

CITY OF OXNARD PLANNING COMMISSION AGENDA

REGULAR MEETING

Council Chambers, 305 West Third Street, Oxnard, CA 93030
Thursday, February 21, 2019, 07:00 P.M.

- A. ROLL CALL**
- B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES**
- C. PUBLIC COMMENTS - On Items Not On The Agenda** At this time, a person may address the Planning Commission on matters within the jurisdiction of the Planning Commission, including information/consent items and any item not appearing on the agenda. The Chair shall limit public comments to three (3) minutes. The Planning Commission cannot take action on any item presented during public comments that is not on the agenda and such item may only be referred to the Commission Secretary. Persons wishing to speak on public hearing items should do so at the time of the public hearing.
- D. READING OF AGENDA**
- E. CONSENT AGENDA**
 - 1. APPROVAL OF MINUTES - January 17, 2019**
- F. PUBLIC HEARINGS**
 - 1. PLANNING AND ZONING PERMIT PZ NO. 17-500-19 (Special Use Permit).** A request for approval to construct a two-story, 41,024 square foot medical office building and associated on- and off-site improvements for the property located at 2001 Statham Boulevard. The proposed medical facility will be operated by Clinicas Camino Del Real (“Clinicas”). In accordance with Sections 16-651 and 16-137 of the Oxnard City Code (OCC), two modifications are being requested: a) reduction in the number of required on-site parking spaces from 205 parking spaces to 127 parking spaces provided and the allowance of one loading and unloading parking space instead of two loading and unloading spaces; and b) increase in the maximum allowable building height from 35 feet to 40 feet 6 inches. Filed by Rosa E. Alvarado on behalf of property owner Clinicas del Camino Real, Incorporated, 1040 Flynn Road, Camarillo, California 93012. Project Planner: Jay Dobrowalski **ACTION:**
PZ 17-500-19
- G. STUDY SESSION/REPORTS**
- H. PLANNING COMMISSION BUSINESS**
- I. PLANNING MANAGER COMMENTS**
- J. ADJOURNMENT FUTURE MEETINGS** Thursday, March 7, 2019, 7:00 p.m., City Council Chambers **CITY OF OXNARD PLANNING COMMISSION AGENDA Page 2**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a meeting, you should contact the office of the City Clerk at (805) 385-7803.

Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting. Written materials relating to an item on this agenda that are distributed to the Planning Commission within 72 hours before the item is to be considered at its regularly scheduled meeting will be made available for public inspection at 214 South C Street, during customary business hours.

**PLANNING COMMISSION
STAFF REPORT**

TO: Planning Commission

FROM: Jay Dobrowalski, Associate Planner

DATE: February 21, 2019

SUBJECT: Planning and Zoning Permit No. 17-500-19 (Special Use Permit),
Property Located at 2001 Statham Boulevard.

- 1) Recommendation:** That the Planning Commission approve Planning and Zoning Permit No. 17-500-19 (Special Use Permit), subject to certain findings and conditions.
- 2) Project Description and Applicant:** Request for approval to construct a two-story, 41,024 square foot medical office building and associated on- and off-site improvements for the property located at 2001 Statham Boulevard. The proposed medical facility will be operated by Clinicas Camino Del Real (“Clinicas”). In accordance with Sections 16-651 and 16-137 of the Oxnard City Code (OCC), two modifications are being requested: a) reduction in the number of required on-site parking spaces from 205 parking spaces to 127 parking spaces provided and the allowance of one loading and unloading parking space instead of two loading and unloading spaces; and b) increase in the maximum allowable building height from 35 feet to 40 feet 6 inches. Filed by Rosa E. Alvarado on behalf of property owner Clinicas del Camino Real, Incorporated, 1040 Flynn Road, Camarillo, California 93012.
- 3) Existing & Surrounding Land Uses:** The project site is currently vacant. The project site is mostly surrounded by developed lots. The following table describes the General Plan Land Use Designations, Zoning Designations, and existing land uses of the site and immediately adjacent to the site (Attachment A):

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site	Commercial General (CG)	General Commercial, Planned Development (C-2-PD)	Vacant
North	Commercial General (CG)	General Commercial, Planned Development (C-2-PD)	Intersection of Oxnard and Statham Boulevards, McDonald’s restaurant
South	Business Research Park (BRP)	Limited Manufacturing (M-L)	Warehouse and distribution center

East	Business Research Park (BRP)	Business Research Park (BRP)	Oxnard Boulevard, Philippine Center, vacant lots, commercial buildings
West	Commercial General (CG) and Industrial Limited (ILM)	General Commercial, Planned Development (C-2-PD)	Commercial center, office building, plastic manufacturing building

- 4) Background Information:** On August 5, 1982, the Planning Commission approved Special Use Permit No. 978 for the construction of an industrial service center consisting of a two-story 28,500 square-foot (sq. ft.) office building, a 2,750 square-foot restaurant, and a 1,500 square-foot bank. The proposed development was never constructed.

On September 18 and 25, 2007, the City Council approved Zone Change No. Planning and Zoning Permit (PZ) No. 06-570-08 (from Limited Industrial to Business Research Park), Special Use Permit (SUP) PZ No. 06-500-11 for the construction of one 4,500 sq. ft. retail/office building and three light industrial buildings which totaled approximately 18,000 sq. ft. Additionally, approval of a variance (PZ No. 07-590-01) was granted to allow a reduced front yard setback for one of the proposed buildings. The proposed development was never constructed. Currently, the property is vacant.

- 5) Environmental Determination:** In accordance with Section 15332, Class 32 of the State California Environmental Quality Act (CEQA) Guidelines, projects characterized as infill development and less than 5 acres may be found to be exempt from the requirements of the CEQA. The proposed development is consistent with the General Plan, is located on a lot less than 5 acres, and is substantially surrounded by urban uses. Therefore, staff has determined that there is no substantial evidence that the project will have a significant effect on the environment and recommends that Planning Commission accept the Notice of Exemption (Attachment B).

6) Analysis:

- a) General Discussion:** The proposed 41,042 sq. ft. two-story medical office building will be used as a medical clinic to provide primary and preventive health services. The clinic will operate Mondays and Thursdays from 8:30 am to 8:00 pm; Tuesdays, Wednesdays, and Fridays from 8:30 am to 5:30 pm; and Saturdays and Sundays from 8:30 am to 2:00 pm. The clinic will have a 2,597 sq. ft. community room that will be used for training Clinicas staff. The clinic is designed to accommodate up to 45 employees and 40 patients/visitors on a daily basis. The clinic will generate medical waste which will be picked up and disposed of by a private company per state regulations (see Attachment C).

Clinicas currently operates six medical clinics within the City of Oxnard (known as Oxnard, Maravilla, Ocean View, North Oxnard, El Rio, and La Colonia). The Clinicas customer serving philosophy is based upon locating medical clinics to service local residents health care needs. Clinicas typically provides services to those with Medi-Cal, Medi-Care, and private insurance as well as the uninsured and underinsured.

- b) General Plan Consistency:** The City's 2030 General Plan land use designation for the subject site is for Commercial General uses which allows free-standing commercial uses along arterials, which may also include office uses. The proposed project is located along Oxnard Boulevard, which is an arterial roadway, and includes the construction of a free-standing medical office building. Approval of this SUP has been determined to be consistent with the General Plan and the property's land use designation.

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

- I. Direct Applicability to a Proposed Project or Program (full text of the policy and an explanation).
- II. Related or Indirect Applicability to the Proposed Project or Program (policy title and an explanation for each or groups of related or indirectly related policies).
- III. No or Distant Applicability to the Proposed Project or Program (all policies not listed as Level I and II are assumed to be consistent).

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-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 will revitalize a vacant lot with new development and landscaping along an arterial roadway.
CD-9.4	I	View Corridor Preservation Ensure all public and private investments positively contribute to the overall character of the City by minimizing impacts on important view corridors by creating edge treatments along greenbelt areas and a landscaped buffer corridor of at least 30 feet along designated scenic corridors and other major transportation corridors.	The project includes a landscape buffer of 30 feet along Oxnard Boulevard, which is a City designated scenic corridor.

CD-18.1	I	Existing Businesses Support, stimulate, and foster increased activity of existing businesses within the community.	The proposed development will be operated by Clinicas, which is an existing business with several other medical clinics in the City.
ICS-8.4	I	New Development Requires Bicycle Improvements Where designated, require proposed developments to include bicycle paths and / or lanes in their plan and to clearly indicate possible bicycling hazards such as speed bumps and storm drain inlet grates in parking lots.	The project includes frontage improvements along Oxnard Boulevard to continue the existing bike lane along the roadway.
SC-4.1	I	Green Building Code Implementation Implement the 2010 California Green Building Code as may be amended (CALGREEN) and consider recommending and/or requiring certain developments to incorporate Tier I and Tier II voluntary standards under certain conditions to be developed by the Development Services Director.	Project is designed to comply with Title 24 Green Building Code.
CD-3.4 CD-4.4 CD-14.1 CD-14.2 CD-14.3 ER-10.1	II	Neighborhood Quality of Life Commercial Area Aesthetics Design Review Process Development Advisory Committee (DAC) Functions Quality of Design Promote Use of native and Water Wise Plants	The Development Advisory Committee (DAC) review process led to changes in the project and/or conditions of approval that meet these Level II Policies.
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 General Commercial, Planned Development (C-2-PD) zone district. In accordance with OCC, the proposed medical clinic may be permitted with approval of a SUP. Applicable development standards of the C-2-PD zone and the have been compared with the proposed project, as follows:

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Maximum building height 16-137	2 stories or 35 feet. Additional stories may be permitted as part of an SUP (16-530—16-553)	40 feet and 6 inches	Yes, with granting of SUP
Front yard setback 16-139	10 feet from property line; 30 feet when abutting designated scenic corridors, per CD-9.4 of the 2030 General Plan.	30 feet from Oxnard Blvd	Yes; Oxnard Blvd is a designated scenic corridor

Side yard setback 16-140	5 feet. Zero when abuts another C-2 zoned lot.	5 feet from side	Yes
Rear yard setback 16-141	None if ≤16 feet in height; 15 feet if >16 feet in height; 10 feet if abuts an alley.	10 feet from Statham Blvd	Yes
Floor Area Ratio	35% max. (per General Plan)	34%	Yes
Offstreet parking (16-622): Accessible Motorcycle (16-624) Bicycle (16-623 & 16-637) Loading (16-644) Carpool/Vanpool (16-633)	205 auto spaces 7 accessible spaces 6 motorcycle spaces 2 bicycle spaces 2 loading spaces	127 auto spaces 6 accessible 4 motorcycle spaces 2 bicycle spaces 1 loading space No carpool/vanpool proposed	Yes; with granting of SUP and approval of a parking study
Parking space sizes & design: • Standard (16-636 & 16-638) • Loading (16-644) • Carpool/Vanpool	• 9 feet W x 19 feet L • 12 feet W x 40 feet L x 14 feet H ; alt size with PC or director approval • 9 feet W x 19 feet L	All vehicle spaces are 9 feet W x 19 feet L Loading space is 12 feet W x 38 feet L with City Traffic Engineer approval	Yes, with granting of SUP
• Trip Reduction Measures (16-631) • Transportation Information (for projects with 50 or more employees) (16-632) • Drive-Thru Facilities (16-647) • Design standards of parking lots and vehicle overhangs (16-636)	Vehicle overhang max of 24 inches	No vehicle overhang proposed Clinic has 45 employees	Yes
Parking area Landscape Req. (16-641): • Along streets/alleys • Along interior PLs (for lots with 20 or more spaces) • Parking/vehicle area (16-641) • Landscape fingers (16-641) • Trees (for lots with 20+)	• Min. 10 feet wide strip. • Min. 5 feet wide in parking areas. • Minimum 5% of area, exclusive of any other required landscaped area abutting a street or alley. • 9 feet W x 20 feet L - every 10 spaces with 2 trees. • Min. 40 feet O.C.	Landscaping proposed along streets, interior PL 14.73% of area landscaped Finger planters 9 feet W x 19 feet L Trees 40 feet O.C.	Yes
Trash enclosures &	To be screened at installation.	Trash area and	Yes

transformers		transformers screened with enclosure/landscape	
Rooftop equipment	May not protrude above height of parapet.	Rooftop equipment screened by parapet	Yes
Fence (16-310)	• Cannot be located in the FY setback area • No chain link in FY • 8 feet max height	None proposed	Yes
Lighting 16-320	Comply with Section 16-320 of the City Code.	Light standards 16 feet high Lighting will be conditioned to be consistent with §16-320	Yes

d) Site Design: The 2.76-acre site is located on the southern corner of the intersection of Oxnard Boulevard and Statham Boulevard. Oxnard Boulevard is a City designated scenic corridor. Thus, in accordance with General Plan Policy 9.4, a 30 foot landscaped buffer will be provided along Oxnard Boulevard. The building will have two entrances, the main entrance will face Statham Boulevard and the other entrance will face Oxnard Boulevard. The parking area will be located to the south and west of the clinic. The clinic will be visible from both Oxnard and Statham Boulevards, and includes landscaping to soften the visual impacts to passing motorists along Oxnard Boulevard. The building includes exterior wall sconces for nighttime security.

The northern corner of the lot is prominently visible from the intersection and will feature enhanced landscaping and possibly artistic sculptures. The details of the art installation are currently being refined by the applicant. The parking area includes a loading zone, a screened trash enclosure, and light fixtures throughout the parking area. Pedestrian access will be available from both Oxnard and Statham Boulevards. Vehicular access will be available from two drive aisles, both from Statham Boulevard.

e) Circulation and Parking: A total of 205 parking spaces are required and a total of 127 parking spaces are proposed to be provided. Vehicular access to the site will occur via two 25-foot drive aisles off of Statham Boulevard. For traffic and vehicular safety, no access to the project site is provided directly from Oxnard Boulevard. In accordance with OCC §16-644.A, two loading and unloading parking spaces are required. However, only one loading and unloading parking space will be provided on the easterly side of the project site. OCC §§ 16-621. B. and 16-644. B allow both the reduction in the number of parking spaces and number of loading and unloading parking spaces through submittal, and approval of a parking study.

The proposed traffic volumes required the applicant to submit a traffic study. The study identifies that the proposed project is expected to generate 1,565 vehicle trips on a daily basis, and the addition of those vehicle trips will not have a significant impact on the surrounding intersections.

The applicant has submitted a parking study (Associated Transportation Engineers (ATE), January 2, 2019) to demonstrate that the medical facility will adequately operate with one loading and unloading space. The operation of the medical clinic requires deliveries from small vehicles and delivery vans (semi trucks or box trucks are not used). Thus, the proposed loading zone of 12-feet wide by 38-feet long (which is 2-feet shorter than the required 40-feet long loading zone) is adequate for the proposed medical clinic. In the event of a change in the building tenant or use, the parking area and loading zone requirements would be evaluated for subsequent uses as part of the permit process.

The parking study also demonstrates a decrease in required parking by evaluating the parking needs of two other Clinicas medical clinics within Oxnard (Oxnard and Ocean View locations). Based on the parking demand of the two other clinics, the proposed parking area will satisfy the peak parking demands and provide 7 to 21 reserve parking spaces (7 reserve spaces during peak hours, and 21 reserve spaces during non-peak hours).

The parking study was reviewed by the City Traffic Engineer, who determined that the proposed number of parking spaces and the loading and unloading zone is adequate for the proposed medical clinic. The City Traffic Engineer supports the conclusions contained in the January 2, 2019 ATE prepared traffic study.

The project includes the following off-site improvements: Statham Boulevard would be widened to provide (starting at the existing median) one 10-foot northbound left turn lane, two 12-foot northbound through lanes, one 12-foot northbound right turn lane, curb, gutter, and sidewalk; Oxnard Boulevard would be widened to provide (starting at the existing median) a 5-foot paved shoulder adjacent to the median, two 12-foot southbound lanes, an 8-foot shoulder, curb, gutter, and sidewalk; Oxnard Boulevard would be improved with a bus pull-out to include a minimum 8-foot sidewalk against the curb, and additional sidewalk (approximately 4-feet wide by 30-feet long) to provide sufficient area for a future shelter and street furniture; The intersection of Oxnard Boulevard and Statham Boulevard will be upgraded to provide ADA compliant pedestrian crossings on all for legs of the intersection.

- f) **Building Design:** The proposed building will be a maximum of 40 feet and 6 inches in height. Pursuant to OCC § 16-137, the maximum allowable height in the C-2 zone is 35 feet; additional height and stories can be approved through the SUP. The applicant

states that the increased building height is necessary to accommodate the required roof mechanical ducting and roof piping clearances typical of a medical clinic use. The proposed increase in height of 5 feet and 6 inches represents a 15% increase in the maximum allowable height. The proposed project is subject to a Planned Development zone additive (PD), which pursuant to OCC § 16-271.B, allows for an increase of up to 25% of the zone standard. Thus, the proposed increase in maximum building height is consistent with the zoning requirements. Additionally, OCC § 16-137 B allows additional building height through approval of an SUP. The additional building height is supportable through both the OCC PD and SUP provisions.

The proposed medical clinic building will be constructed with a decorative stone and stucco exterior siding, with a Spanish tile roof. The building includes wall sconces for site security. The building includes two prominent entrances, and both will include high ceilings and chandelier lighting. The building will be unique from the surrounding development which is mostly characterized as industrial. Since there is no unifying theme between the adjacent development, the proposed medical clinic will be consistent with the surrounding development.

- g) Signs:** The proposed medical clinic will include a monument sign on the northern corner of the site and signage will be provided on the building. Conceptual signage is shown on the plans for illustrative purposes only. The maximum height permitted for a monument sign on the project site will be 42 inches. A condition of approval has been imposed requiring compliance with the OCC and securing of a sign permit.
- h) Landscaping and Open Space:** Pursuant to OCC, the project is required to have 5% of the off-street parking and access area landscaped. The proposed clinic will have 14.73% of the parking area landscaped, and 35.35% of the total lot will be landscaped. The proposed clinic includes landscaping throughout the parking area, along the southern perimeter, and along both street frontages. The eastern side of the project site (along Oxnard Boulevard) will be landscaped with Peppermint Willow trees, and the western side of the site (along Statham Boulevard) will be landscaped with Carrotwood trees to soften the visual impact of the building from the roadways. The site contains one eucalyptus tree that will be removed. Based on an arborist report (Donald F. Rodrigues, August 21, 2018), the tree is in poor health and has no value. The proposed landscaping uses California native and low water usage plantings. The project will be subject to a condition of approval to require compliance with city landscape water conservation standards.

- 5) Development Advisory Committee:** The Development Advisory Committee (DAC) reviewed this project on January 29, 2018. Recommendations of the DAC are included in the attached resolution of approval. (Attachment D).

- 6) Community Workshop and Public Input:** The subject property is not located within a neighborhood, and thus was not required to be presented to the community during a Community Workshop. To date, staff has not received public comment regarding the proposed project.
- 7) Appeal Procedure:** In accordance with Section 16-545 of the City Code, the Planning Commission's action may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period.

Attachments:

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

Prepared by: _____
JD

Kathleen Malloy

Approved by: _____
KM

ATTACHMENT

A

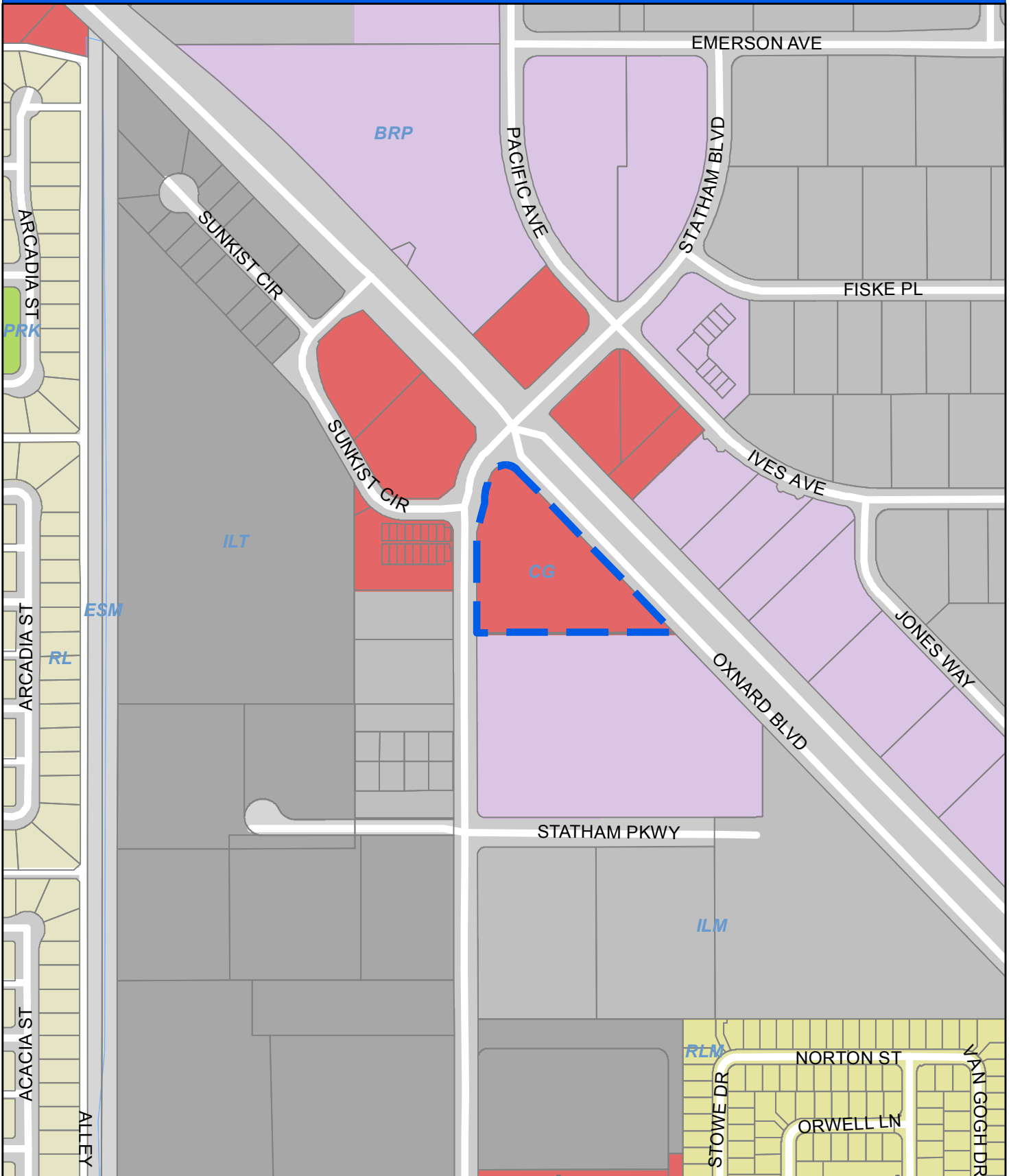
MAPS

(VICINITY, GENERAL PLAN, ZONING)

Vicinity Map



2030 General Plan Land Use Map



Oxnard Planning
February 5, 2019

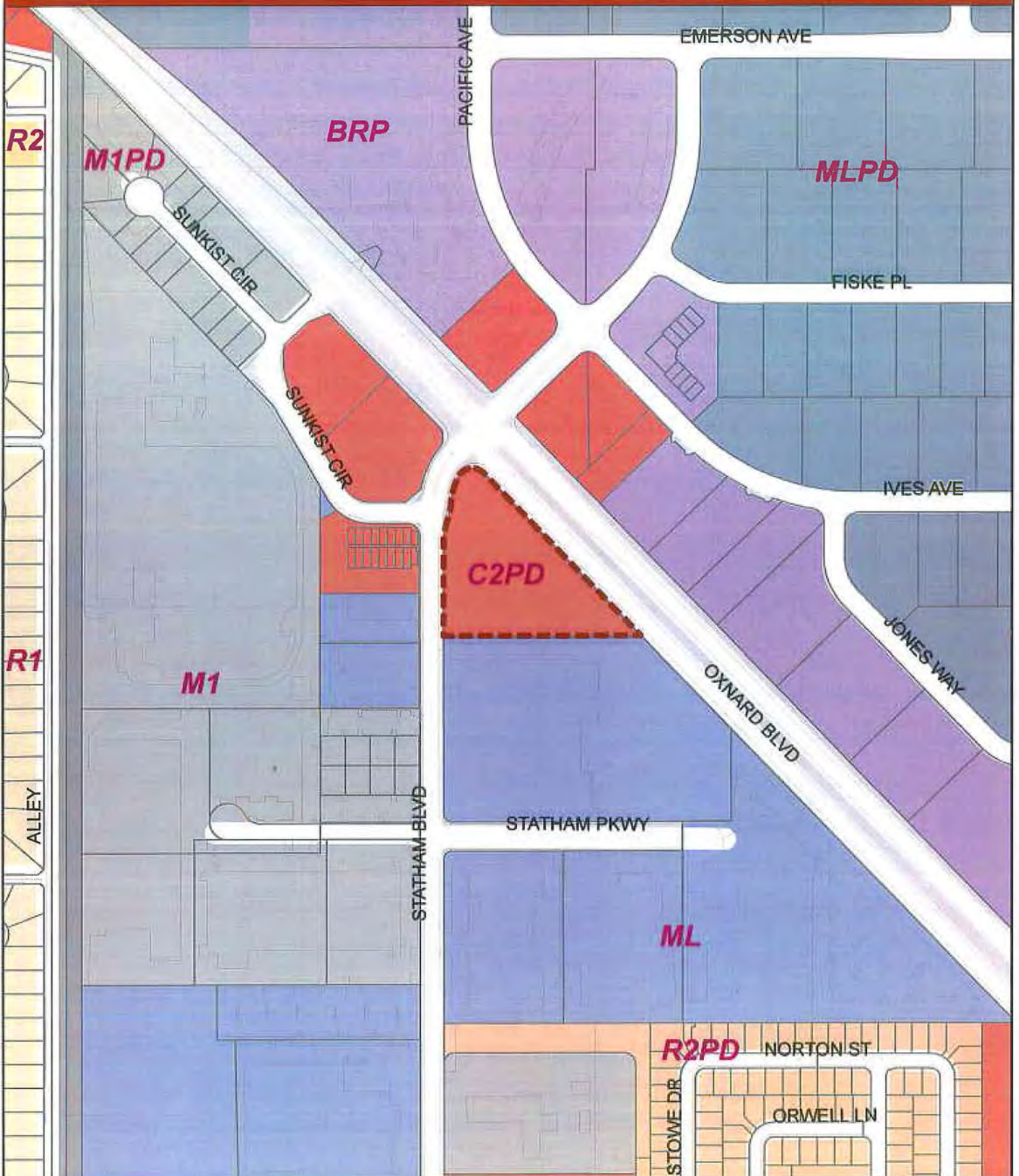
PZ 17-500-19
Location: 2001 Statham Blvd
APN: 22000010325
Clinicas
0 100 200 400 Feet

2030 General Plan Land Use Map



1:4,000

Zoning/Specific Plan Map



Oxnard Planning

February 5, 2019

PZ 17-500-19
Location: 2001 Statham BLVD
APN: 22000010325
Clinicas

0 62.5 125 250 375 500 Feet

Zoning/Specific Plan Map



1:4,000

Aerial Map



ATTACHMENT B

CEQA NOTICE OF EXEMPTION



NOTICE OF EXEMPTION

Project Description: PZ No. 17-500-19 (Special Use Permit) for the construction of a two-story, 41,024 square foot medical office building and associated on- and off-site improvements for the property located at 2001 Statham Boulevard. In accordance with Sections 16-651 and 16-137 of the Oxnard City Code (OCC) two modifications are being requested: reduction in the number of required on-site parking spaces from 205 parking spaces to 127 parking spaces provided; and increase in the maximum allowable building height from 35 feet to 40 feet 6 inches. Filed by Rosa E. Alvarado on behalf of property owner Clinicas del Camino Real, Incorporated, 1040 Flynn Road, Camarillo, California 93012.

Finding: The Planning Division of the Development Services Department of the City of Oxnard has reviewed the above proposed project and found it to be exempt from the provisions of the California Environmental Quality Act (CEQA).

- ☐ Ministerial Project
- ☒ Categorical Exemption
- ☐ Statutory Exemption
- ☐ Emergency Project
- ☐ Quick Disapproval [CEQA Guidelines, 14 Cal. Code of Regs. 15270]
- ☐ No Possibility of Significant Effect [CEQA Guidelines, 14 Cal. Code of Regs. 15061(b)(3)]

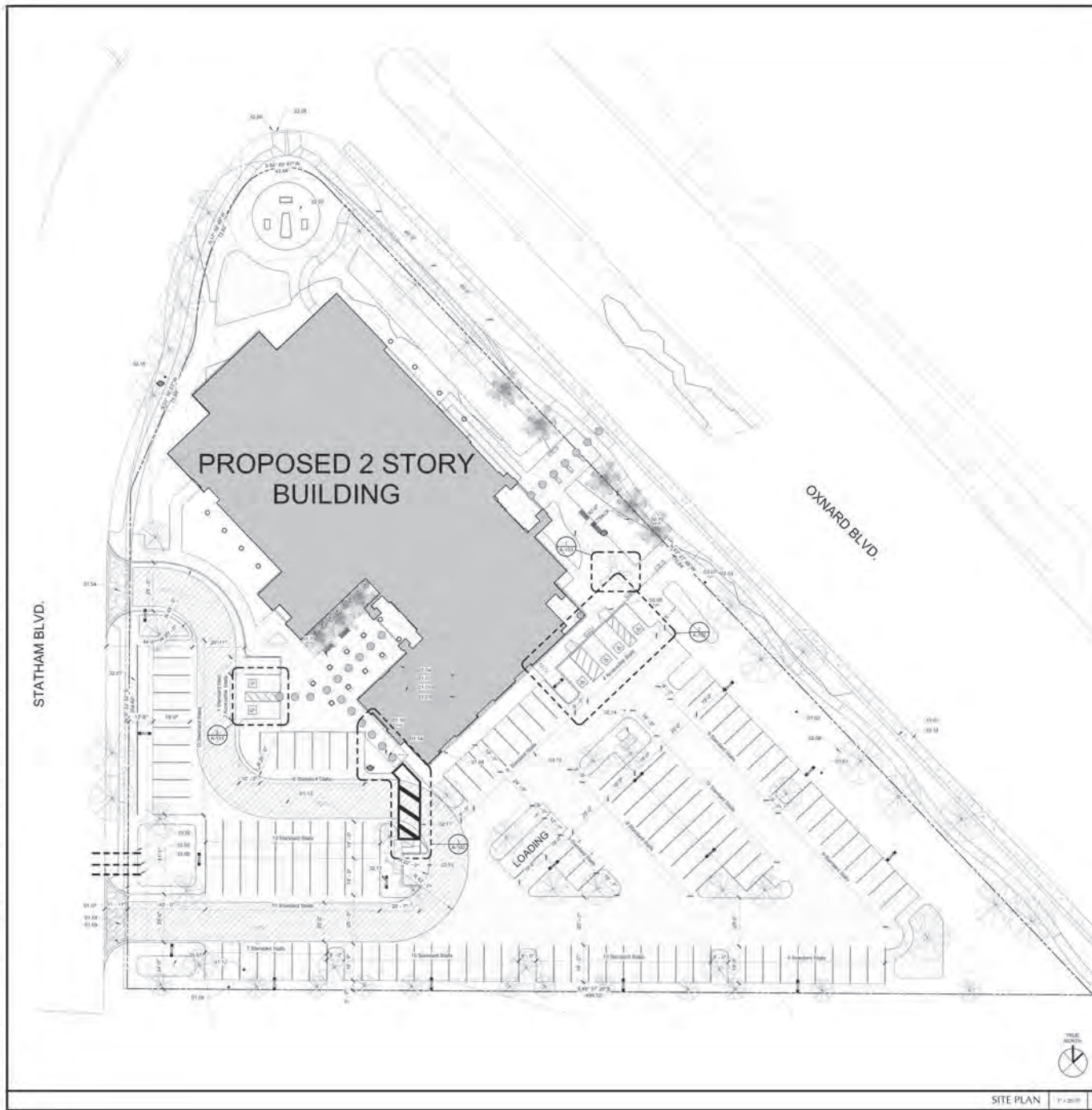
Supporting Reasons: In accordance with Section 15332, Class 32 of the State CEQA Guidelines, projects characterized as infill development may be found to be exempt from the requirements of the California Environmental Quality Act (CEQA). The proposed development is consistent with the General Plan, is located on a lot less than 5 acres, and is substantially surrounded by urban uses. Therefore, staff has determined that there is no substantial evidence that the project will 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.

(Date)

Kathleen Mallory, AICP
Planning and Environmental Services
Manager

ATTACHMENT C

REDUCED PROJECT PLANS



- [illegible]

KEYNOTES

PMSM
ARCHITECTS

19.6
ARCHITECTS

802 EAST COJA STREET, SUITE A
SANTA BARBARA, CA 93105
TEL (805) 963-1555

CEVIL ENGINEERS
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THE REGISTRATION ENGINEERS
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ACoustICAL ENGINEERS
J&B ACOUSTICS, LLC
3400 Bristol Street
Orange, California, CA 92667
Tel: (714) 709-0000

ARCHITECT STAMP	CONSULTANT STAMP
	
AGENCY APPROVAL	

1

100

REVISIONS:		
NO.	DATE	DESCRIPTION

THE ARCHITECT DOES NOT REPRESENT THAT THESE PLANS OR THE SPECIFICATIONS ARE SUITABLE FOR ANY SITE OTHER THAN THE ONE FOR WHICH THEY WERE SPECIFICALLY PREPARED. THE ARCHITECT DISCLAIMS RESPONSIBILITY FOR THESE PLANS AND SPECIFICATIONS IF THEY ARE USED IN WHOLE OR IN PART AT ANY OTHER SITE.

Clinicas Del Camino Real, Inc.
1040 Flynn Road
Camarillo, CA 93012

STATHAM CLINIC
2100 Statham Blvd.
Oxnard, CA, 93033

SHEET TITLE _____

OVERALL SITE PLAN

1. ☐ **Yes** 2. ☐ **No**

A-101

DATE: OCT 16, 2016

Construction Documents

Calculating...

OCCUPANT CHART PER 2016 CBC TABLE 1004.1.2 (1ST FLOOR)

ROOM #	ROOM NAME	FUNCTION OF SPACE	N SF	NON CALCULATE ROOM AREA	OCCUPANCY LOAD TAG VALUE	TOTAL OCCUPANTS
101	WAITING	ASSEMBLY WITHOUT FIXED SEATS CONCENTRATED	880 SF		58	15
102	MECHANICAL & JANITOR	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	140 SF		1	140
103	STAIR	NA	282 SF		0	
104	ELEV	NA	58 SF		0	
105	VEST	NA	83 SF		0	
106	WOMEN	NA	212 SF		0	
107	40 SEAT	NA	49 SF		0	
108	MEN	NA	202 SF		0	
109	WAITING	ASSEMBLY WITHOUT FIXED SEATS CONCENTRATED	212 SF		14	
110	TOILET	NA	68 SF		0	
111	RECEPTION	BUSINESS AREAS	112 SF		2	56
112	RECEPTION	BUSINESS AREAS	84 SF		1	84
113	HALLWAY	NA	424 SF		0	
114	EXAM	BUSINESS AREAS	84 SF		1	84
115	EXAM	BUSINESS AREAS	84 SF		1	84
116	EXAM	BUSINESS AREAS	84 SF		1	84
117	EXAM	BUSINESS AREAS	84 SF		1	84
118	OFFICE	BUSINESS AREAS	84 SF		1	84
119	ALWAY	BUSINESS AREAS	271 SF		3	85
120	DRESSING	BUSINESS AREAS	85 SF		1	85
121	WAITING	ASSEMBLY WITHOUT FIXED SEATS CONCENTRATED	271 SF		3	90
122	OFFICE	BUSINESS AREAS	71 SF		1	71
123	PATIENT	TOILET	82 SF		0	
124	EXAM	BUSINESS AREAS	82 SF		1	82
125	EXAM	BUSINESS AREAS	82 SF		1	82
126	EXAM	BUSINESS AREAS	82 SF		1	82
127	EXAM	BUSINESS AREAS	82 SF		1	82
128	EXAM	BUSINESS AREAS	82 SF		1	82
129	EXAM	BUSINESS AREAS	82 SF		1	82
130	EXAM	BUSINESS AREAS	82 SF		1	82
131	TREATMENT	BUSINESS AREAS	147 SF		2	73
132	LABORATORY	BUSINESS AREAS	122 SF		2	81
133	EXAM	BUSINESS AREAS	122 SF		2	81
134	OFFICE	BUSINESS AREAS	101 SF		1	101
135	EXAM	BUSINESS AREAS	101 SF		2	101
136	EXAM	BUSINESS AREAS	101 SF		2	101
137	EXAM	BUSINESS AREAS	121 SF		2	101
138	PATIENT	NA	49 SF		0	
139	CORRIDOR	NA	1374 SF		3	71
140	NURSE	BUSINESS AREAS	191 SF		2	85
141	NURSE	BUSINESS AREAS	191 SF		2	85
142	TOILET	NA	51 SF		0	
143	TOILET	NA	52 SF		0	
144	TOILET	NA	52 SF		0	
145	JAN	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	47 SF		1	47
146	EQUIPMENT STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	178 SF		1	178
147	OFFICE	BUSINESS AREAS	89 SF		1	89
148	OFFICE	BUSINESS AREAS	89 SF		1	89
149	CLEAN	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	205 SF		1	205
150	MECH	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	100 SF		1	100
151	SOILED	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	214 SF		1	214
152	PATIENT	TOILET	84 SF		0	
153	PATIENT	TOILET	NA		0	
154	WITALS	NA	58 SF		0	
155	WITALS	NA	54 SF		0	
156	OFFICE	BUSINESS AREAS	180 SF		2	80
157	COPY / STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	134 SF		1	134
158	RECEPTION	BUSINESS AREAS	488 SF		4	122
159	CHECKOUT	NA	159 SF		2	51
160	TRASH	ASSEMBLY WITHOUT FIXED SEATS CONCENTRATED	159 SF		14	14
161	WAITING	ASSEMBLY WITHOUT FIXED SEATS CONCENTRATED	159 SF		14	14
162	PHARMACY	BUSINESS AREAS	126 SF		6	88
163	CHECKOUT	NA	136 SF		0	
164	HALLWAY	NA	298 SF		0	
165	OFFICE	BUSINESS AREAS	87 SF		1	87
166	OFFICE	BUSINESS AREAS	87 SF		1	87
167	OFFICE	BUSINESS AREAS	77 SF		1	77
168	TRASH	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	50 SF		1	50
169	OFFICE	BUSINESS AREAS	98 SF		1	98
170	OFFICE	BUSINESS AREAS	98 SF		1	98
171	DELIVERIES	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	35 SF		1	35
172	LT	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	90 SF		1	90
173	STAFF MEN	NA	145 SF		0	
174	STAFF WOMEN	NA	172 SF		0	
175	EXAM	BUSINESS AREAS	112 SF		2	57
176	TREATMENT	BUSINESS AREAS	214 SF		3	71
177	EXAM	BUSINESS AREAS	82 SF		1	82
178	EXAM	BUSINESS AREAS	82 SF		1	82
179	EXAM	BUSINESS AREAS	82 SF		1	82
180	EXAM	BUSINESS AREAS	82 SF		1	82
181	STAIR	NA	155 SF		0	
182	EXAM	BUSINESS AREAS	88 SF		2	88
183	EXAM	BUSINESS AREAS	135 SF		2	88
184	EXAM	BUSINESS AREAS	101 SF		1	101
185	EXAM	BUSINESS AREAS	101 SF		1	101
186	EXAM	BUSINESS AREAS	101 SF		1	101
187	CORRIDOR	NA	143 SF		1	101
188	NURSE	BUSINESS AREAS	223 SF		3	74
189	NURSE	BUSINESS AREAS	98 SF		2	88
190	NURSE	BUSINESS AREAS	188 SF		2	84
191	CORRIDOR	NA	205 SF		1	505
192	ELECTRICAL ROOM	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	134 SF		1	134
193	ELECTRICAL ROOM	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	25 SF		1	25
194	FIRE RISER	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	25 SF		1	25
195	FOYER	NA	550 SF		0	
196	ELEVATOR MACHINE ROOM	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	168 SF		1	168
197	WOMEN	NA	164 SF		0	
198	MEN	NA	164 SF		0	
199	COMMUNITY ROOM	ASSEMBLY WITHOUT FIXED SEATS CONCENTRATED	2507 SF		377	7
200	LOCKER ROOM	LOCKER ROOM	87 SF		2	28
GRAND TOTAL				0 SF		

CODE ANALYSIS FIRST FLOOR PLAN

RE: 2 / A-102

3/22" x 11" 0"

1



CONSULTANTS
 CIVIL ENGINEER
 BROWN DESIGN & SURVEY, INC.
 2072 Oxford Street
 Ventura, CA 93001
 TEL (805) 633-2222 FAX (805) 633-2322

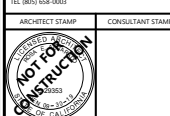
LANDSCAPE ARCHITECT
 BROWN, OLIVIER & BARN LANDSCAPE ARCHITECTS, INC.
 409 North Ventura Avenue
 Ventura, CA 93001
 TEL (805) 642-3641

STRUCTURAL ENGINEER
 PAULIN PRESS & HADLEY, INC.
 1113 Garden Street
 Santa Barbara, CA 93101
 TEL (805) 963-1210

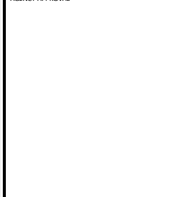
MECHANICAL ENGINEER
 PMA MECHANICAL, A
 100 Coast Street, Suite 204
 San Luis Obispo, CA 93401
 TEL (805) 544-4269 FAX (805) 544-4335

ELECTRICAL ENGINEER
 ADAM WELLS ENGINEERING
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FIRE PROTECTION ENGINEER
 COLLINS & ASSOCIATES
 280 Main Court, Suite 241
 Ventura, CA 93001
 TEL (805) 638-0000



AGENCY APPROVAL



REVISIONS

NO.	DATE	DESCRIPTION

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PROJECT OWNER & TITLE

Clinica Del Camino Real, Inc.
 1040 Flynn Road
 Camarillo, CA 93012

STATHAM CLINIC
 2100 Statham Blvd.
 Oxnard, CA, 93033

SHEET TITLE
CODE FIRST FLOOR PLAN

DRAWN BY: Author JOB NUMBER: 16085.01

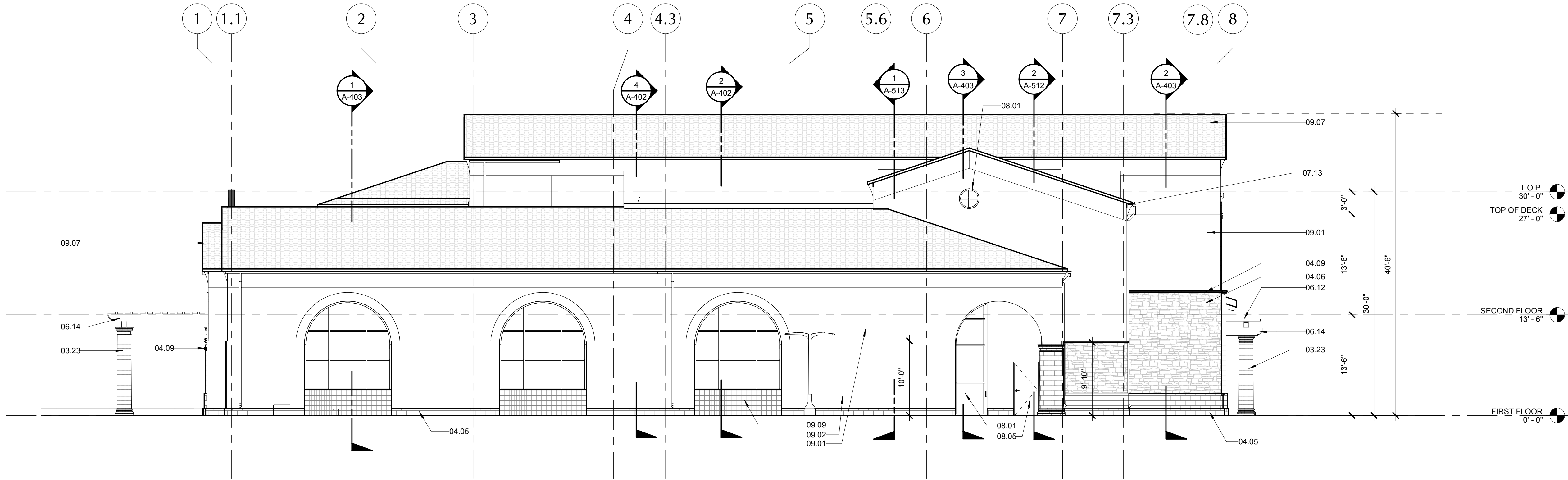
SHEET NO.

G-201

DATE: SEP 14, 2018

CODE ANALYSIS

DATE PLOTTED: 11/13/2018 11:48:21 AM FILE LOCATION: C:\Users\matalDocuments\A17-Clinicas-Statham_Clinic_v_matal.rvt



EAST ELEVATION 1/8" = 1'-0" 2

- 03.23
- 03.24
- 04.05
- 04.06
- 04.09
- 05.10
- 06.08
- 06.09
- 06.12
- 06.14
- 07.13
- 07.14
- 08.01
- 08.02
- 08.05
- 09.01
- 09.02
- 09.07
- 09.09

PRECAST CONCRETE COLUMNS, INTEGRAL COLOR. SEGMENTED COLUMN SECTIONS WITH OFF SET JOINTING. SIMILAR GRADE TO VENTURA CAST STONE. (SEAGULL COLOR)

GLASS FIBER REINFORCED CONCRETE GRILLES. SIMILAR TO PACIFIC REGISTER COMPANY, 4 SIDED FRAME. LATTICE PATTERN. INTEGRATED EXTERIOR PLASTER SYSTEM BEHIND PANELS. SIMILAR COLOR TO DUNN-EDWARDS DEC-777 MEADOWOOD. ANCHORED AS PER MANUFACTURER INSTALLATION INSTRUCTIONS.

EXTERIOR STONE CLADDING. INSTALLED AS PER MANUFACTURE INSTALLATION INSTRUCTIONS. COLOR & TEXTURE SHALL BE SIMILAR TO CORONADO. STONE PRODUCTS. SMOOTH LIMESTONE. REFER TO SPECIFICATION SECTION 04 4200 FOR ADDITIONAL INFORMATION.

STONE MASONRY CLADDING. COLOR AND TEXTURE SHALL BE SIMILAR TO EL DORADO STONE. SANTA BARBARA ASHLAR. CUTS SHALL BE NO LESS THAN 12" X 12" AND NO GREATER THAN 18" X 18". INSTALLED AS PER EXTERIOR WALL DETAILS.

STONE CLADDING. ASHLAR CAP. SIMILAR TO STRAIGHT CUT HEAD. 7.75" X 17.75" X 1.5" THICK. SIMILAR TO EL DORADO STONE, LLC. INSTALLED AS PER MANUFACTURER INSTALLATION INSTRUCTIONS.

WROUGHT IRON DECORATIVE RAILING SYSTEM. POWDER COATED. INSTALLATION & ANCHORING PER STRUCTURAL DRAWINGS. SIMILAR DESIGN AND GRADE TO KING ARCHITECTURAL METALS. DESIGN CONCEPT #C-10950. DESIGN CONCEPTS VOL. 4 - BOOK PAGE #62.

WOOD VENEER PANELING SHALL BE INSTALLED AS PER WOODWORKING INSTITUTE STANDARDS. REFER TO SPECIFICATION SECTION 06 4216.

PAINTED, STAINED & SEALED 4X RAFTER TAILS @ 24" ON CENTER & 1 1/2" THICK WOOD DECKING PLANKS. 6" WIDE. COLOR TO BE SIMILAR TO DUNN-EDWARDS DET634 DOWNING TO EARTH. SEMI-CLEAR SEALER.

3 x 3. ROUGH-SAWN WOOD MEMBERS. COLOR SIMILAR TO OLYMPIC PAINT. LIGHT MOCHA 726. SEALED. REFER TO COATING 09 9113.

8 x HEAVY TIMBER MEMBERS. PAINTED & SEALED. COLOR SIMILAR TO OLYMPIC PAINT. LIGHT MOCHA 726. ADD COPPER FLASHING AT TOP OF EACH MEMBER IN ORDER TO PROTECT FROM ELEMENTS.

HALF-ROUND POWDER COATED GUTTERS. SUPPORTS & WOOD FASCIA BOARD. PAINTED SAME COLOR AS DOWNSPOUTS.

MANUFACTURED GUTTERS AND DOWNSPOUTS (ROUND PROFILE). POWDER COATED SIMILAR COLOR TO DUNN-EDWARDS DET-634 "DOWNING TO EARTH". SEE DETAIL 7/A-705 FOR ATTACHMENT TO EXTERIOR WALL WHERE OCCURS.

EXTERIOR ALUMINUM STOREFRONT WINDOW SYSTEM AND CORRESPONDING GLAZING. PAINTED SIMILAR TO KAWNEER. MEDIUM BRONZE. SEE SHEET A-803.

EXTERIOR ALUMINUM STOREFRONT ENTRANCE. SEE DOOR AND WINDOW DETAILS ON SHEET A-803.

EXTERIOR DOOR-SEE DOOR SCHEDULE FOR DOOR TYPE. SEE SHEET DOOR AND WINDOW DETAILS.

EXTERIOR CEMENT PLASTER SYSTEM. SMOOTH TROWEL FINISH. COLOR SHALL BE SIMILAR TO DUNN EDWARDS. WHISPER. DEW340. PAINTED.

EXTERIOR CEMENT PLASTER SYSTEM. SMOOTH TROWEL FINISH. COLOR SHALL BE SIMILAR TO DUNN EDWARDS. GOURMET HONEY. DEW6150. PAINTED.

2 PIECE MISSION CLAY ROOF TILE. OF EQUAL GRADE AS TO "RED" IN THE US-TILE MANUFACTURER STANDARD COLORS(BORAL).

CERAMIC PORCELAIN WALL TILES. TRIMS. COVE BASES & RAILS. INSTALLED AS PER MANUFACTURER INSTALLATION STANDARDS. SEALED.

KEYNOTES

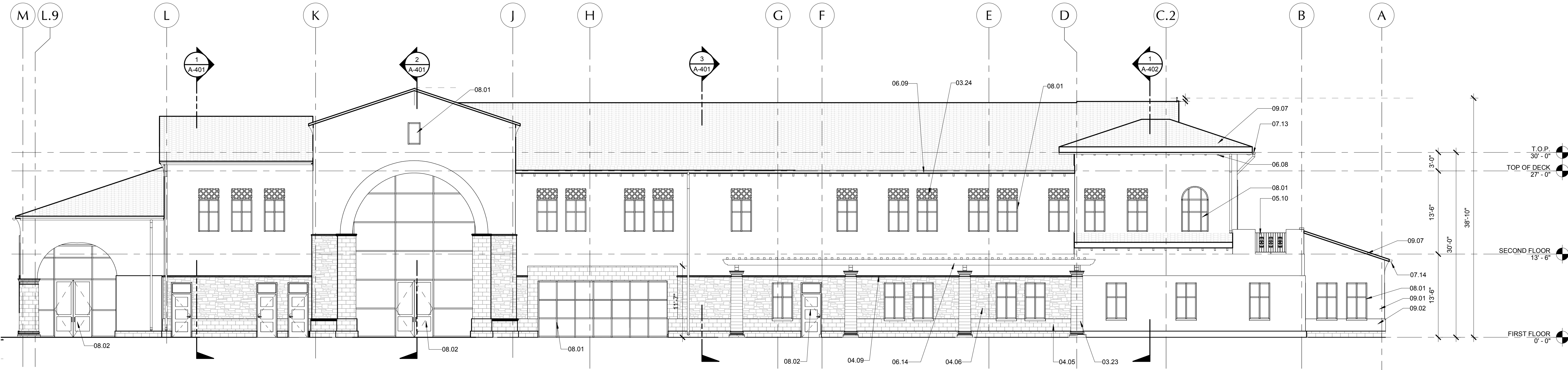
1.
2.
3.

FOR WINDOW AND STOREFRONT SIZES AND MOUNTING HEIGHTS SEE SHEET A-803

ALL STEEL TO BE GALVANIZED AND PAINTED

EXTERIOR CEMENT PLASTER TO BE PAINTED

GENERAL NOTES



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



802 EAST COTA STREET, SUITE A
SANTA BARBARA, CA 93103
TEL (805) 963-1955

CONSULTANTS

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COLLINS & ASSOCIATES
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Ventura, CA 93001
TEL (805) 658-0003

ACOUSTICAL ENGINEER
454B ACOUSTICS, LLC
2450 Broad Street
San Luis Obispo, CA 93401
TEL (805) 704-8046

ARCHITECT STAMP

CONSULTANT STAMP



AGENCY APPROVAL

REVISIONS

NO.	DATE	DESCRIPTION

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PROJECT OWNER & TITLE

Clinicas Del Camino Real, Inc.
1040 Flynn Road
Camarillo, CA 93012

STATHAM CLINIC
2100 Statham Blvd.
Oxnard, CA, 93033

SHEET TITLE

EXTERIOR
ELEVATIONS

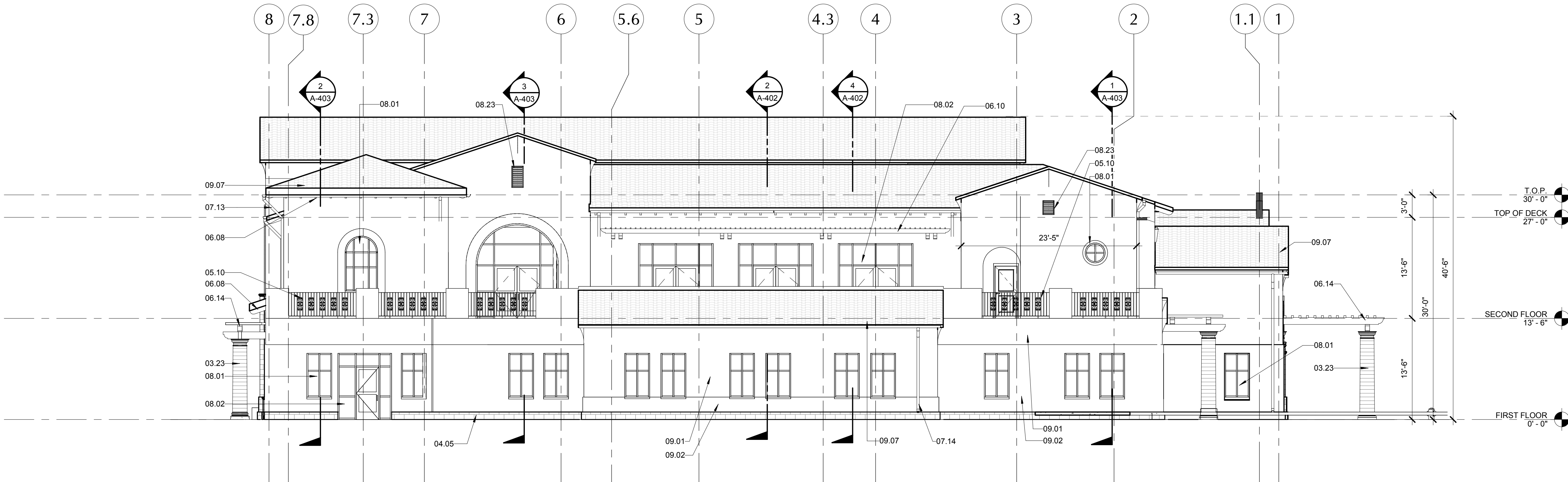
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A-301

DATE: OCT 26, 2018

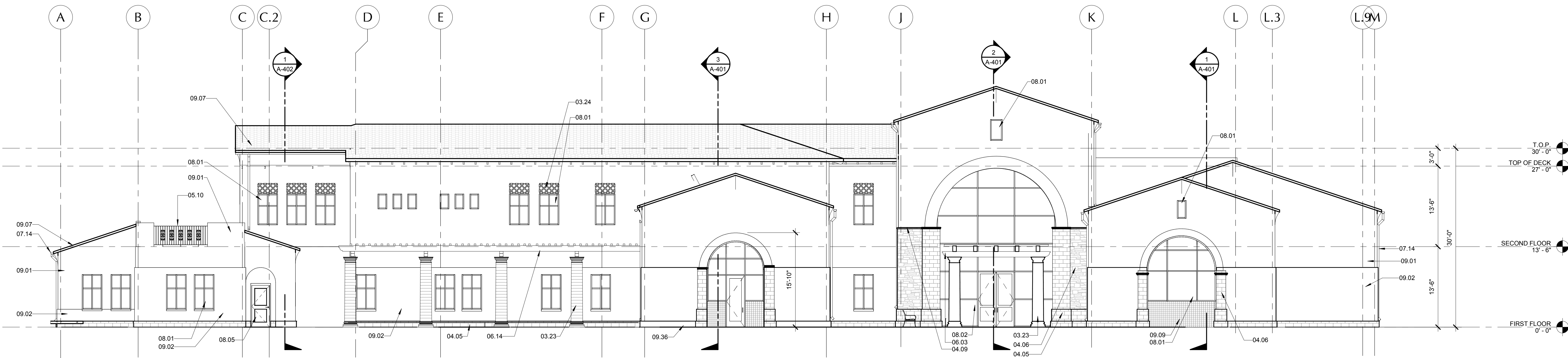
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WEST ELEVATION

1/8" = 1'-0"

2



SOUTH ELEVATION

1/8" = 1'-0"

1

- 03.23 PRECAST CONCRETE COLUMNS, INTEGRAL COLOR, SEGMENTED COLUMN SECTIONS WITH OFF SET JOINTING, SIMILAR GRADE TO VENTURA CAST STONE, (SEAGULL COLOR).
- 03.24 GLASS FIBER REINFORCED CONCRETE GRILLES, SIMILAR TO PACIFIC REGISTER COMPANY, 4 SIDED FRAME, LATTICE PATTERN, INTEGRATED EXTERIOR PLASTER SYSTEM BEHIND PANELS, SIMILAR COLOR TO DUNN-EDWARDS DEC-777 MEADOWOOD, ANCHORED AS PER MANUFACTURER INSTALLATION INSTRUCTIONS.
- 04.05 EXTERIOR STONE CLADDING, INSTALLED AS PER MANUFACTURE INSTALLATION INSTRUCTIONS, COLOR & TEXTURE SHALL BE SIMILAR TO CORONADO, STONE PRODUCTS, SMOOTH LIMESTONE, REFER TO SPECIFICATION SECTION 04 4200 FOR ADDITIONAL INFORMATION.
- 04.06 STONE MASONRY CLADDING, COLOR AND TEXTURE SHALL BE SIMILAR TO EL DORADO STONE, SANTA BARBARA ASHLAR, (CUTS SHALL BE NO LESS THAN 12" X 12" AND NO GREATER THAN 18" X 18", INSTALLED AS PER EXTERIOR WALL DETAILS.
- 04.09 STONE CLADDING, ASHLAR CAP, SIMILAR TO STRAIGHT CUT HEAD, 7.75" X 17.75" X 1.5" THICK, SIMILAR TO EL DORADO STONE, LLC, INSTALLED AS PER MANUFACTURER INSTALLATION INSTRUCTIONS.
- 05.10 WROUGHT IRON DECORATIVE RAILING SYSTEM, POWDER COATED, INSTALLATION & ANCHORING PER STRUCTURAL DRAWINGS, SIMILAR DESIGN AND GRADE TO KING ARCHITECTURAL METALS, DESIGN CONCEPT #C-10990, DESIGN CONCEPTS VOL. 4 - BOOK PAGE #62.
- 06.03 PAINTED, STAINED & SEALED TIMBER MEMBERS, SIZES AS INDICATED IN STRUCTURAL DRAWINGS, COLOR TO BE SIMILAR TO DUNN-EDWARDS DET-634 DOWNING TO EARTH, SEMI-CLEAR SEAL.
- 06.08 WOOD VENEER PANELING SHALL BE INSTALLED AS PER WOODWORKING INSTITUTE STANDARDS, REFER TO SPECIFICATION SECTION 06 4216.
- 06.10 6 x HEAVY TIMBER MEMBERS, PAINTED & SEALED, COLOR SIMILAR TO OLYMPIC PAINT, LIGHT MOCHA 726, ADD COPPER FLASHING AT TOP OF EACH MEMBER IN ORDER TO PROTECT FROM ELEMENTS.
- 06.14 8 x HEAVY TIMBER MEMBERS, PAINTED & SEALED, COLOR SIMILAR TO OLYMPIC PAINT, LIGHT MOCHA 726, ADD COPPER FLASHING AT TOP OF EACH MEMBER IN ORDER TO PROTECT FROM ELEMENTS.
- 07.13 HALF-ROUND POWDER COATED GUTTERS, SUPPORTS & WOOD FASCIA BOARD, PAINTED SAME COLOR AS DOWNSPOUTS.
- 07.14 MANUFACTURED GUTTERS AND DOWNSPOUTS (ROUND PROFILE), POWDER COATED SIMILAR COLOR TO DUNN-EDWARDS DET-634 "DOWNING TO EARTH", SEE DETAIL 7/A-705 FOR ATTACHMENT TO EXTERIOR WALL WHERE OCCURS.
- 08.01 EXTERIOR ALUMINUM STOREFRONT WINDOW SYSTEM AND CORRESPONDING GLAZING, PAINTED SIMILAR TO KAWNEER, MEDIUM BRONZE, SEE SHEET A-803.
- 08.02 EXTERIOR ALUMINUM STOREFRONT ENTRANCE, SEE DOOR AND WINDOW DETAILS ON SHEET A-803.
- 08.05 EXTERIOR DOOR-SEE DOOR SCHEDULE FOR DOOR TYPE, SEE SHEET DOOR AND WINDOW DETAILS.
- 08.23 EXTERIOR CEMENT PLASTER SYSTEM, SMOOTH TROWEL FINISH, COLOR SHALL BE SIMILAR TO DUNN EDWARDS, WHISPER, DEW340, PAINTED.
- 09.01 EXTERIOR CEMENT PLASTER SYSTEM, SMOOTH TROWEL FINISH, COLOR SHALL BE SIMILAR TO DUNN EDWARDS, GOURMET HONEY, DEW6150, PAINTED.
- 09.02 2 PIECE MISSION CLAY ROOF TILE, OF EQUAL GRADE AS TO "RED" IN THE US-TILE MANUFACTURER STANDARD COLORS(BORAL).
- 09.09 CERAMIC PORCELAIN WALL TILES, TRIMS, COVE BASES & RAILS, INSTALLED AS PER MANUFACTURER INSTALLATION STANDARDS, SEALED.
- 09.36 EXTERIOR PLASTER BASE, REFER TO DETAIL 8 ON SHEET A702.

KEYNOTES

1. FOR WINDOW AND STOREFRONT SIZES AND MOUNTING HEIGHTS SEE SHEET A-803
2. ALL STEEL TO BE GALVANIZED AND PAINTED
3. EXTERIOR CEMENT PLASTER TO BE PAINTED

GENERAL NOTES

- CONSULTANTS
- CIVIL ENGINEER**
JENSEN DESIGN & SURVEY, INC.
1672 Donlon Street
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TEL (805) 633-2222 FAX (805) 633-2322
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TEL (805) 963-1210
- MECHANICAL ENGINEER**
BMA MECHANICAL, *
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- ELECTRICAL ENGINEER**
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1616 Anacapa Street
Santa Barbara, CA 93101
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- FIRE PROTECTION ENGINEER**
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- ACOUSTICAL ENGINEER**
4508 ACOUSTICS, LLC
2450 Broad Street
San Luis Obispo, CA 93401
TEL (805) 704-8046

ARCHITECT STAMP

CONSULTANT STAMP



AGENCY APPROVAL

REVISIONS

NO.	DATE	DESCRIPTION

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PROJECT OWNER & TITLE
Clinicas Del Camino Real, Inc.
1040 Flynn Road
Camarillo, CA 93012

STATHAM CLINIC
2100 Statham Blvd.
Oxnard, CA, 93033

SHEET TITLE

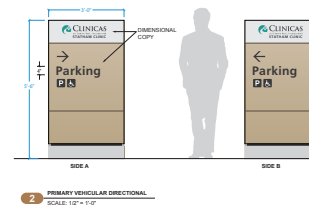
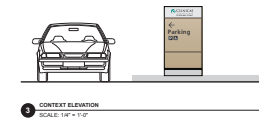
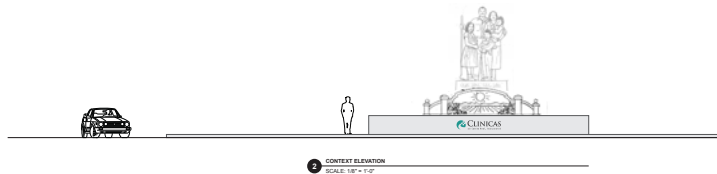
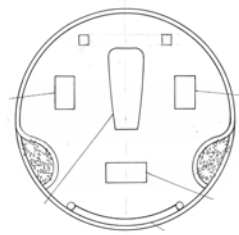
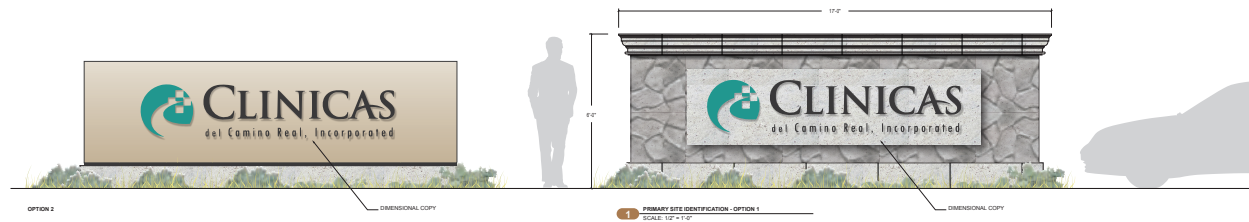
EXTERIOR ELEVATIONS

DRAWN BY: Author JOB NUMBER: 16060.01

SHEET NO.

A-302

DATE: OCT 26, 2018

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ABSTRACT STAMP	SYMPOSIUM STAMP
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[illegible]

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Clinicas Del Camino Real, Inc.
1040 Flynn Road
Carmelita, CA 93012

STATHAM CLINIC
2100 Statham Blvd.
Oxnard, CA 93033

SIGNAGE DETAILS - SIGN TYPES 1, 2

100

PLANNED BY: RK	DATE: 10/26/01
WORKING	

EG-501

DATE: 08.20.2018

Design Development

0000-0001-9100-2770



NW Corner 12" = 1'-0" 1



SW CORNER 12" = 1'-0" 2



802 EAST COTA STREET, SUITE A
SANTA BARBARA, CA 93103
TEL (805) 963-1955

- CONSULTANTS
- CIVIL ENGINEER**
BENSON DESIGN & SURVEY, INC.
2072 Dahlia Street
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JORDAN, GILBERT & BISH LANDSCAPE ARCHITECTS, INC.
439 North Ventura Avenue
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- STRUCTURAL ENGINEER**
FRIEDL SPRES & YAGOTT, INC.
1139 Garden Street
Santa Barbara, CA 93103
TEL (805) 963-1210
- MECHANICAL ENGINEER**
DATA MECHANICAL, P
100 Cross Street, Suite 204
San Luis Obispo, CA 93402
TEL (805) 544-4269 FAX (805) 544-4335
- ELECTRICAL ENGINEER**
ADAM NIELLE ENGINEERING
7656 Avenida Street
Santa Barbara, CA 93103
TEL (805) 534-5444 FAX (805) 544-4335
- FIRE PROTECTION ENGINEER**
COLLINS & ASSOCIATES
280 Main Court, Suite 241
Ventura, CA 93001
TEL (805) 658-0005

ARCHITECT STAMP	CONSULTANT STAMP

AGENCY APPROVAL

REVISIONS		
NO.	DATE	DESCRIPTION

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PROJECT OWNER & TITLE
Clinicas Del Camino Real, Inc.
1040 Flynn Road
Camarillo, CA 93012

STATHAM CLINIC
2100 Statham Blvd.
Oxnard, CA, 93033

SHEET TITLE

EXTERIOR VIEWS

DRAWN BY: Author JOB NUMBER: 16086.01

SHEET NO.

Reference

DATE: SEP 14, 2018

**ATTACHMENT
D
RESOLUTION
(SPECIAL USE PERMIT)**

RESOLUTION NO. 2018 – XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 17-500-19 (SPECIAL USE PERMIT) TO ALLOW THE CONSTRUCTION OF A 41,024 SQUARE-FOOT MEDICAL OFFICE BUILDING WITH A REDUCTION IN THE NUMBER OF ON-SITE PARKING SPACES AND ONE LOADING AND UNLOADING PARKING SPACE AND AN INCREASE IN THE MAXIMUM ALLOWABLE BUILDING HEIGHT. PROJECT IS LOCATED AT 2001 STATHAM BOULEVARD (APN: 220-0-010-325), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY ROSA ALVARADO ON BEHALF OF PROPERTY OWNER CLINICAS DEL CAMINO REAL, INCORPORATED, 1040 FLYNN ROAD, CAMARILLO, CA 93012.

WHEREAS, on November 30, 2017, Clinicas Del Camino Real, Incorporated (the “**Applicant**” and/or “**Permittee**”) submitted a request to allow the construction a 41,024 square-foot medical office building with a reduction in the number of on-site parking spaces and an increase in the maximum allowable building height, located at 2001 Statham Boulevard (APN: 220-0-010-325); and

WHEREAS, on February 21, 2019, the Planning Commission of the City of Oxnard (“**Planning Commission**”) conducted a duly noticed public hearing to consider Applicant’s request to approve Planning and Zoning Permit No. 17-500-19 (Special Use Permit) to to allow the construction a 41,024 square-foot medical office building with a reduction in the number of on-site parking spaces and an increase in the maximum allowable building height, located at 2001 Statham Boulevard (APN: 220-0-010-325) (the “**Project**”) in accordance with Section 16-530 through 16-553 of Oxnard City Code; and

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a categorical exemption.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF OXNARD:

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

- (1) **The proposed use is in conformance with the City of Oxnard 2030 General Plan and the elements thereof and other adopted standards.**

The proposed use is located on property with a General Plan designation of Commercial General, which allows free-standing commercial uses along arterials, which may also include office uses. The proposed use involves the construction of a medical office building along South Oxnard Boulevard, which is an arterial roadway. Thus, the proposed use is in conformance with the City of Oxnard 2030 General Plan and the elements thereof and other adopted standards.

- (2) **The proposed use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.**

The proposed medical clinic activities will occur within the building and the landscaped parking area. The outdoor trash enclosure area will be screened from view from the street by a block wall and landscape screening. The vehicle parking area will be screened by landscaping along the perimeter. Thus, the proposed use will not adversely affect or be materially detrimental to the adjacent uses, buildings, or structures or to the public health, safety or general welfare.

- (3) **The site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards except as may be specifically excepted by the special findings and conditions of this Resolution.**

The project site is 2.76 acres and will have one building of 41,024 square feet, for 34% lot coverage. The building is consistent with the zoning requirements (see Staff Report Section 6.c). Per City Code (§ 16-622.F), the 41,042 square-foot proposed medical clinic requires 205 parking spaces. The applicant has submitted a parking study to demonstrate that the amount of City Code required parking is excessive, and commensurate with the other Clinicas medical clinics, 127 parking spaces is adequate for the proposed use. The parking study was reviewed by the City Traffic Engineer, who determined that the proposed parking area is adequate for the proposed medical clinic. Per City Code (§ 16-644.B), the medical clinic requires two loading zones. The parking study concludes that based on operational characteristics of the clinic, one loading zone is adequate. The City Traffic Engineer has evaluated the parking study and determined that the one loading space is adequate for the proposed use. The project site is required to have 5% of the site landscaped, and the proposed project includes 35.35% of the site

landscaped. Thus, the site for the proposed medical clinic is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards.

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

The proposed medical clinic use includes generation of vehicle trips to and from the project site. The project site has access from Statham Boulevard via two driveways. A traffic study was prepared for the proposed project (ATE Project 17078.01, January 2, 2019) and reviewed by the City Traffic Engineer. Pursuant to that review, no significant traffic impacts were identified as a result of the proposed project. Thus, the site for the proposed use will be served by adequate streets for the generated traffic.

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

The site for the proposed medical office building is located adjacent to existing utilities (water and sewer, water, fire protection, and storm drainage facilities). The proposed project does not require expansion of the existing site or the installation of new utilities. Thus, the site for the proposed use will be provided with adequate sewerage, water, fire protection, and storm drainage facilities.

SECTION 2. The Planning Commission, in accordance with the California Environmental Quality Act (CEQA), determines that the Project will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, Section 15332 (Class 32) of the State CEQA Guidelines. This section pertains to projects characterized as infill development. The Planning and Environmental Services Division is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to Section 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

SECTION 3. Based on the findings set forth herein, the Planning Commission hereby approves Planning and Zoning Permit No. 17-500-19 (Special Use Permit), subject to the attached conditions of approval.

SECTION 4. The decision of the Planning Commission shall be final unless an appeal of the action is filed in accordance with the provisions of Section 16-545 of the Oxnard City Code.

SECTION 5. The Secretary shall certify the adoption of this Resolution.

STANDARD CONDITIONS OF APPROVAL FOR LAND USE PERMITS

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

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

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).
2. This permit is granted for the plans dated February 21, 2019, (“the plans”) on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager (“Planning Manager”) or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)

3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. (PL, *G-3*)
4. All required off-site and on-site improvements for the project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)
5. By commencing any activity related to the project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, *G-5*)
6. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. (CA, *G-6*)
7. Any covenants, conditions, and restrictions (CC&Rs) applicable to the project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, *G-7*)
8. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, *G-8*)
9. Developer shall provide off-street parking for the project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, *G-9*)
10. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, *G-10*)

11. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, *G-11*)
12. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, *G-12*)
13. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, *G-13*)
14. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, *G-14*)
15. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, *G-15*).

LANDSCAPE STANDARD CONDITIONS

16. Prior to submittal of landscape and irrigation plans, Developer shall obtain approval of the Planning Manager or designee of a plan showing on the project property all existing trees and identifying the trees to be saved, transplanted or removed. (PK, *PK-1*)
17. Prior to issuance of building permits or the proposed use is initiated, whichever comes first, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, *PK-2*)
18. Prior to issuance of a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by Parks and Facilities Superintendent. (PK, *PK-3*)
19. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensue compliance (PK, *PK-4*)

20. Prior to the issuance of City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to Planning Division or designee. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, *PK-5*)
21. All trees planted or placed on the property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, *PK-6*)
22. At the time of landscape plan check submittal, the landscape planting and irrigation plans shall comply with the current title 23 Model Water Efficient Landscape Ordinance (MWELO). (PK, *PK-7.1*)
23. Developer shall submit four sets of median and parkway landscape and irrigation plans with the first submittal of public improvement plans. The City shall approve median and parkway landscape and irrigation plans when the City approves public improvement plans. Before the City issues a building permit, the irrigation plans must be approved for proper meter size, backflow prevention device, and cross connection control by the Water Production Supervisor or designee. (DS/ PK, *PK-14*)
24. Before the City accepts medians and parkways from Developer, the landscaping thereon must complete a plant establishment period of 90 days or such other time as specified in this permit. (PK/DS, *PK-15*)
25. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, *PK-22*)
26. 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*)
27. 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*)
28. At the time of Plan Check submittal, the landscape plans shall contain an exhibit titled "Tree Tabulation Chart". The Tree Tabulation Chart shall contain a listing of all existing trees on site and shall refer to them by number as identified in the Arborist's Tree Report. The Tree Tabulation Chart shall clearly list all trees to remain, be removed or transplanted.

The Chart shall contain the Arborist's economic appraisal value of each tree(s) removed as well as computations and calculations showing how the value of the removed tree(s) was put back into new tree sizes for the project that are in addition to meeting the City's minimum tree size of 24" box. (PK)

FIRE DEPARTMENT STANDARD CONDITIONS

29. Developer shall construct all vehicle access driveways on the project property to be at least 26 feet wide. Developer shall mark curbs adjacent to designated fire lanes in parking lots to prohibit stopping and parking in the fire lanes. Developer shall mark all designated fire lanes in accordance with the California Vehicle Code. (FD/B, *F-1*)
30. 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*)
31. Before the City issues building permits, Developer shall obtain the Fire Chief's approval of a plan to ensure fire equipment access and the availability of water for fire combat operations to all areas of the project property. The Fire Chief shall determine whether or not the plan provides adequate fire protection. (FD/DS, *F-3*)
32. At Developer's expense, Developer shall obtain two certified fire flow tests for the project property. The first test shall be completed before City approval of building plans and the second shall be completed after construction and prior to the issuance of a certificate of occupancy. A mechanical, civil, or fire protection engineer must certify the tests. Developer shall obtain permits for the tests from the Engineering Division. Developer shall send the results of the tests to the Fire Chief and the City Engineer. (FD/DS, *F-4*)
33. 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*)
34. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)
35. At all times during construction, developer shall maintain paved surfaces capable of handling loads of 76,000 pounds which will provide access for fire fighting apparatus to all parts of the project property. (FD/DS, *F-7*)
36. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)
37. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, *F-10*)

38. The turning radius of all project property driveways and turnaround areas used for emergency access shall be a minimum of 48 feet outside diameter for a semi-trailer. (FD, *F-11*)
39. 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*)
40. Developer shall install in each structure in the project a detection/alarm system with a central station monitor that will automatically notify the Fire Department in the event of a fire in the structure. The alarm system shall include a UL or State Fire Marshal approved device, which shall not exceed design specifications, that reports the location of the fire and allows the central station monitor to inform the Fire Department of the point of entry into the structure that is nearest the fire. (FD, *F-13*)

FIRE DEPARTMENT SPECIAL CONDITIONS

41. Areas designated by the Fire Marshal as Fire Lanes shall be identified by a red curb and signage per the California Department of Motor Vehicles.
42. Before the city issues a certificate of occupancy, the developer shall install a Knox key vault at a location to be determined by the Fire Department.
43. Trash enclosures will require sprinklers.

POLICE DEPARTMENT SPECIAL CONDITIONS

44. All project lighting shall comply with the Outdoor Lighting Code & Guideline:
 - a) Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
 - b) Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the following exceptions:
 - 1) Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.
 - 2) Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to one 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque top to keep light from shining directly up.
 - c) Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a

location that constitutes a hazard to vehicular traffic, either on private property or on the abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.

45. Exterior lighting of the site including parking areas shall be between 1 and 7 foot candles and shall be in harmony with existing adjacent lighting scheme.
46. Lighting instruments shall be metal halide, LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature).
47. Lighting instruments shall be full cut-off and installed so that light does not directly illuminate property outside the project site. Instruments shall not create glare for motorists or pedestrians.
48. Outdoor lighting instruments shall not be placed in close proximity of parking lot trees. In the event outdoor lighting instruments and trees are in close proximity an additional sheet will be required illustrating light and tree placement showing trees with a 20-year maturity.
49. Integrated landscape/lighting/photometric plan shall be submitted illustrating a 20-year tree maturity. This is to ensure that tree growth will not adversely impact future lighting and therefore site safety as the project matures. This plan shall be submitted and approved prior to the issuance of building permits.
50. Security cameras shall be installed to monitor the business. The camera system shall comply with these minimum standards:
 - a) Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are required for infra-red lighting.
 - b) Cameras shall be made by a reputable manufacturer and maintained to current industry standards.
 - c) Cameras shall have low light capability and be able to identify persons conducting transactions or entering the business.
 - d) The video system shall utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.
 - e) The video system shall allow recording, live viewing and playback of recorded video for a period of a period of at least 30 days.
 - f) Recorded images shall bear a date and time stamp that cannot be altered.
 - g) Prior to the installation of a security camera system, applicant shall submit a plan showing location of cameras and the scope of their capture area. The plan shall include a list of components.
 - h) Camera installations intended to capture images of faces are best located so they target doorways and choke-points for foot traffic.
 - i) Cameras in domed casings are highly encouraged as their area of focus is not easily determined by a casual observer.
 - j) Signs shall be posted on the property indicating that "Security Cameras in Use".

- k) The Oxnard Police Department requires that the all businesses utilizing Web accessible security cameras participate in the OPD Security Camera Registry which would provide Internet access to the camera system in the event of an emergency situation on the premises. This access shall be governed by a Memorandum of Understanding between the business and the OPD. Inquiries about the Security Camera Registry should be made via email to specialprojects@oxnardpd.org
- 51. A burglary/intrusion alarm system shall be installed; it shall be compliant with Oxnard City Code 11-95 through 11-100. Motion detection burglary or intrusion alarm systems shall utilize “Dual Technology” sensors capable of differentiating between human movement and non-human movement.
 - 52. A robbery alarm system shall be installed in the Pharmacy. Several alarm activation buttons shall be located within the Pharmacy and placed in such a manner that accidental activation is unlikely and intended activation may be performed surreptitiously.
 - 53. The Pharmacy counter shall have a plexiglass barrier in place to prevent “take-over” attempts.
 - 54. The Pharmacy shall have doors that are always locked from exterior halls and access points.
 - 55. Prior to the issuance of building permits, security plan sheet(s) shall be submitted illustrating:
 - a) The secure location where camera monitoring equipment is stored.
 - b) A plan documenting the location of all security camera installations throughout the facility. Cameras dedicated to capture images of persons faces as they enter the facility shall be specifically identified.
 - 56. Prior to the issuance of the certificate of occupancy, security features shall be inspected by a member of the Oxnard Police Department. Features to be inspected shall include camera systems, alarm systems and points of controlled access and other features required through the Police Conditions. The inspection shall be coordinated through the Building Inspection Unit.

PLANNING DIVISION STANDARD CONDITIONS

- 57. 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)

58. Any application for a minor modification to the project shall be accompanied by four copies of plans reflecting the requested modification, together with applicable processing fees. (PL, *PL-2*)
59. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Commission and/or the City Council in all sets of construction documents and specifications for the project. (PL, *PL-3*)
60. 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*)
61. Developer may not modify any use approved by this permit unless the Planning Division Manager determines that Developer has provided the parking required by the City Code for the modified use. (PL, *PL-7*)
62. During the plan check review process, the Developer shall provide a lighting plan that provides design details (light standards, bollards, wall mounted packs, etc.) and illumination site information within alleyways, pathways, streetscapes, and open spaces proposed throughout the development. An electrical engineer shall prepare the site lighting plan demonstrating that adequate lighting ranges will be provided throughout the development without creating light spillover, light pollution, or conflicts with surrounding factors such as tree locations, off-site or adjacent lighting. (PL)
63. Prior to issuance of building permits, Developer shall demonstrate that light standards illustrated on conceptual lighting plan do not conflict with tree locations. Developer shall submit a plan showing both the lighting and landscape on the same sheet.
64. Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets. To prevent damage from vehicles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected. Developer shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street. Developer shall submit a lighting plan showing standard heights and light materials for design review and approval of the Planning Division Manager. (PL/B, *PL-8*)
65. In order to minimize light and glare on the project property, all parking lot and exterior structure light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway. (PL, *PL-9*)
66. Developer shall provide graphic site directories at principal access walkway points. (PL/B, *PL-10*)

67. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
68. Developer agrees to participate in a water conservation program that includes water conserving devices within the City's water service area, if such a program is in effect when building permits are issued for this project. (PL, *PL-14*)
69. Because of water limitations placed upon the City by its water providers, approval of this permit does not guarantee that the City will issue building permits. Issuance of building permits may be delayed as a result of implementation of a water conservation or allocation plan. (PL, *PL-15*)
70. 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*).
71. Developer shall participate in the City's Public Art Program by paying the Public Art fee prior to issuance of building permits, in accordance with City Council Resolution No. 14,124. (PL, *PL-50*)
72. Developer shall recess or screen roof heating and cooling systems and other exterior mechanical equipment from adjoining property and public streets, as required by this permit. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible from the front of the property or other major public vantage points. Developer shall include a note on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color. (PL/B, *PL-41*)
73. Developer shall install all roof and building drainpipes and downspouts inside building elements. These items shall not be visible on any exterior building elevations. (PL, *PL-42*)
74. 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*)
75. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)
76. Developer shall stripe loading zones for loading and unloading activities only and post to prohibit storage or other non-loading activity within the loading zone. (PL/B, *PL-49*)

PLANNING DIVISION SPECIAL CONDITIONS

77. These conditions of approval impose specific fees, dedications, reservations and/or other exactions. Pursuant to Government Code Section 66020, the 90-day period in which the Developer or applicant has to protest the imposed fees, dedications, reservations and/or other exactions has begun as of the date that the conditions of approval are approved.
78. Developer shall remove any and all graffiti from the project premises, including but not limited to graffiti within the building, such as in restrooms or fitting rooms, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. (PL)
79. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval the Planning Division Manager. Such plan shall include such elements as clear film on windows and/or mirrors, as well as washable paint and sealers on the building and perimeter walls. (PL)
80. Developer shall ensure that all construction equipment is maintained and tuned to recommended manufacturer's specifications. (MND, C-1)
81. At all times during construction activities, Developer shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust. (MND, C-2)
82. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities. (MND, C-3)
83. During construction, Developer shall control dust by the following activities:
 - a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code §23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
 - b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (MND, C-4)
84. During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less. (MND, C-5)

85. During periods of high winds (i.e. wind speed sufficient to cause fugitive dust to impact adjacent properties), Developer shall cease all clearing, grading, earth moving, and excavation operations to prevent fugitive dust from being a nuisance or creating a hazard, either onsite or offsite. (MND, C-6)
86. The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), Rule 55 (Fugitive Dust), and Rule 55.1 (Removal of Visible Roadway Accumulations). ((MND, C-7)
87. Developer shall mitigate air quality emissions associated with development of the subject site through a contribution to the City's Transportation Demand Management (TDM) program. Such fee shall be calculated at the time of building permit issuance in accordance with the Ventura County Air Quality Assessment Guidelines, as amended. Such fee shall be collected in full prior to building permit issuance. (MND, C-9)
88. Prior to grading permit approval, Developer shall include on the grading plans a reproduction of all conditions of this permit pertaining to dust control requirements. (PL)
89. Developer shall contract with a Native American monitor to be present during all subsurface grading, trenching or construction activities on the project site. The monitor shall provide a weekly report to the Planning Division summarizing the activities during the reporting period. A copy of the contract for these services shall be submitted to the Planning Division Manager for review and approval prior to issuance of any grading permits. The monitoring report(s) shall be provided to the Planning Division prior to approval of final building permit signature. (MND, E-2)
90. The community room shall be for the exclusive use of medical clinic employees only, and shall not be available for public use.

ENVIRONMENTAL RESOURCES DIVISION

91. To ensure that solid waste generated by the project is diverted from the landfill and reduced, reused or recycled, Developer shall complete and submit a "City of Oxnard C&D Environmental Resources Management & Recycling Plan" ("Plan") to the City for review and approval. The Plan shall provide that at least 50% of the waste generated on the project be diverted from the landfill. The Plan shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The Plan shall be submitted to and approved by the Environmental Resources Division prior to issuance of a building permit. The Plan shall include the following information: material type to be recycled, reused, salvaged or disposed; estimated quantities to be processed; management method used; destination of material including the hauler name and facility location. Developer shall use the Plan form.

92. Developer shall follow the approved “City of Oxnard C&D Environmental Resources Management & Recycling Plan” and provide for the collection, recycling, and/or reuse of materials (i.e., concrete, wood, metal, cardboard, green waste, etc.) and document results during construction and/or demolition of the proposed project. After completion of demolition and/or construction, Developer shall complete and submit the “City of Oxnard C&D Environmental Resources Management & Recycling Report For Work Completed” (“Work Completed Report”) and provide legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities. For other discarded or salvaged materials, Developer shall provide documentation, on the disposal facility’s letterhead, identifying where the materials were taken, type of materials, and tons or cubic yards disposed, recycled or reused, and the project generating the discarded materials. Developer shall submit and obtain approval of the Work Completed Report prior to issuance of a certificate of occupancy.
93. Developer shall arrange for materials collection during construction, demolition, and occupancy with the City’s Environmental Resources Division or Developer shall arrange for self-hauling. Regardless of hauling methods, all materials collected must be conveyed to the Del Norte Regional Recycling and Transfer Station.
94. Developer shall make provisions to divert at least 50% of the waste material generated during occupancy through source reduction, recycling, reuse, and green waste programs. Developer shall complete and submit a “City of Oxnard C&D Environmental Resources Management & Recycling Occupancy Plan” (“Occupancy Plan”) to the City’s Environmental Resources Division. An Occupancy Plan must be submitted and approved prior to issuance of a certificate of occupancy. An Occupancy Plan must be submitted and approved prior to issuance of a certificate of occupancy. A “City of Oxnard C&D Environmental Resources Management and Recycling Occupancy Report” shall be submitted to the Environmental Resources Division annually for approval on the anniversary date of the certificate of occupancy or at any such time that the facility’s operational functions change significantly.
95. Developer shall dispose of sewage and solid waste from the project by City’s wastewater and solid waste systems in a manner approved by the City Engineer.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

96. 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)
97. Developer’s Engineer shall design parking lot structural sections based on an analysis of the soils R-value and a traffic index (T.I.) approved by the City Engineer. The minimum structural section for parking lots is two inches of asphalt on four inches of base material. Developer shall indicate the proposed structural section and design T.I. on the site improvement plans. (DS-2)

98. Developer shall have the site improvement plans prepared using standard Development Services Division format(s) by a civil engineer licensed in the State of California. The plans shall incorporate recommendations from soil engineering and geology reports. Prior to issuance of a grading permit, improvement plans must be approved by the City Engineer and ink-on-mylar plans filed with the Development Services Division. (DS-3)
99. Developer shall submit improvement plans and drainage calculations demonstrating that storm drain runoff from the project property and all upstream areas will be safely conveyed to an approved drainage facility. The design and conveyance route shall be compatible with the City's Master Plan of Drainage and shall be approved by the City Engineer prior to approval of improvement plans. (DS-4)
100. Developer shall protect building pads from inundation during a 1% chance (100-year) storm. (DS-5)
101. Developer shall replace all broken, uplifted, or missing curb, gutter, or sidewalk along the street frontage(s) of the project. (DS-6)
102. Before connecting the project to existing sewer and water service laterals, Developer shall inspect (pothole or video) existing lateral(s) and arrange for City staff to view inspection results. Developer shall make repairs to such facilities as determined necessary by City staff. Developer shall bring all existing water services into compliance with current City standards including removal of unused water or sewer laterals by disconnection at the main. (DS-7)
103. Curb cut widths and design shall conform to City ordinances, standards, and policies in effect at the time City issues an encroachment permit. (DS-9)
104. Developer's site improvement plans shall include an on-site sewer plan. (DS-10)
105. Developer shall provide fire hydrants such that all points of all structures are within one hundred fifty (150) feet of a fire hydrant, or as otherwise approved by the Fire Department. Fire hydrant line improvements shall be designed in accordance with City standards and shown on the civil site improvement plans prior to issuance of a site improvement/grading permit. Developer shall provide the City with an easement over onsite waterlines using standard City format. (DS-11)
106. Developer shall install on-site and off-site electric, cable, telephone and similar utility service laterals underground in accordance with City ordinances in effect at the time City issues a building permit. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider. (DS-12)

107. Developer shall enter into an agreement, approved as to form by the City Attorney, to install and construct all public improvements required by this permit and by the City Code. Developer shall post security satisfactory to the Finance Director, guaranteeing the installation and construction of all required improvements within the time period specified in the agreement or any approved time extension. (DS-14)
108. A California licensed civil engineer shall prepare the public improvement plans and documents for this project in accordance with City standards and shall submit all such plans to the City Engineer. Submittal shall include, but not necessarily be limited to, grading, street, drainage, sewer, water and other appurtenant improvement plans, construction cost estimates, soils reports, and all pertinent engineering design calculations. City will not approve a parcel map or final map nor issue a grading, site improvement or building permit until the City Engineer has approved all improvement plans. (DS-15)
109. Prior to issuance of a site improvement permit, Developer shall provide to the Development Services Division a compact Disc (CD) containing digital copies of all project maps, address map, and/or civil improvements drawings in DWG format. Prior to improvement bond release, Developer shall provide an updated CD containing all changes that occur during construction. (DS-16)
110. Developer shall process permanent master planned improvements that are eligible for reimbursement in accordance with City policies, resolutions, and ordinances in effect at the time of recordation of the final map or parcel map or if there is no map, then at the time of public improvement plan approval. (DS-17)
111. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, parkways, landscaping, utilities, drainage facilities, or other improvements as required by City. If such easements cannot be obtained from the property owner by negotiation, City may acquire them at the expense of Developer by exercise of the power of eminent domain. Developer shall bear all costs of eminent domain proceedings, including appraisal, acquisition, attorney's fees, and court costs. Before City issues a site improvement permit, Developer shall dedicate all required easements to City. (DS-19)
112. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If Developer fails to remove graffiti in accordance with this condition, the City may at the discretion of the Development Services Manager issue a stop work order until such time as the graffiti is removed. (DS-20)
113. 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)

114. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
115. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
116. Prior to beginning construction, Developer shall designate in writing an authorized agent who shall have complete authority to represent and to act for Developer. The authorized agent shall be present at the work site whenever work is in progress. Developer or the authorized agent shall make arrangements acceptable to City for any emergency work. When City gives orders to the authorized agent to do work required for the convenience and safety of the general public because of inclement weather or any other cause, and the orders are not immediately acted upon by the authorized agent, City may do or have such work done by others at Developer's expense. (DS-24)
117. "Standard Specifications for Public Works Construction" latest edition (including modifications thereto by City) and applicable City Standard Plates and Design Criteria shall be the project specifications, except as noted otherwise on the approved improvement plans. City reserves the right to upgrade, add to, or revise these specifications and plans and all other City ordinances, policies, and standards. If the improvements required of this project are not completed within 12 months from the date of City's approval of the improvement plans, Developer shall comply with and conform to any and all upgraded, additional or revised specifications, plans, ordinances, policies and standards. (DS-27)
118. Developer shall retain a California licensed Civil Engineer to ensure that the construction work conforms to the approved improvement plans and specifications and to provide certified "as-built" plans after project completion. Developer's submittal of certified "as-built" plans is a condition of City's final acceptance of the project and release of any associated security. (DS-29)
119. All grading shall conform to City's standard grading notes, City Code, and recommendations of Developer's soils engineer as approved by the City Engineer. (DS-30)
120. Developer shall construct sufficient drainage facilities concurrent with rough grading operations to mitigate any potential flooding or erosion affecting adjacent properties and public rights-of-way. (DS-31)
121. Storm drain, sewer and water facilities shall conform to applicable City Master Plans. Developer shall prepare plans for these facilities in accordance with City's engineering design criteria in effect at the time of improvement plan submittal. Developer shall submit plans with pertinent engineering analyses and design calculations for review and approval by the City Engineer prior to issuance of a site improvement permit. (DS-34)

122. Developer shall design project grading to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions. (DS-35)
123. Prior to issuance of a site improvement permit, Developer shall provide to the City Engineer easements or written consent (as determined appropriate by the Development Services Director) from all affected landowners for any diversion of historical flows or change in drainage conditions caused by the project. (DS-36)
124. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer. (DS-38)
125. Developer shall install water mains, fire hydrants and water services in conformance with City standard plates, design criteria and specifications as directed by the City Engineer. (DS-41)
126. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
127. Prior to designing the water system for the project, Developer shall have a certified fire flow test performed to determine existing water pressure and flow characteristics. The water system shall be designed to allow for a 10 psi drop in the static water pressure measured during the fire flow test. After construction and before City issues a certificate of occupancy, the City Engineer may require a second test. Developer shall obtain permits from the City Engineer prior to performing tests. Developer shall have all tests certified by a mechanical, civil, or fire protection engineer and provide written results of all tests to the City Engineer. (DS-47)
128. Developer shall dedicate and improve to City standards all sidewalks, parkways, streets, alleys, utilities and street appurtenances as directed by the Development Services Director. City will name all streets in accordance with adopted City guidelines. (DS-49)
129. Street and road improvements shall conform to City standard plates, design criteria and policies. Improvements shall include upgrading of existing pavement along the project frontage to City standards by removing and replacing or overlaying, as directed by the City Engineer. (DS-51)
130. Developer shall improve all streets, alleys, sidewalks, curbs, and gutters adjacent to the project in accordance with City standards, as necessary to provide safe vertical and horizontal transitions. (DS-52)
131. Developer shall provide soils reports, "R" value tests, and compaction tests for all streets. Determination of the actual structural sections shall be based on City's design procedure, "R" value tests of in-place soils, and approved traffic indices. (DS-53)

132. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed. (DS-54)
133. Developer shall submit a landscape irrigation plan prepared by a licensed professional, showing proper water meter size, backflow prevention devices, and cross-connection control. (DS-59)
134. 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)
135. Developer shall construct a concrete apron along the length of the trash enclosure opening that extends a minimum of 15 feet from the face of the enclosure. (DS-69)
136. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)
137. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)
138. Prior to issuance of a building permit, all traffic signal, pavement marking and sign plans shall be prepared by a registered California traffic engineer and approved by the City Engineer prior to issuance of a grading, site improvement or a building permit. (TR-74)

STORMWATER QUALITY CONDITIONS

139. Developer shall design project to minimize degradation of stormwater quality by complying with the applicable sections of the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit (Order R4-2010-0108 including all revisions) for new development and redevelopment projects. Developer shall submit stormwater quality calculations and associated construction plans demonstrating compliance with the MS4 permit. Calculations shall generally be organized to follow the steps outlined in Chapter 2 of the 2011 Technical Guidance Manual for Stormwater Control Measures ("2011 TGM"). (DS-78)
140. Developer shall construct double-bin trash enclosures (one bin for recycle use) with a solid non-combustible roof (8-foot minimum clearance) that prevents stormwater from entering the refuse bins. Developer shall construct all other components of the trash enclosure in accordance with the approved City Standard Plan on file with the Development Services Division. Developer shall finish the trash enclosure to match the major design elements of the main structure subject to approval by the Planning Division. The location and configuration of the enclosure shall be approved by the Environmental Resources Division. All site refuse bins shall be stored in an approved enclosure. No objects other than refuse

bins may be stored in the enclosure without the written permission of the Environmental Resources Division. (DS-79)

141. Developer's stormwater quality calculations shall include site specific analysis and recommendations from a geotechnical engineer, and if applicable, a landscape architect for design and implementation of stormwater treatment and infiltration devices. Geotechnical Engineering analysis and recommendations shall include, but not necessarily be limited to, determination of site specific soil infiltration rates, depth to permeable soil layers, methods to reach permeable soil layers, appropriate compaction rates, recommendations to enhance infiltration, and other requirements of the 2011 TGM. Landscape architectural recommendations shall include, but not necessarily be limited to, suggestions regarding appropriate vegetation and soil amendments for vegetated infiltration devices. Project plans shall implement approved design recommendations. (DS-81)
142. Using forms provided by the Development Services Division, Developer shall submit a stormwater quality control measures maintenance and operations plan ("the Plan") for this project. If the BMPs implemented with this project include proprietary products that require regular replacement and/or cleaning, Developer shall provide proof of a contract with an entity qualified to provide such periodic maintenance. The property owner is responsible for the long-term maintenance and operation of all BMPs included in the project design. Upon request by City, property owner shall provide written proof of ongoing BMP maintenance operations. No grading or building permit shall be issued until the Development Services Manager approves the Plan and Developer provides an executed copy of the City's stormwater covenant with the Plan included as an exhibit for recordation by the City. (DS-82)
143. Developer's stormwater quality control measures maintenance and operations plan shall include: 1) Requirement to clean on-site storm drains at least twice a year; once immediately before the first of October (the beginning of the rainy season) and once in January. The City Engineer may require additional cleaning; 2) Requirement to maintain parking lots free of litter and debris. Developer shall sweep sidewalks, drive aisles, and parking lots regularly to prevent the accumulation of litter and debris. When swept or cleaned, debris must be trapped and collected to prevent entry into the storm drain system. Developer may not discharge any cleaning agent into the storm drain system; 3) Requirement to label all on-site storm drain inlets with the message "Don't Dump - Drains to Ocean" in accordance with City standards. (DS-83)
144. Developer's engineer shall submit written confirmation that the project landscape drawings comply with the landscape requirements of the Technical Guidance Manual for Stormwater Quality Control Measures for all landscape based stormwater quality best management practices. (DS-84)
145. Developer shall provide pre-treatment for all infiltration based stormwater quality Best Management Practices ("BMPs".) Pre-treatment devices must effectively reduce sediment load entering infiltration BMPs to minimize occlusion of underlying soils and reduce long

term maintenance requirements and thereby maintain the infiltration capacity of the BMP. 2011 TGM compliant pre-treatment such as vegetated swales are an approved form of pre-treatment. Proprietary pre-treatment devices must be capable of removing 80% of 50 micron particles to be considered adequate pre-treatment. Typical catch basin inserts do not provide the sufficient sediment storage to provide pre-treatment. (DS-85)

146. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall provide evidence of assignment of a permit identification number by the California State Water Resources Control Board indicating submittal of a Notice of Intent (NOI) by the Developer in accordance with the NPDES Construction General Permit. Developer shall comply with all requirements of the General Permit and the Ventura Countywide MS4 Permit, including preparation of a Stormwater Pollution Prevention Plan (SWPPP). Developer shall keep the SWPPP updated to reflect current site conditions and a copy of the SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS-86)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

147. Developer shall pay to the County of Ventura a road mitigation fee in accordance with the agreement between the City and the County of Ventura. Proof of payment shall be provided to the Development Services Division prior to issuance of a building permit. (DS-105)
148. Developer shall widen Statham Boulevard along the project frontage and construct a northbound right turn lane at the Oxnard Boulevard intersection generally as shown on the engineering site plan. The widening shall accommodate (starting at the existing median curb) one 10-foot northbound left turn lane, two 12-foot northbound through lanes, one 12-foot northbound right turn lane, curb, gutter and sidewalk. Final alignment details to be approved by the City Engineer. (DS)
149. Prior to issuance of a grading/site improvement permit, Developer shall dedicate sufficient additional right-of-way along Statham Boulevard to place the property line at the back of sidewalk. (DS)
150. Developer shall widen Oxnard Boulevard along the project frontage (including a bus pull-out) to provide a 5-foot paved shoulder adjacent to the median, two 12-foot southbound vehicle lanes, an 8-foot shoulder, curb, gutter and sidewalk. Final alignment details to be approved by the City Engineer. (DS)
151. Developer shall extend the proposed Oxnard Boulevard sidewalk to end at the southerly property line. Developer shall install a barricade with signage at the termination of the sidewalk. Developer shall also install a warning sign near Statham Boulevard indicating that the sidewalk ends ahead. Final design to be approved by the City Engineer. (DS)

152. Developer shall construct the Oxnard Boulevard bus pull-out in general conformance with City standard plate 200 including a minimum 8-foot sidewalk against the curb. The final design shall include additional sidewalk width (approximately 4-feet wide by 30-feet long) to provide sufficient area for a future shelter and street furniture. Developer shall dedicate an easement to the City that encompasses the entire sidewalk width. Final sidewalk design to be approved by the City Engineer. (DS)
153. Developer shall construct independent connections and water lines to serve a) onsite fire hydrant system; b) fire sprinkler service; and c) each water meter lateral. Developer shall dedicate a water line easement over the fire hydrant system in conformance with City design standards and policy. (DS)
154. Developer shall relocate proposed water lines such that they do not traverse areas proposed for tree plantings. Final location subject to approval of the City Engineer. (DS)
155. Developer shall design all slopes steeper than 5 (horizontal) to 1 (Vertical) with a minimum 24-inch wide level area (at both top and bottom of slope) where it adjoins a wall, fence, sidewalk, trail, curb or similar improvement. (DS)
156. Developer shall install landscaping in code required finger planters. Sidewalks may be placed adjacent to the required 8-feet of landscaping but cannot replace the required landscaping. (DS)
157. The percolation tests for this project shall include implementation of the reduction factor specified in the “Guidelines for Design, Investigation, and reporting for Low Impact Development Stormwater Infiltration” published in the Administrative Manual of the County of Los Angeles Department of Public Works. This reduction factor is in addition to the safety factor specified in the Technical Guidance Manual. (DS)
158. Developer’s geotechnical engineer shall perform percolation tests on the exposed bottom of each (unless otherwise approved by the City Engineer) infiltration facility immediately prior to facility construction and provide the City with a written opinion that the exposed soil layer is suitable for the proposed infiltration facility based on review of the existing geotechnical reports, percolation tests, infiltration facility design, and characteristics of the exposed soil layer. The report shall be reviewed and approved by the project civil engineer. (DS)
159. Concurrent with grading/site improvement plans and drainage calculations, Developer shall provide an engineering study that demonstrates that sufficient capacity exists (or will exist) in the downstream storm drain conveyance system to accommodate the proposed increase in stormwater runoff. The evaluation shall include capacity calculations for street flow upstream of the receiving catch basin(s). Developer shall construct all improvements determined to be necessary to provide sufficient storm water capacity to meet City design standards during 10% and 1% chance events. (DS)

160. Project drainage report shall include an evaluation of the stormwater conveyed to the existing underdrain located at the southerly end of the project's Oxnard Boulevard frontage. Developer shall design and construct all improvements necessary to convey stormwater from this underdrain and the proposed Oxnard Boulevard improvements along the project frontage to a safe point of discharge. Final design is subject to approval of the City Engineer. (DS)
161. Developer shall locate all infiltration facilities a minimum of 10-feet from all public water lines. (DS)
162. Developer's engineer shall submit an updated post-construction stormwater quality report that complies with all requirements of the adopted Technical Guidance Manual for approval by the City Engineer. Revisions shall include, but not necessarily be limited to, providing a) pre-treatment for infiltration facilities; b) providing treatment for the 5% Effective Impervious Area and pervious portion of the site; c) compliance with the maximum drain down time parameters; and d) partitioning of the hydrology calculations based on infiltration area. (DS)
163. Developer shall comply with City Code Chapter 21 regarding placement of utilities underground. This includes constructing all new services underground and payment of in-lieu fees for smaller projects. (DS)
164. Developer shall modify the traffic signal at the intersection of Oxnard Boulevard and Statham Boulevard. Modification shall include installation of advance and intersection loop detectors on the eastbound and westbound lanes of Oxnard Boulevard, installation of loop detectors on the new northbound right turn lane along Statham Blvd., replacement of the existing overhead street name signs with new City standard street name signs on all signal mast arms, retrofit of existing intersection safety lighting with LED lighting, replacement of all 8" traffic signal heads with standard 12" signal heads, replacement of all pedestrian signal heads with standard countdown pedestrian heads, replacement of the existing traffic signal pole and signal mast arm to accommodate the protected westbound left-turn lane on Oxnard Boulevard, and installation of emergency vehicle detection (EMTRAC) system. All conduits shall be 3" minimum diameter and all wires shall be cable. (TR)
165. Developer shall install video detection at the Oxnard Boulevard/Statham Boulevard intersection. Specifications for the video detection system shall be submitted for approval by the City Traffic Engineer. (TR)
166. All traffic signal pull boxes shall comply with the City's ITS program. (TR)
167. Developer shall upgrade the existing Oxnard Boulevard/Statham Boulevard intersection to provide ADA compliant pedestrian crossings on all four legs of the intersection. Improvements shall include, but not necessarily be limited to, restriping of all existing crosswalks, installation of additional pavement at the median to provide a fully paved crosswalk and compliant access ramps. (TR)

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard
on this 21st day of February, 2019.

Vincent Stewart, Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held on the 21st day of February, 2019, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

Kathleen Mallory, Secretary