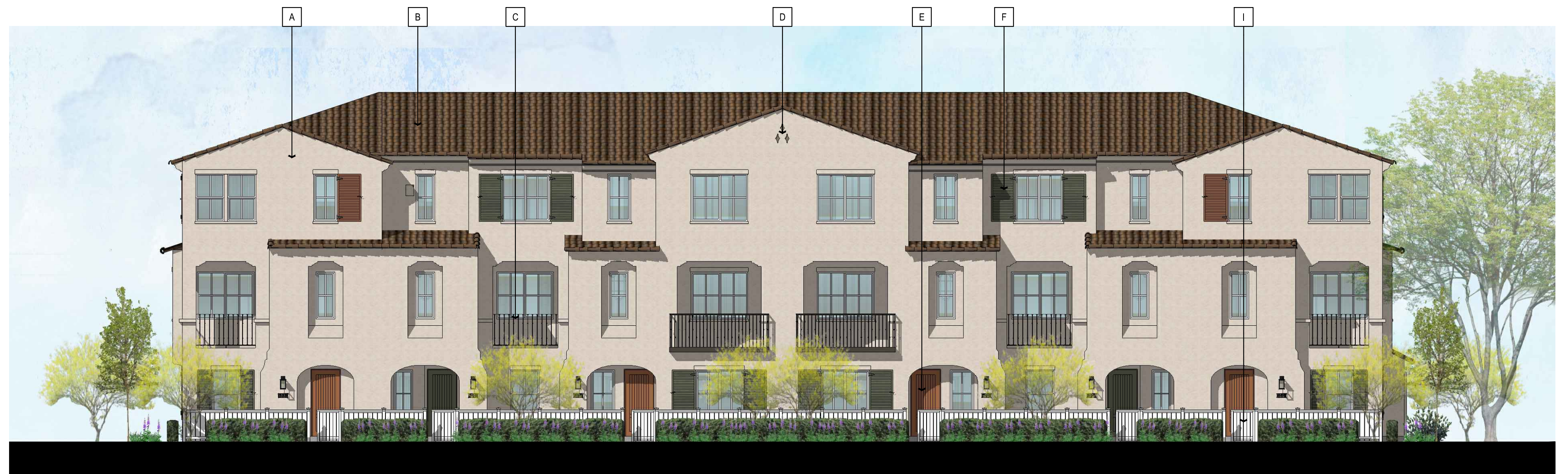


GARAGE DOOR 1
SW 9580 CRACKED PEPPER

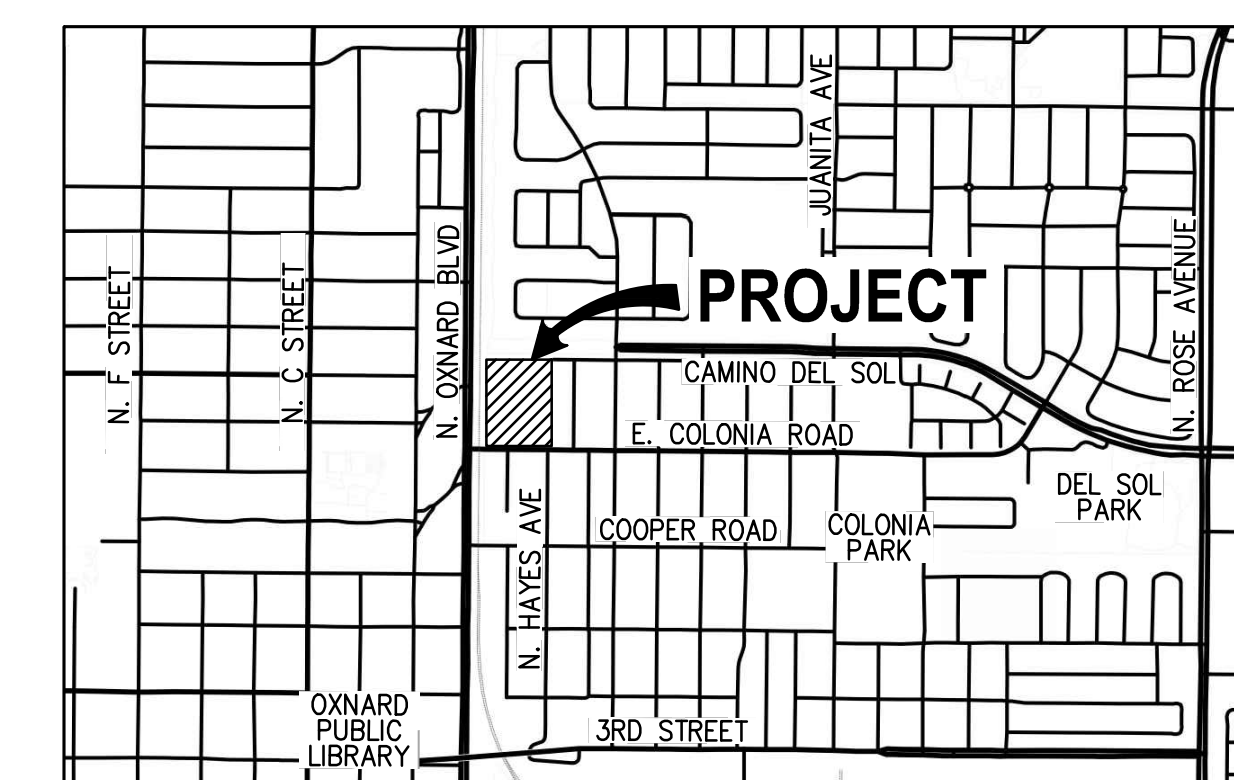
I



ENTRY GATE
SW 9500 ULTRAWHITE



"SITE DEVELOPMENT PLAN"
FOR TENTATIVE TRACT MAP NO. 6130
(FOR CONDOMINIUM PURPOSES)
COUNTY OF VENTURA, STATE OF CALIFORNIA



VICINITY MAP
N.T.S.

LAND USE:

EXISTING LAND USE: VACANT
ON SITE: COMMUNITY GARDEN
NORTH: SINGLE FAMILY RESIDENTIAL
SOUTH: SINGLE FAMILY RESIDENTIAL
EAST: RAIL ROAD TRACK
WEST: LIMITED MANUFACTURING (M-L)
EXISTING ZONING: GARDEN APARTMENTS (R-3)
PROPOSED ZONING: GARDEN APARTMENTS (R-3)
PROPOSED 121 RESIDENTIAL CONDOMINIUMS SUBMITTED UNDER PROVISIONS OF STATE OF CALIFORNIA DENISTY BONUS LAW (GOV §65915 et seq)

PROJECT AREA:

GROSS AREA: 284,896 S.F. / 6.54 ACRES
NET AREA: 272,508 S.F. / 6.26 ACRES

PROJECT DATA TABLE:

TOTAL NO. OF UNITS:	121 UNITS
UNIT MIX:	
PLAN 1 (20 UNITS):	1,392 SF, 3 BED, 2.5 BA
PLAN 2 (38 UNITS):	1,777 SF, 4 BED, 3.5 BA
PLAN 3 (35 UNITS):	1,844 SF, 4 BED, 3.5 BA
PLAN 4 (28 UNITS):	1,900 SF, 4 BED, 3.5 BA
TOTAL:	121 UNITS
DENSITY:	121/6.54 = 18.5 DU/AC
TYPE OF CONSTRUCTION:	V-B
SPRINKLER SYSTEM:	NFPA 13D FIRE SPRINKLERS
OPEN SPACE:	
COMMON OPEN SPACE:	69,697 SF
PRIVATE OPEN SPACE:	21,868 SF
TOTAL OPEN SPACE:	91,565 SF
REQUIRED:	85,469 SF (30% OF GROSS LOT AREA)
PROVIDED:	91,565 SF

PARKING:

2 GARAGE SPACES REQUIRED FOR EACH HOME
GUEST PARKING REQUIRED: 41 SPACES (0.33 SPACE PER UNIT)
GARAGE SPACES: REQUIRED 242, PROVIDED 242
GUEST STALLS: 41
NOTE: THE PROJECT SITE IS LOCATED WITHIN ONE-HALF (1/2) MILE OF THE OXNARD TRANSIT CENTER, A MAJOR TRANSIT STOP, THEREFORE QUALIFYING FOR ASSEMBLY BLT 2097.

EARTHWORK:

	CUT	FILL
RAW EXCAVATION:	4,998 CY	7,499 CY
RAW SHRINKAGE (10%):		498 CY
STREET UNDERCUT (2' STREET, 1.5' ALLEY) REMOVAL/RECOMPACTION:	6,235 CY	
(5' BUILDING PADS, 1' STREET) SHRINKAGE (10%):	28,427 CY	28,427 CY
SUBSIDENCE (0.2')	2,843 CY	2,110 CY
TOTALS:	39,660 CY	41,377 CY
NET IMPORT:		1,717 CY

EASEMENTS:

- AN EASEMENT FOR ELECTRIC LINE, CONSISTING OF POLES, NECESSARY GUYS AND ANCHORS, CROSSARMS, WIRES AND OTHER FIXTURES AND APPLIANCES AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF OXNARD, RECORDED MARCH 12, 1981 AS INSTRUMENT NO. 1981-022803 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PUBLIC SEWER AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF OXNARD, RECORDED MARCH 12, 1981 AS INSTRUMENT NO. 1981-022803 OF OFFICIAL RECORDS.
- AN EASEMENT FOR OVERHEAD AND/OR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS CONSISTING OF POLES, GUYS AND ANCHORS, CROSSARMS, WIRES, UNDERGROUND CONDUITS, CABLES, VAULTS, MANHOLES, HANDHOLDS AND INCLUDING ABOVE-GROUND ENCLOSURES, MARKERS AND CONCRETE PADS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED APRIL 23, 1982 AS INSTRUMENT NO. 1982-035768 OF OFFICIAL RECORDS.
- AN EASEMENT FOR SPUR RAILROAD TRACK FROM THE TRACKS OF SOUTHERN PACIFIC RAILROAD COMPANY AND INCIDENTAL PURPOSES, RECORDED JUNE 3, 1937 AS BOOK 528, PAGE 87 OF OFFICIAL RECORDS, TO BE QUIT-CLAIMED.

BASIS OF BEARINGS:

THE BEARING NORTH 071°13'41" EAST SHOWN ON THE WESTERLY LINE OF TRACT NO. 5726 WAS USED AS THE BASIS OF BEARINGS.

LEGEND:

UNIT NUMBER	15
HOUSE MODEL NO.	3R
PROPERTY LINE / BOUNDARY	---
EXISTING R/W	---
EXISTING SEWER LINE	---
EXISTING WATER LINE	---
EXISTING STORM DRAIN	---
EXISTING GRADE CONTOUR	---
PROPOSED SEWER LINE	---
PROPOSED WATER LINE	---
PROPOSED STORM DRAIN	---

GENERAL NOTES:

- ALIGNMENT AND GEOMETRICS OF THE PRIVATE DRIVEWAYS ARE APPROXIMATE.
- PROPOSED PRIVATE DRIVEWAY GRADING IS APPROXIMATE ONLY AND SUBJECT TO ADJUSTMENTS PENDING DETERMINATION OF FINAL DEVELOPMENT LAYOUT AND PLANS.
- ALL PRIVATE DRIVEWAY AND FIRE LANES WILL HAVE RECIPROCAL EASEMENTS TO PROVIDE ACCESS TO ALL RESIDENTIAL UNITS, AND OPEN SPACES.
- ON SITE STORM DRAIN SYSTEM TO BE PRIVATELY MAINTAINED.
- PROPOSED SEWAGE SYSTEM: CONNECTS TO EXISTING SEWER TRUNK LINE ON SITE.
- ALL VEHICULAR ENTRY GATES AND PEDESTRIAN GATES SHALL BE EQUIPPED WITH CITY OF OXNARD FIRE DEPARTMENT APPROVED "KNOX BOX" AND "CLICK TO ENTER".

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF SUBDIVISION 24 OF RANCHO EL RIO DE SANTA CLARA O' LA COLONIA, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE MAP ENTITLED "MAP OF RANCHO EL RIO DE SANTA CLARA O' LA COLONIA, PARTITIONED BY ORDER DIST. COURT, 1ST JUD. OF CALIF." AND FILED IN THE OFFICE OF THE COUNTY CLERK OF VENTURA COUNTY IN ACTION ENTITLED "THOMAS A. SCOTT, ET. AL., PLFFS. VS. RAFAEL GONZALES, ET. AL., DFTS, DESCRIBED AS FOLLOWS:

1ST: SOUTH ALONG THE WEST LINE OF THE TRACT OF LAND SO CONVEYED TO LA COLONIA ASSOCIATES, LTD., 619.08 FEET, MORE OR LESS, THENCE;

2ND: EAST 460.00 FEET ALONG THE LINE EXTENDING FROM SAID LAST MENTIONED POINT TO A ROCK MARKED "S. 162" SET AT THE SOUTHWEST CORNER OF SUBDIVISION 26 OF SAID RANCHO EL RIO DE SANTA CLARA O' LA COLONIA; THENCE;

3RD: NORTH PARALLEL WITH THE WEST LINE OF THE TRACT OF LAND SO CONVEYED TO LA COLONIA ASSOCIATES, LTD., 619.08 FEET, MORE OR LESS, THENCE;

4TH: WEST ALONG THE NORTH LINE OF SAID LAST MENTIONED TRACT 460.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER:

APN: 201-0-021-160

UTILITY PROVIDERS:

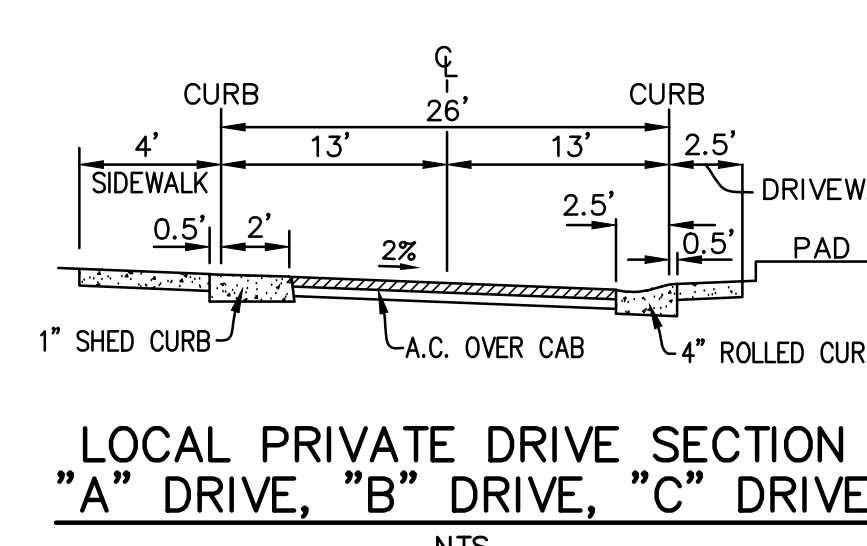
OXNARD PUBLIC WORKS DEPARTMENT
1650 MOUNTAIN VIEW AVENUE
OXNARD, CA 93030
(805) 385-8280
CITY OF OXNARD TRASH SERVICE
305 W 3RD STREET
OXNARD, CA 93030
(805) 385-8060
CITY OF OXNARD WATER DIVISION
251 S HAYES AVENUE
OXNARD, CA 93030
(805) 385-8136
SOUTHERN CALIFORNIA EDISON
10060 TELEGRAPH ROAD
VENTURA, CA 93004
(805) 655-4555
SPECTRUM
1680 E GONZALEZ ROAD
OXNARD, CA 93036
(888) 406-7063

ARCHITECT:

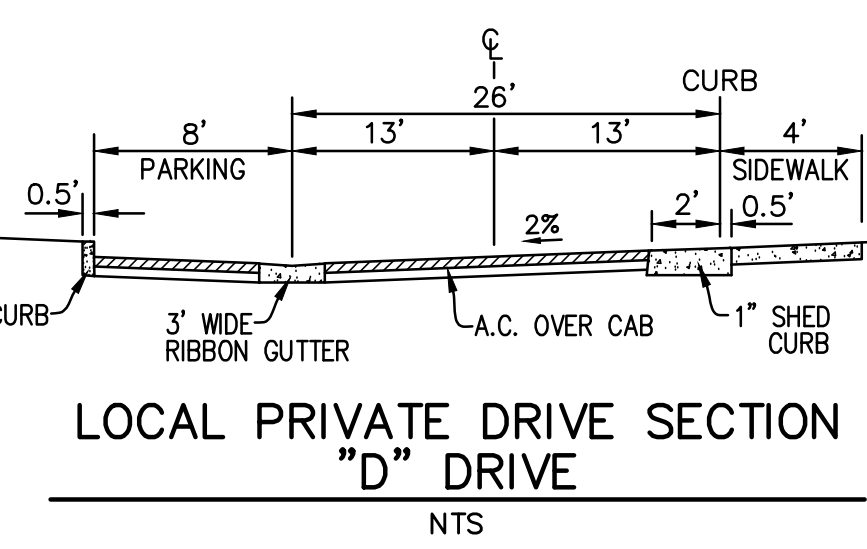
LA GROUP DESIGN WORKS
2403 S SPRING STREET, SUITE 201
LOS ANGELES, CA 90031
P: (310) 394-2625

LANDSCAPE:

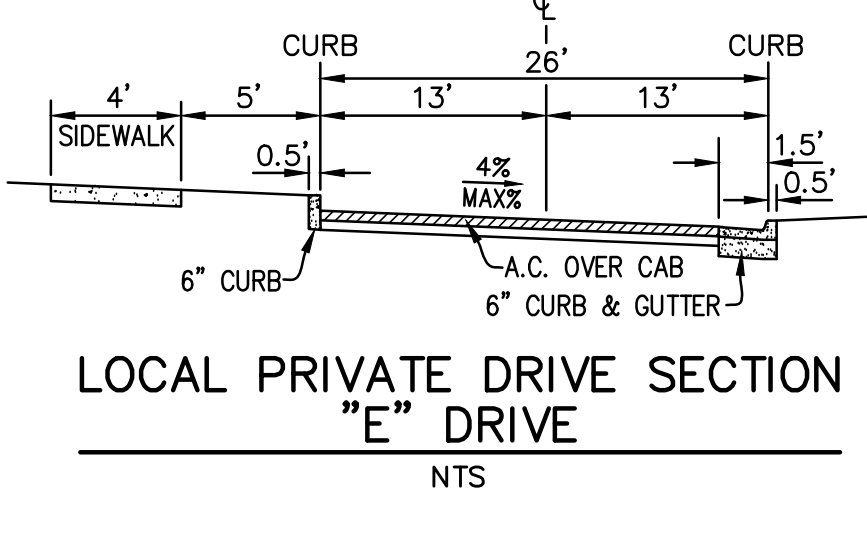
LA GROUP DESIGN WORKS
2403 S SPRING STREET, SUITE 201
LOS ANGELES, CA 90031
P: (310) 394-2625



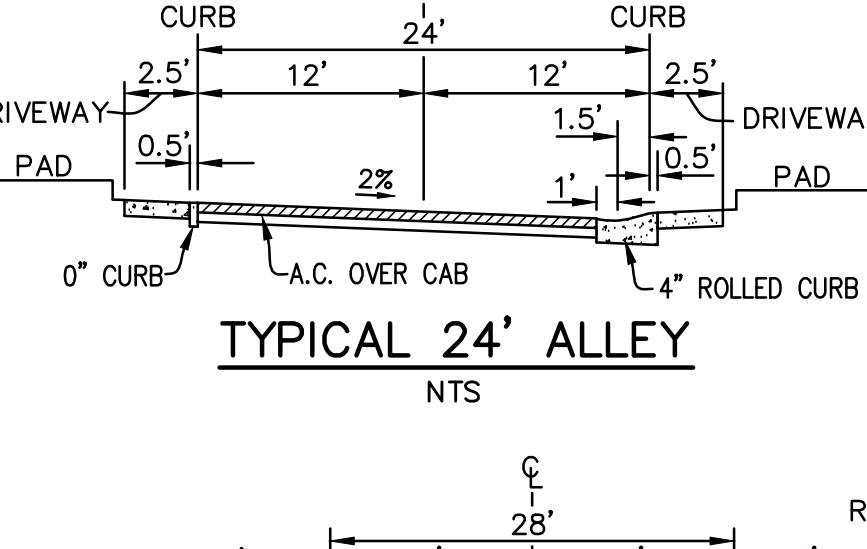
LOCAL PRIVATE DRIVE SECTION
"A" DRIVE, "B" DRIVE, "C" DRIVE
N.T.S.



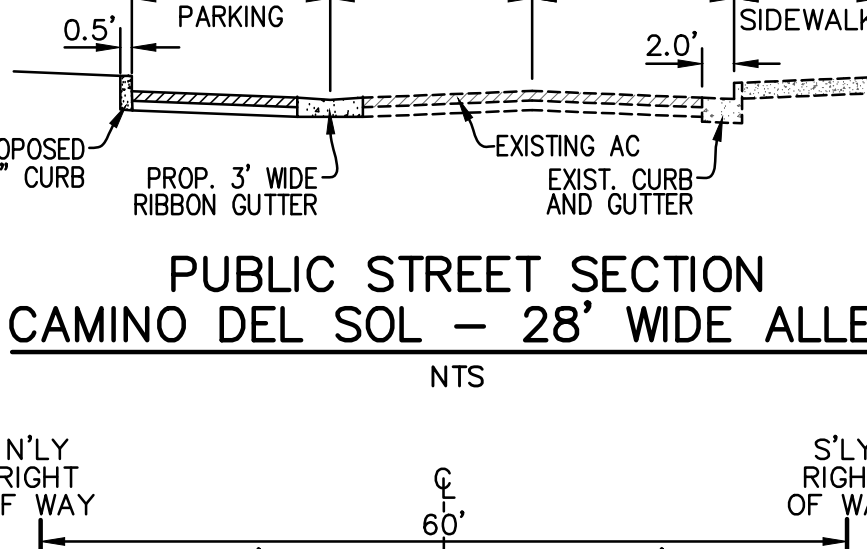
LOCAL PRIVATE DRIVE SECTION
"D" DRIVE
N.T.S.



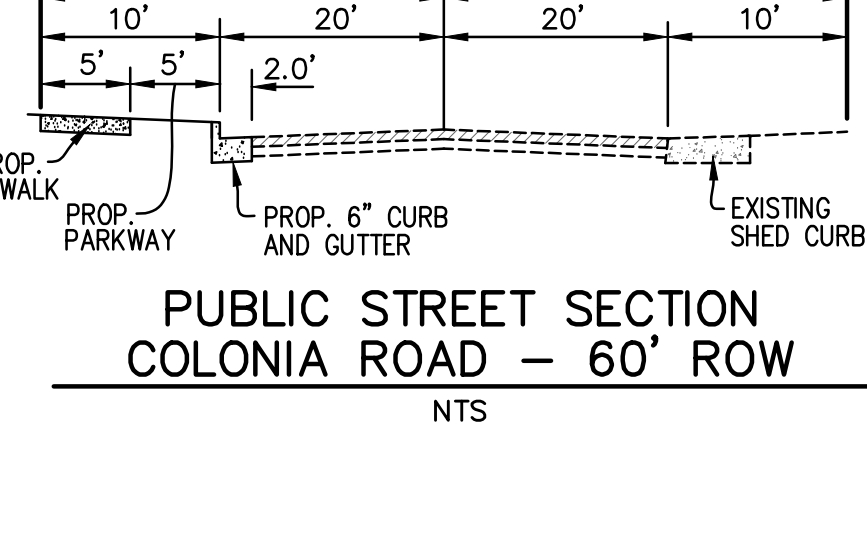
LOCAL PRIVATE DRIVE SECTION
"E" DRIVE
N.T.S.



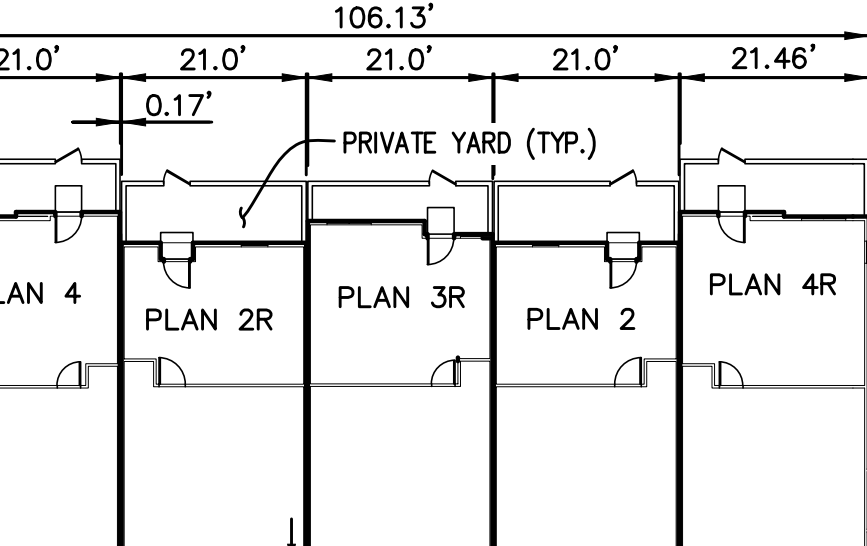
TYPICAL 24' ALLEY
N.T.S.



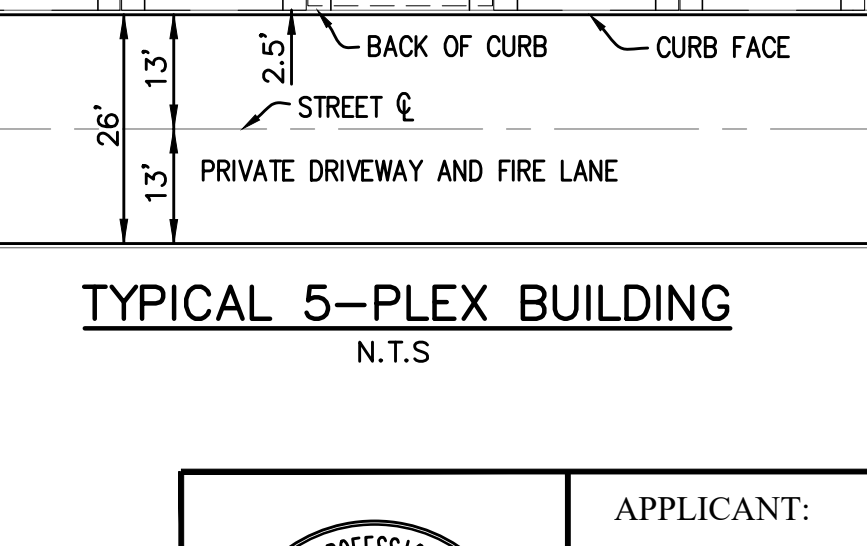
PUBLIC STREET SECTION
CAMINO DEL SOL - 28' WIDE ALLEY
N.T.S.



PUBLIC STREET SECTION
COLONIA ROAD - 60' ROW
N.T.S.



TYPICAL 5-PLEX BUILDING
N.T.S.

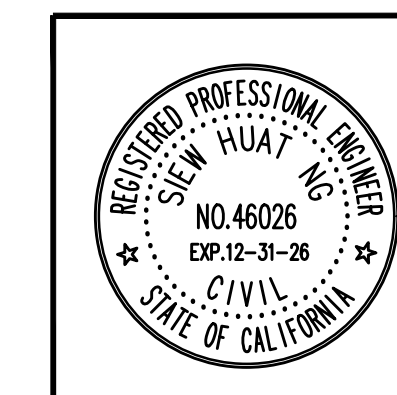


TYPICAL 6-PLEX BUILDING
N.T.S.



TYPICAL 7-PLEX BUILDING
N.T.S.

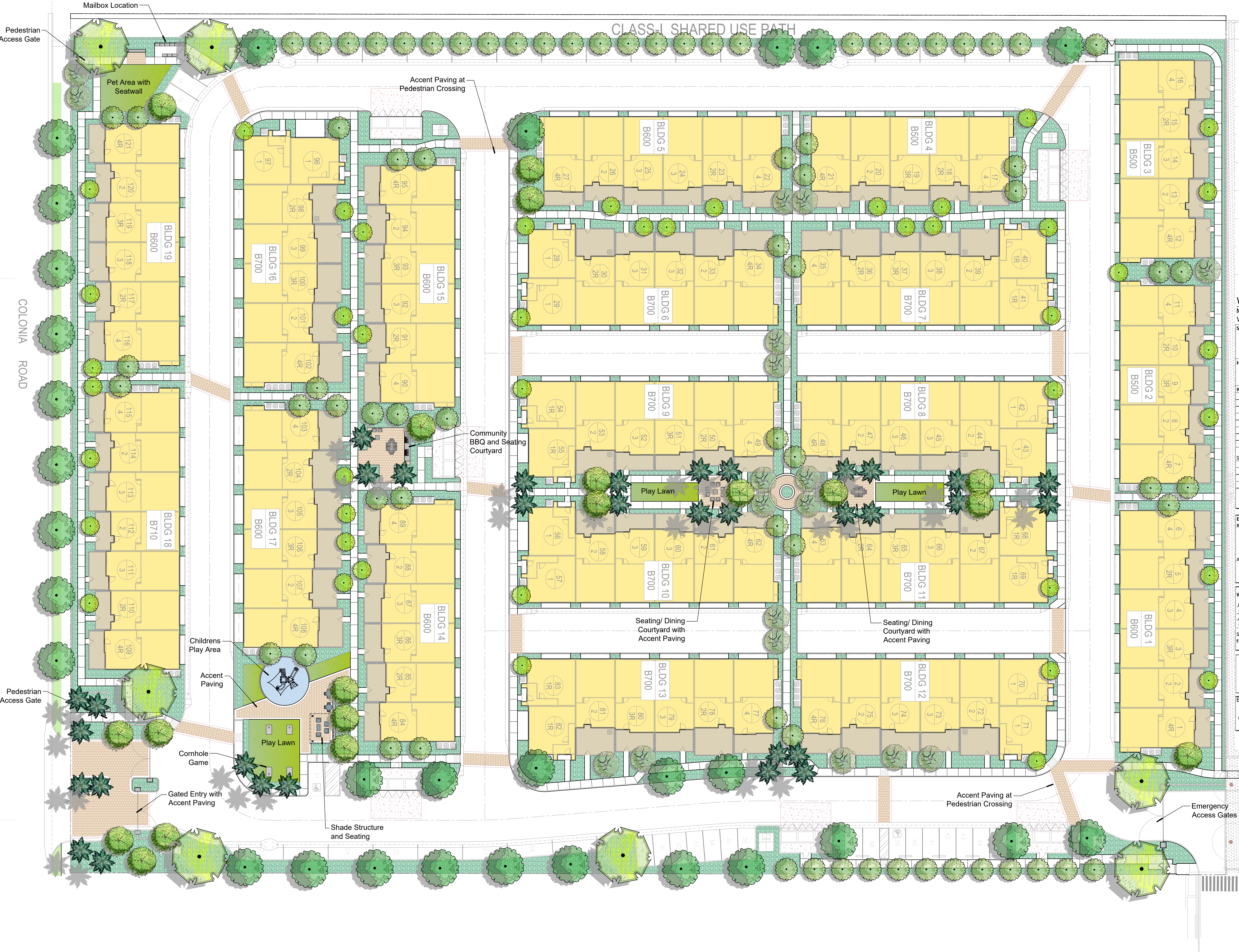
SCALE: 1"=30'



APPLICANT:
WARMINGTON RESIDENTIAL
3090 PULLMAN STREET
COSTA MESA, CA 92626
PHONE: (714) 574-5511

PLAN PREPARED BY:
UNITED CIVIL, INC.
30141 AGOURA ROAD, SUITE 215
AGOURA HILLS, CA 91301
PH: (818) 707-8648
FAX: (818) 707-8649
SIEU HUAT NG R.C.E. 46026 6/9/2026

CITY OF OXNARD
SITE DEVELOPMENT PLAN
TENTATIVE TRACT MAP NO. 6130
(FOR CONDOMINIUM PURPOSES)
245 E. COLONIA ROAD, OXNARD, CA 93030
APN: 201-0-021-160 SHEET 3 OF 7



42" HIGH PRIVATE PATIO FENCING

WATER EFFICIENT LANDSCAPE WORKSHEET:

MWEL- Section 492.3. (SEE APPENDIX "B")

WUCOLS REGION 3

Site Information

Site Name → Citirina

Site Type → Commercial

Annual Eto (inches/yr) → 42.3

ETAF= .45 Commercial

ETAF= .55 Residential

Hydrozone or Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)
Regular Landscape Areas							
1	0.3	Low	Drip	0.81	0.4	18,273	6,768
2	0.5	Med./Ave.	Drip	0.81	0.6	20,060	12,383
3	0.7	High	Overhead Spray	0.75	0.9	2,614	2,440
4							63,984
5							
6							
7							
8							
SUBTOTAL →						40,947	21,590
Special Landscape Areas							
9					1	0	0
10					1	0	0
11					1	0	0
12					1	0	0
SUBTOTAL →						0	0
Estimated Total Water Use (ETWU) →							566,225
Maximum Allowed Water Allowance (MAWA) →							483,244

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area21,590

Total Area40,947

Average ETAF0.53

All Landscape Areas

Total ETAF x Area21,590

Total Area40,947

Site-wide ETAF0.53

WUCOLS Plant Factor

0 to 1Very Low

2 to 3Low

4 to 6Moderate

7 to 1.0High

See planting plan schedule for specific plant factor

Estimated Total Water Use

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

Maximum Applied Water Allowance

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

Special Landscape Areas- area of the landscape identified as edible plants, water features and areas irrigated with recycled water, and areas dedicated to active play such as parks, sports fields, golf courses, and where turf provides a playing surface are subject to the MAWA with an ETAF not to exceed 1.0.

Temporary Landscapes- area of landscape to be irrigated solely for plant establishment and included in the low water use hydrozone

Pool and Water Features- included in the high water use hydrozone

Estimated Daily Water Use = 479,735 gallons

365 days

=1,314.34 gallons/day (approx.)

Notes:

Irrigation Efficiency Value

Drip0.81

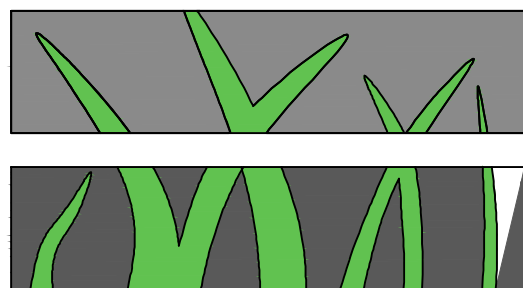
Bubbler0.81

Overhead Spray0.75

Caution: ETWU exceeds MAWA.

Caution: Average ETAF exceeds allowed value for site type.

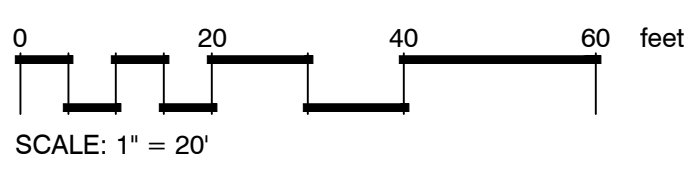
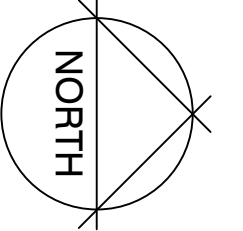
Date: 05-20-2026
Date: 03-17-2026
Date: 03-10-2026
Date: 03-04-2026
Date: 12-04-2025
Date: 11-21-2025
JOB # 4882



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L.A. Group Design Works, Inc.

Citirina

Oxnard

Landscape Architecture

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