

CITY OF OXNARD PLANNING COMMISSION AGENDA

REGULAR MEETING

**Council Chambers, 305 West Third Street, Oxnard, CA 93030
Thursday, March 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 – February 21, 2019**
- F. CONTINUED PUBLIC HEARINGS**
 - 1. PLANNING AND ZONING PERMIT PZ NO. 18-500-10 (Special Use Permit) AND 18-300-09 (Tentative Tract Map 6010).** A request to subdivide a 1.09 acre vacant parcel into seven (7) lots and construct seven (7) - two-story single-family dwelling units with an attached two-car garage. Six (6) of the 7 lots include an option for a 692 square-foot Accessory Dwelling Unit (ADU) to be constructed above the garage. In accordance with Oxnard City Code (OCC) Section 16-271, the applicant is requesting approval of a modification to allow up to a 25% reduction in the interior yard space and up to 25% reduction in the lot width. Additionally, there is a proposed building height increase of 2 feet, 2 inches for each dwelling unit. The project is located on the 700 Block of Doris Avenue (APN 200-0-291-325) within the Wilson Neighborhood. The proposed project is filed by Blake Rasmussen, 26500 West Agoura Road #652, Calabasas, CA 91302 on behalf of James Rasmussen, the property owner. Project Planner: Veronica Ortiz
PZ 18-500-10
 - 2. PLANNING AND ZONING PERMIT PZ NO. 18-500-11 (Special Use Permit).** A request to construct a dog boarding facility with indoor and outdoor play areas and associated on-site improvements for the property located at 481 - 491 Ventura Boulevard. The existing .89 acre property is partially developed with three residential dwelling units which are proposed to be demolished. The proposed 7,059 square foot building includes a mezzanine (second-level - 996 square-foot two-bedroom caretaker residence), grooming facility for patrons' dogs, indoor and outdoor play areas, and indoor kennels. A mezzanine kennel area is also proposed. The proposed use will be occupied by the business known as "Doggin Around". Filed by Jeff Zook of Coastal Architects, 505 South A Street #200, Oxnard, CA 93030 for Nancy Barna, the property owner. Project Planner: Veronica Ortiz

G. STUDY SESSION/REPORTS

H. PLANNING COMMISSION BUSINESS

I. PLANNING MANAGER COMMENTS

J. ADJOURNMENT FUTURE MEETINGS Thursday, April 4, 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: Veronica Ortiz-De Anda, Contract Planner

DATE March 21, 2019

SUBJECT: Planning and Zoning (PZ) Permit No. 18-500-10 (Special Use Permit – Planned Development) and PZ No. 18-300-09 (Tentative Tract Map) for Property Located on the 700 Block of Doris Avenue between North F Street and North G Street

1) Recommendation: That the Planning Commission:

- a)** Adopt a resolution approving Planning and Zoning Permit No. 18-500-10 (Special Use Permit - Planned Development Permit), subject to certain findings and conditions; and
- b)** Adopt a resolution recommending that the City Council approve Planning and Zoning Permit No. 18-300-09 (Tentative Tract Map), subject to certain findings and conditions.

2) Project Description and Applicant: A request to subdivide a 1.09 acre vacant parcel into seven (7) lots and construct seven (7) - two-story single-family dwelling units with an attached two-car garage. Six (6) of the 7 lots include an option for a 692 square-foot Accessory Dwelling Unit (ADU) to be constructed above the garage. In accordance with Oxnard City Code (OCC) Section 16-271, the applicant is requesting approval of a modification to allow up to a 25% reduction in the interior yard space and up to 25% reduction in the lot width. Additionally, there is a proposed building height increase of 2 feet 2 inches for each dwelling unit. The project is located on the 700 Block of Doris Avenue (APN 200-0-291-325) within the Wilson Neighborhood. The proposed project is filed by Blake Rasmussen, 26500 West Agoura Road #652, Calabasas, CA 91302 on behalf of James Rasmussen, the property owner.

3) Existing & Surrounding Land Uses: The proposed Project is bordered by Doris Avenue to the north, the Sycamore Senior Apartments to the south, an existing public alley to the west, and North F Street to the east (See Attachment A – Maps). The following table summarizes the land uses, zoning, and General Plan designation of the Project site and

surrounding properties.

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	Single Family Residential Planned Development (R-1-PD)	Residential Low (RL)	Vacant
North	Single Family Residential (R-1)	Residential Low (RL)	Religious Assembly
South	Garden Apartment Zone Planned Development (R-3-PD)	Residential Medium (RM)	Senior Apartments
East	Single Family Residential (R-1)	Residential Low (RL)	Single Family Home
West	Multiple Family Residential (R-2)	Residential Medium (RM)	Residential Duplex

4) Background Information: The Project site was previously utilized by the former St. John's Hospital where Sycamore Senior Apartments is now located. The report for St. John's project mentions that the project site was created specifically for single family residential development at the time the senior housing project was approved. In November 2005, a similar development project (Planning & Zoning Permit No. 05-540-01) was approved by the City Council for the construction of seven detached single family dwelling units, with rear driveway access. The entitlement permits expired as the project was not advanced.

5) Environmental Determination: The proposed Project is an infill development in an urban area with all services in place and the site is under five acres. As proposed the Project is exempt under Section 15332, Class 32 "Infill Development" from further environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines. Staff has determined that there is no substantial evidence that the Project will have a significant effect on the environment (see Attachment B - Notice of Exemption).

6) Analysis:

a) General Discussion: The use requires approval of a Special Use Permit (SUP) for a Planned Development Permit (PD) and Tentative Tract Map (TTM) to construct seven (7) two story single-family dwelling units; six (6) will have an optional 692 square-foot ADU to be constructed above the garage. Due to lot design, only six (6) ADU's can be constructed (see Site Design section of this report for discussion). The units will range in size from 2,551 – 2,719 square-feet with 3 to 4 bedrooms and a two-car garage. The lots will range from 6,200 – 6,841 square-feet. Units will face Doris Avenue with access to the garage from a 20 foot wide gated private one-way driveway (see Attachment C - Project Plans).

b) General Plan Consistency: The subject site has a 2030 General Plan designation of Residential Low (RL). Consistency with the 2030 General Plan is defined by the relationship between 2030 General Plan policies and the proposed Project. The three consistency classification levels are:

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

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-1.2	I	Promote the efficient use of larger vacant parcels and vacant areas of the City by encouraging infill development, with a priority to mixed uses that reduce vehicle trips and GHG emissions and promote sustainable development goals and objectives.	The Project is vacant and surrounded by urban uses. The Project is in proximity to commercial uses to encourage bicycle and pedestrian travel which collectively reduce vehicle trips and GHG emissions.
CD-8.1	I	Continue to limit development to those areas that can be served by existing or planned utilities, transportation, and service systems.	The Project is surrounded by urban development with access to commercial service and the existing utilities within the vicinity can adequately serve the proposed Project.
CD-14.1	I	In the evaluation of development proposals, continue to ensure that public and private development projects comply with City design policies, plans and guidelines.	The Project was reviewed and appropriately revised to reflect recommendations provided by the Development Advisory Committee (DAC). As conditioned, the project conforms to City design policies, plans, and guidelines.
ICS-3.3	I	Determine as part of the development review and approval process that intersections associated with new development operate at a level of service (LOS) of "C" or better...	The scale of the Project did not meet the threshold for review of a traffic study.
ICS-6.1	I	Include transit facilities such as bus benches, shelters, pads or turnouts, where appropriate, in new development improvement plans.	Currently, there is a bus stop directly in front of the Project site. Improved transit facilities, such as a shelter, trash receptacle, and bench are proposed with this development.
ICS-11.7	I	Promote water conservation in landscaping for...residential and require new development to incorporate water conserving fixtures (low water usage) and water-efficient plants into new and	The proposed landscape material complies with the California Department of Water Resources Model Water Efficient Landscape Ordinance (AB No. 1881) and the City of Oxnard Water Efficient Landscape (Ordinance No. 2822). The project is conditioned to implement water

		replacement landscaping.	conserving irrigation features. Landscape and irrigation plans will be reviewed prior to issuance of building permits.
Chapter 8 (Housing Element) 2.3	I	Ensure that residential development sites have appropriate and adequate public and private services and facilities, including wastewater collection and treatment, potable and recycled water supply, utilities, parks, schools, and other neighborhood infrastructure.	As conditioned, the Project is provided with adequate public and private services. These include existing streets, sidewalks, and public transit stops, among others. The Project will pay development impact fees to mitigate the demand on parks, schools, and infrastructure.
	II	Neighborhood Quality of life. Commercial Area Aesthetics. Design Review Process Functions (DAC) Quality of Design Water Supply Findings for Smaller Projects Waste Reduction New Development Requirements Police Review of Development Fire Department Review of Development Development Fees Promote use of Native and Water Wise Plants	The DAC review process led to changes in the project and/or conditions of approval that meet these Level II policies.
	III	All policies not listed above	No or Distant Applicability to the Proposed Project.

c) Conformance with Zoning Development Standards: Through approval of the PD Additive Zone (Oxnard City Code - OCC - Section 16-270 et seq.), the applicant is seeking approval to modify three numerical development standards; the project otherwise complies with all of the relevant OCC requirements.

The Applicant is requesting to modify the interior yard space (IYS) requirement by approximately 25%, from 900 square feet to between 678 – 780 square feet for all lots. Though guest and ADU parking is not required by OCC (see Section 6 of this report), the

Applicant is seeking to reduce the percentage of IYS to accommodate additional parking on the site for the ADU and guests.

The Applicant is also requesting to modify the lot width requirement from 60 and 75 feet for interior and corner lots, respectively. Through approval of the tentative map, interior lots are proposed to be 53 feet wide and corner lots will be 56 and 58 feet wide. The Project will comply with the minimum lot size requirement of 6,000 square feet for this zone. The Applicant makes this request for reduced lot width to accommodate seven lots on the site and offer a financially viable project.

Finally, the Applicant is requesting to exceed the maximum height of 25 feet, and construct all of the dwelling units at 27 feet, 2 inches. Exceeding the maximum height in the R1PD zone is being requested to accommodate the roof design of the dwelling units. Visual impacts are expected to be minimal since there is no development abutting the site in the rear.

In exchange for the requested modifications, the Applicant will incorporate energy conservation features beyond the minimum Title 24 California Building Code requirements, such as solar water heating and/or photovoltaic roof or wall equipment, that will exceed energy conservation requirements by at least 10%. These upgrades will be considered standard on this development project and have been made a condition of approval. Additionally, all landscape improvements as identified on the landscaping plan will be completed for each lot, including improvements in the private backyards.

Code compliance associated with the project is as follows:

DEVELOPMENT STANDARD	REQUIRED	PROPOSED	COMPLIES ?
Minimum dwelling size (§16-24)	1,000 sf exclusive of garages, carports, or any accessory buildings	2,551 - 2,719 sq.ft.	Yes
Maximum building height. (§16-25)	2 stories not to exceed 25 feet	27 ft. 2 in.	Yes, with a PD
Minimum lot area (§16-26)	At least 6,000 sq.ft.	Varies, but greater than 6,000 sq.ft. minimum	Yes
Minimum lot frontage (§16-27)	At least 50 ft. measured from front lot line.	53 ft. minimum	Yes
Minimum lot width (§16-28)	Interior lots: at least 60 ft. Corner lots: at least 75 ft.	53ft. for interior lots; 56ft. and 58ft. 5in. for corner lots	Yes, with PD

Minimum lot depth (§16-29)	At least 100 ft	Site Plan shows 125ft. behind sidewalk	Yes
Front yard setback (§16-31)	No less than 20 feet; except houses constructed w/ swing (side facing) driveway 15 feet minimum Dwellings varying from the required setback, such setback shall determine the required setback if such dwellings comprise at least 60% of the block At least 20 ft from property line to garage door measured at centerline of driveway	20ft.	Yes
Side yard setback (§16-32)	Corner and Interior Lots: 10% of lot width, not less than 3 feet or more than 5 Reverse Corner lots: Side yard on street side shall be no less than 50% of the required front yard. No accessory buildings within the front yard setback	3.5ft minimum; 11ft. 5in. maximum	Yes
Rear yard setback (§16-33)	Rear yard of no less than 25% of the lot's depth, but need not exceed 25 ft. 15 ft setback to centerline of alley for accessory buildings (garages)	33ft.	Yes
Interior yard space (§16-34)	At least 15% of the lot area or 900 sq.ft. whichever is less and shall be open from ground to sky except for roof overhangs not exceeding 30 inches. Area from front setback to rear property line with minimum size 10ft x 15ft	Varies: 678 – 780 sq.ft.;	Yes, with PD
Parking spaces (§16-622F)	2-car garage spaces for each home (For up to 5 bedrooms) If located within ½ mile of transit station, no ADU parking	2 car garage for each dwelling unit. Shared parking along southerly property line to	Yes

	required	be used for guest and/or ADU parking (non-exclusive use).	
ADUs	Minimum size is 600 sq.ft.	692 sq.ft.	Yes
Designated Area for recycling and refuse containers	Designated area behind a fence, not visible from the street	Area proposed on the side yards behind a six (6) foot tall wood gate	Yes

- d) Site Design:** The Project involves the subdivision of an existing 1.09 acre site into seven residential lots. Lot size will vary from 6,534 – 7,400 square feet. Each lot will be developed with a detached two story single family home. Prospective residents will have the option to have a 692 sq. ft. ADU constructed above the attached garage. ADU's will have one bedroom, bath, and living area with a kitchen facility. A condition of approval has been imposed allowing only one ADU per lot, except for lot 1. Only ADU's with one bedroom will be permitted; this has been made a condition of approval. Front porch lighting is proposed along with a wall mounted lighting fixture on the garage elevation facing the private driveway. A condition of approval has been imposed requiring City review and approval of exterior lighting.

Each dwelling unit with an ADU will be approximately 2,551 square feet. Dwelling units without an ADU will be 2,714 square feet. The single family home will have either 3 or 4 bedrooms, with a bedroom and full bathroom on the ground floor. The ADU will have separate access via an exterior staircase located in the rear yard. In accordance with the City's ADU ordinance, properties with an ADU must be owner occupied. A covenant will be recorded on the deed on these lots and a yearly certification proving owner occupancy will be required. Due to turning radius limitations and public safety as vehicles exit the property from the private driveway, Lot 1 will not have the option for an ADU. A condition of approval has been imposed to prohibit an ADU on Lot 1. A condition of approval has also been imposed requiring that the Conditions Covenants, and Restrictions (CC&Rs) memorialize the City's ADU City requirements to original and future property owners.

- e) Circulation and Parking:** Access to garages will be provided via a 20 foot wide one-way private driveway accessible from F Street. Residents will access the private driveway through a click to enter mechanical sliding gate from F Street. The black five foot tall sliding gate will be of wrought iron design similar to the existing wrought iron fence that is presently located along the southern property line. Vehicles will travel westerly and exit at the public alley. The private shared driveway behind the dwellings provides access to the two car garage for residents. With the exception of Lot 1, two parallel parking spaces are proposed along the southerly property line for extra parking. However, these parking spaces are not for the exclusive use of each unit. In accordance with OCC Section 16-622 (F), guest parking is not required single family residential units. Further, because a transit stop is located within ½ mile of the project site (immediately in front of the project site on Doris Ave.) no parking is required for the

ADU pursuant to Section 16-622 (F) of the OCC. Street parking is permitted in front of the project site on Doris Avenue.

To ensure that garages remain available for parking, a condition of approval has been imposed to require within the CC&Rs that garages remain unobstructed and accessible for parking of two vehicles at all times. A total of 13 parallel parking spaces will be provided along the southerly property line for the residents/guest of the project.

A traffic study was not required because the project did not meet the City's CEQA Threshold Guidelines, whereby a traffic study is required for a residential project of 90 or more units.

g) Building Design: An urban farm architectural style is proposed for the Project; two design elevations are proposed. Consistent with this style, building elements feature a functional porches with roofing supported by twin posts extending over the main entryway and windows next to the dining area. Vertical and horizontal board and batten siding on the front elevation and around selected walls on the second story second will be provided. Stone is proposed on the front prominent wall and a shutter feature on this window will accentuate the country farm theme. The other building elevations will have a stucco finish; all windows will have wood trim around them. As shown in Sheet A.7 (see Attachment C - Project Plans) each home will have a different palette for paint color, asphalt shingle roof, trim, and stone type to ensure variation throughout the Project.

h) Landscaping and Open Space: As proposed and conditioned, the Project's landscaping improvements comply with City requirements. The existing sycamore tree on the southeast corner of Doris Avenue and the alley is proposed to remain. There are no other trees on the site. Seven new *Blanchard Southern Magnolia* trees will be located along Doris Avenue and two *Bloodgood London Plane* trees along F Street. Smaller tree species are proposed on the individual lots accompanied by an array of shrubs and vines, such as the *Blue Flame Agave*, *African Boxwood*, *Snake Flower*, and *Creeping Fig*, which will be planted on the side wall of Lots 1 and 7. As identified on the landscape plan, the Applicant will install front yard landscaping as well corner side improvements and planters in the common areas. Further, private interior yard landscaping improvements will also be installed by the Applicant.

A homeowners association (HOA) will be formed and will be responsible for maintenance, including landscaping, of all common areas outside of the residents' private backyard. The HOA will be responsible for maintenance of the private driveway and common landscaping planters, including landscaping abutting the sidewalks on the westerly and southerly sides of the project.

7) Development Advisory Committee and Outside Agencies: The DAC reviewed this project on September 26, 2018. Recommendations of the DAC are reflected in the design of the project and as proposed conditions of approval in the attached resolutions. Project plans were routed to outside agencies for their review in accordance with the Subdivision Map Act.

The Ventura County Watershed Protection District requested the inclusion of a condition of approval related to storm runoff.

8) Community Workshop and Public Input: On October 5, 2018, the Applicant mailed notices of the Community Workshop meeting to all property owners within the Wilson and Carriage Square Neighborhoods. A notice of this meeting was posted on the Project site with a brief description and contact information. The Community Workshop was conducted on October 15, 2018. A number of residents attended this meeting and expressed concerns regarding traffic, proposed site circulation, current lack of on street parking, concern over the allowance of ADUs, and architectural design. The Applicant attended this meeting and provided input and answered questions. Questions posed by the residents were as follows, with staff responses in italics:

- Concerns with lack of existing on street parking. Residents fear this project will make the existing parking problems worse. *To lessen on street parking impacts, the site plan was revised to accommodate parallel parking along the southern property line. Parking is provided for the dwelling unit with a two-car garage. Further, although not required, with the exception of Lot 1 each unit will have two additional parking spaces; this is for shared parking for the benefit of all lots. As proposed the project exceeds the City's parking requirements.*
- Parking will be a problem as a result of the number of bedrooms and the proposed ADUs. *The Project was revised to reduce the number of bedrooms from 4-5 to 3-4 and meets the City's parking requirements as specified in the OCC. Additionally, a condition of approval has been imposed to require that language be included in the CC&R's requiring Project residents to keep their garage accessible for parking of two vehicles at all times. Though not required, the Applicant revised the site plan to allow for uncovered parallel parking along the rear property line to provide parking for the ADUs and/or guests.*
- Circulation problem in existing alleys with current residents parking in the alleys obstructing access to vehicles. *The Proposed private driveway along the rear of the dwellings will function as a "one-way driveway" with ingress off of F Street and egress to the public alley. Access to the private driveway will only be available to Project residents. Access to the driveway will be controlled by a click to enter gate for which Project residents will have remote keyless click to enter to operate. Additionally, the Project has been conditioned to prohibit parking along the public alley and "No Parking" will be painted accordingly and enforced by the City's Police Department.*
- The Project's architectural design is out of character with the existing 1950s neighborhood and all the new dwelling units look the same. *The Project site is not located in a designated historical area and therefore, the City does not have specific design guidelines for this site. The Applicant revised the elevations to provide a second elevation option. Each of the seven dwelling units will have a different palette for paint, stone, roof, accent color, and trim color. The Applicant is proposing an "urban farm" theme which is a popular design at this time in the housing market and the architectural design and palette is compatible with the*

surrounding area. Architectural standards are not identified for this neighborhood and the site is not located within a historic district.

- *This project will increase traffic, which is already a problem in the neighborhood. The Project was reviewed by the City Traffic Engineer and as proposed it does not trigger the need for a traffic study, because the Project proposes less than 90 dwelling units.*

On November 5, 2018, this project was presented by the Applicant to the Wilson Neighborhood Council (WNC). Various members of the neighborhood attended this meeting and provided similar public input as was provided at the Community Workshop. In response to this meeting, the Applicant revised the elevations to provide an option for a second elevation and modified the site plan to provide for additional parking along the southerly boundary of the project site. Though not required, Planning staff encouraged the Applicant to return to the WNC to communicate these changes. The Applicant chose to proceed with the project to the Planning Commission. Planning staff has requested written comments from WNC on multiple occasions but they have not been received.

9) Appeal Procedure: In accordance with OCC Section 16-545, the Planning Commission's action on Planning and Zoning Permit No. 18-500-10 (Special Use Permit – Planned Development) and recommended action on Planning and Zoning Permit No. 18-300-09 (Tentative Tract Map) 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 (Aerial, Vicinity, General Plan, and Zoning)
- B. Notice of Exemption
- C. Reduced Project Plans
- D. Special Use Permit Resolution
- E. Tentative Map Resolution

Prepared by: _____
VD

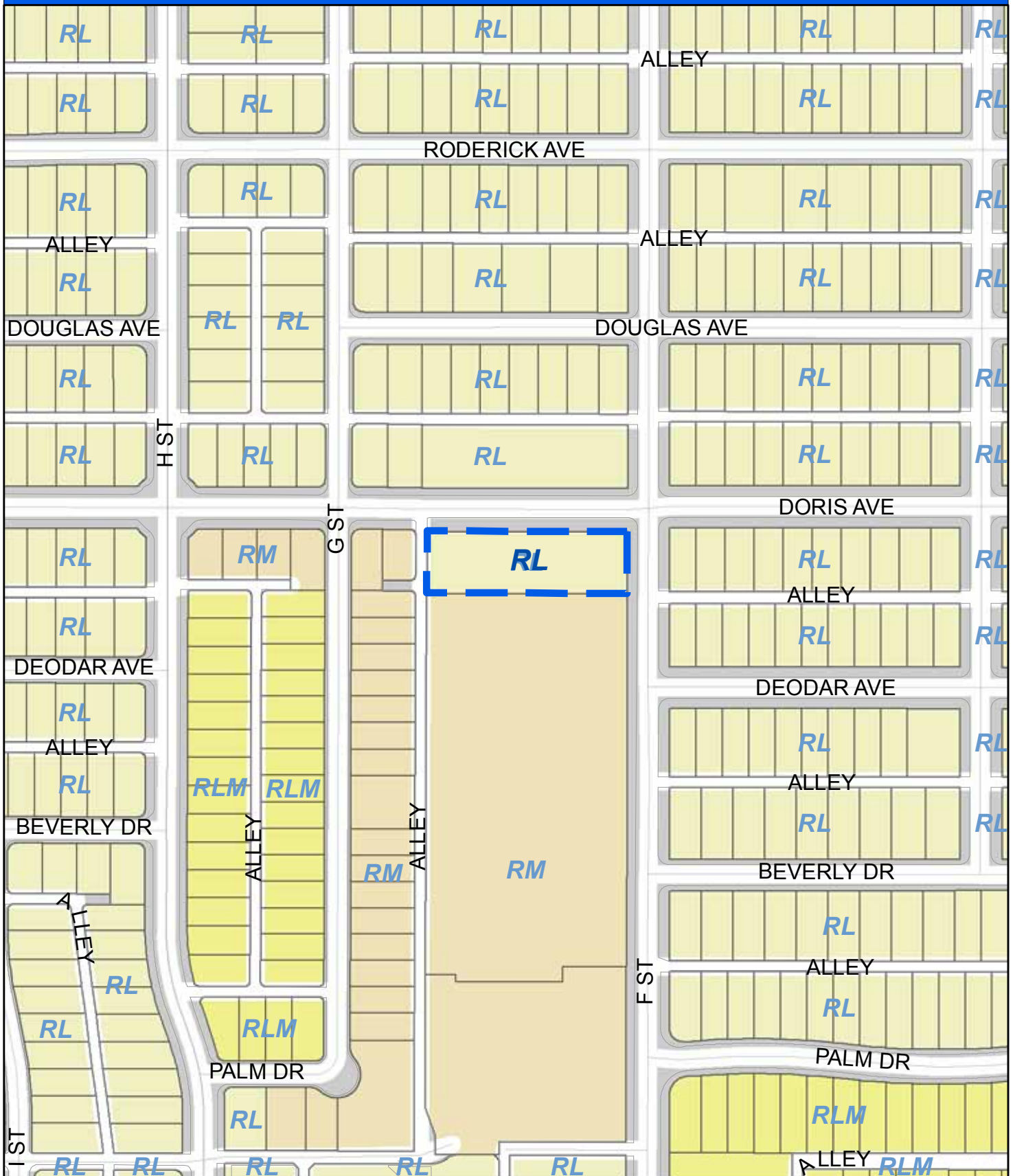
Approved by: _____
KM

ATTACHMENT “A”

Maps

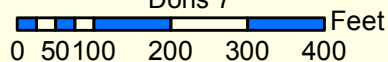
(Aerial, Vicinity, General Plan, Zoning)

2030 General Plan Land Use Map



Oxnard Planning
September 11, 2018

PZ 18-500-10
Location: 700 Doris Ave
APN: 2000291325
Doris 7

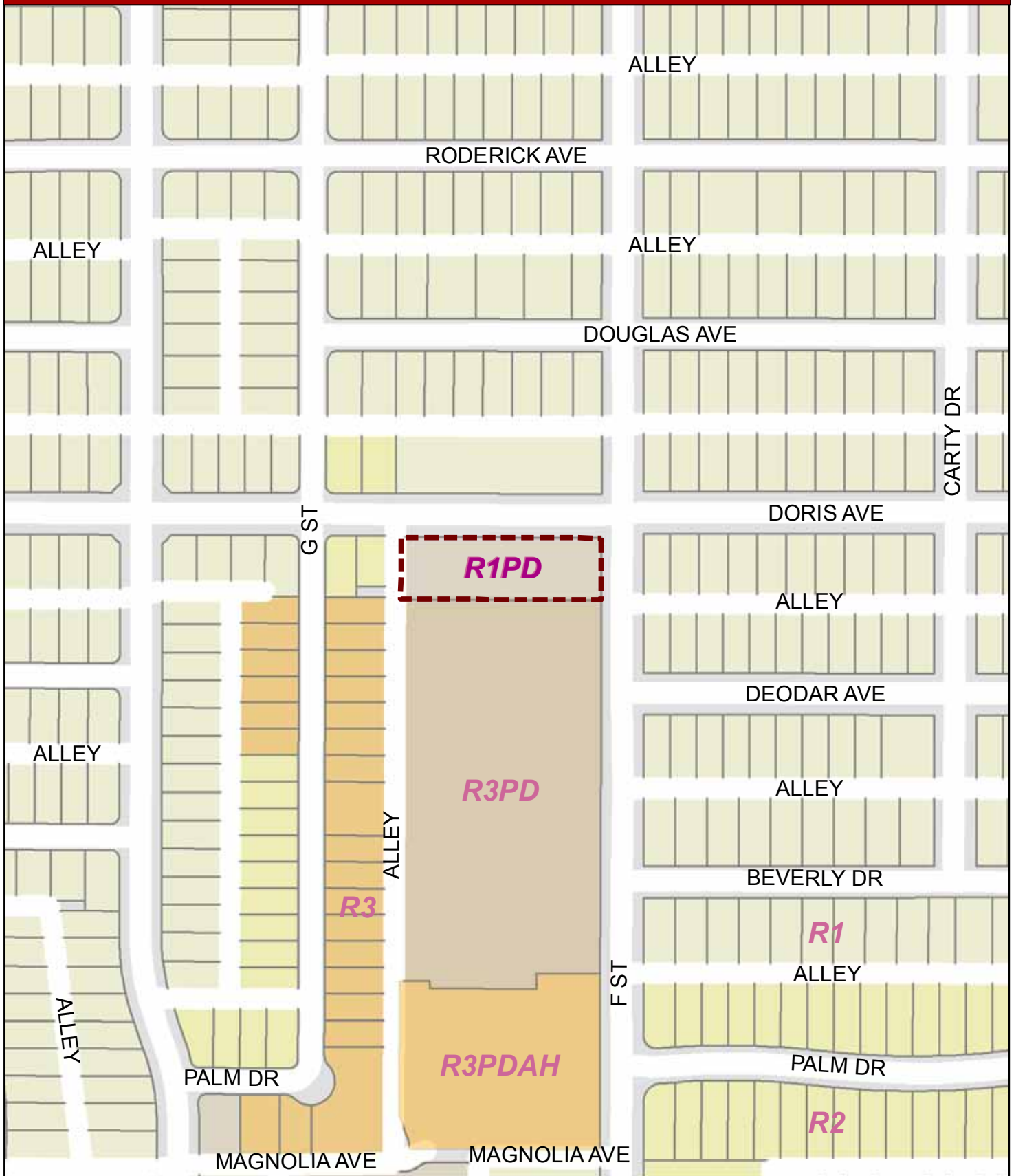


2030 General Plan Land Use Map



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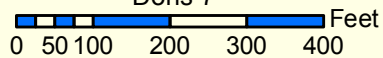
Zoning/Specific Plan Map



Oxnard Planning

September 11, 2018

PZ 18-500-10
Location: 700 Doris Ave
APN: 2000291325
Doris 7



Zoning/Specific Plan Map

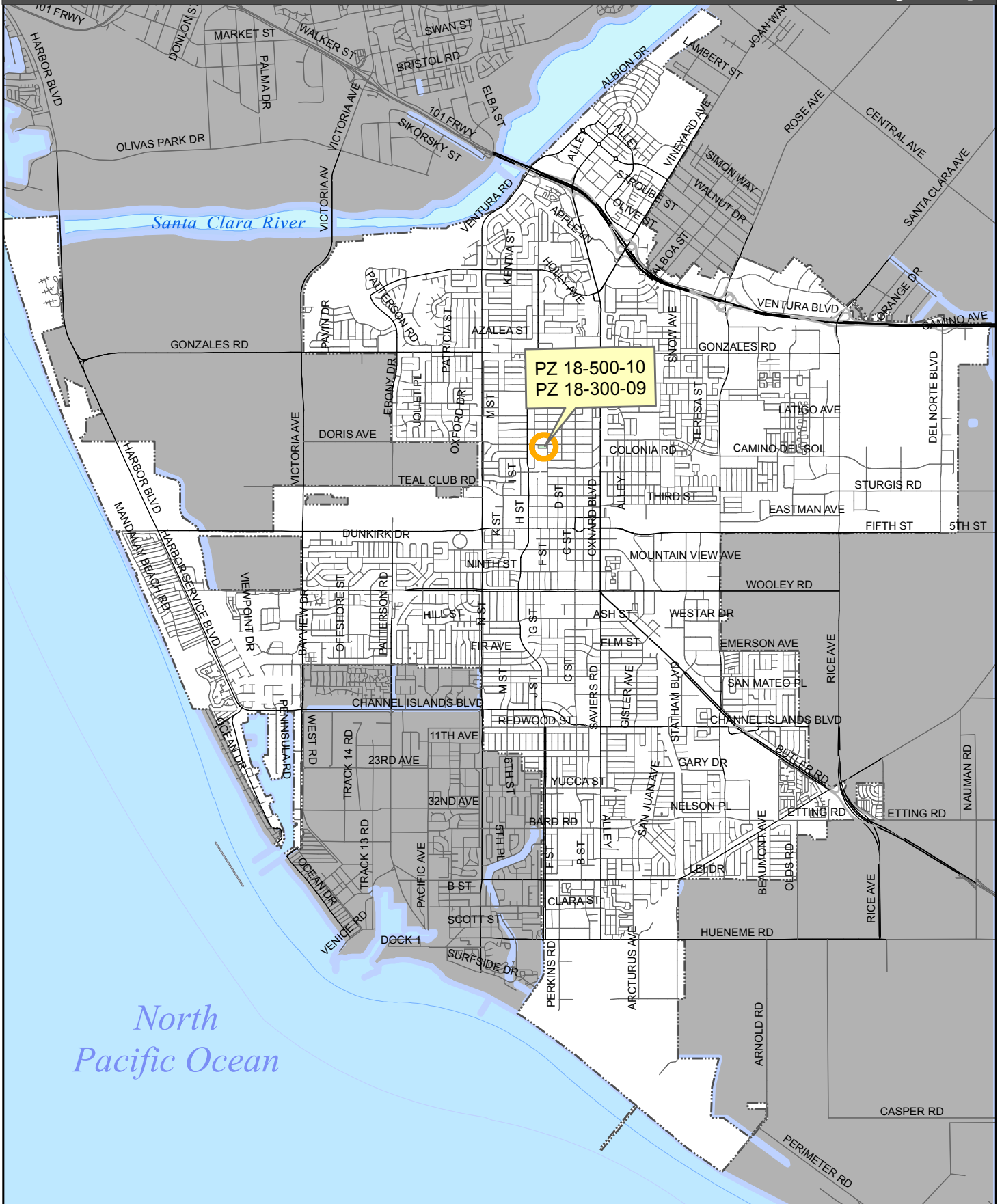


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Aerial Map



Vicinity Map



ATTACHMENT “B”

Notice of Exemption

NOTICE OF EXEMPTION

Project Description:

PZ Nos. 18-500-10 (SPECIAL USE PERMIT); 18-300-09 (TENTATIVE MAP): A request to subdivide a 1.09 acre vacant parcel into seven (7) lots and construct a two-story single-family dwelling with an attached two-car garage on each lot with an option to the buyer to include an attached 692 square-foot Accessory Dwelling Unit (ADU) on six of the seven lots on property located on the 700 Block of Doris Avenue (APN 200-0-291-325) within the Wilson Neighborhood. Proposed project filed by Blake Rasmussen, 26500 West Agoura Road #652, Calabasas, CA 91302 on behalf of James Rasmussen, the property owner.

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)]

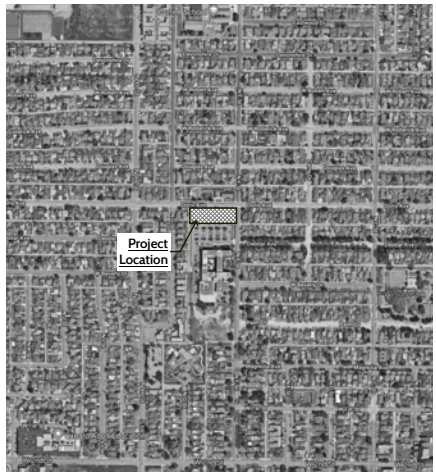
Supporting Reasons: In accordance with the California Environmental Quality Act Guidelines and Section 15322 Infill Development, of the State CEQA Guidelines. This section pertains to infill development in an urban area with all services for sites under five acres. The project is a 1.09 acre vacant lot surrounded by urban development.

(Date)

Kathleen Mallory, AICP
Planning and Environmental Services
Manager

ATTACHMENT “C”

Project Plans



Vicinity Map
Scale: NTS

WEST POINTE HOMES

MAGNOLIA LANE

700 Doris Avenue
Oxnard, California

PROJECT DATA
OWNER:
West Pointe Homes
26500 W. Agoura Rd. #652
Calabasas, CA
(805)370-0075

PROJECT DESCRIPTION
New Construction of 7 Two-Story
4 Bedroom Single Family Homes
with Two-Car Garages and optional ADU.
All dwelling units must include fire sprinklers.
Sprinkler systems shall be approved by Fire
Department prior to installation.

Plan 1A w/ADU - 3,243 s.f. (including Garage)
Plan 1B - 2,779 s.f. (including Garage)
Plan 2A w/ADU - 3,243 s.f. (including Garage)
ADU - 692 s.f.
Garage - 473 s.f.

ZONING SUMMARY
ZONE
R-1 Single Family Zone
SETBACKS
Front: 20' Minimum
Side: 10% Lot Width Minimum
(53' x 10% = 5'-0" Minimum)
Rear: 25% Lot Depth Minimum
(25' Maximum)
HEIGHT
25' Maximum
PARKING
Two garage spaces for up
to five bedrooms



West Pointe Homes
MAGNOLIA LANE
700 Doris Avenue
City of Oxnard, California

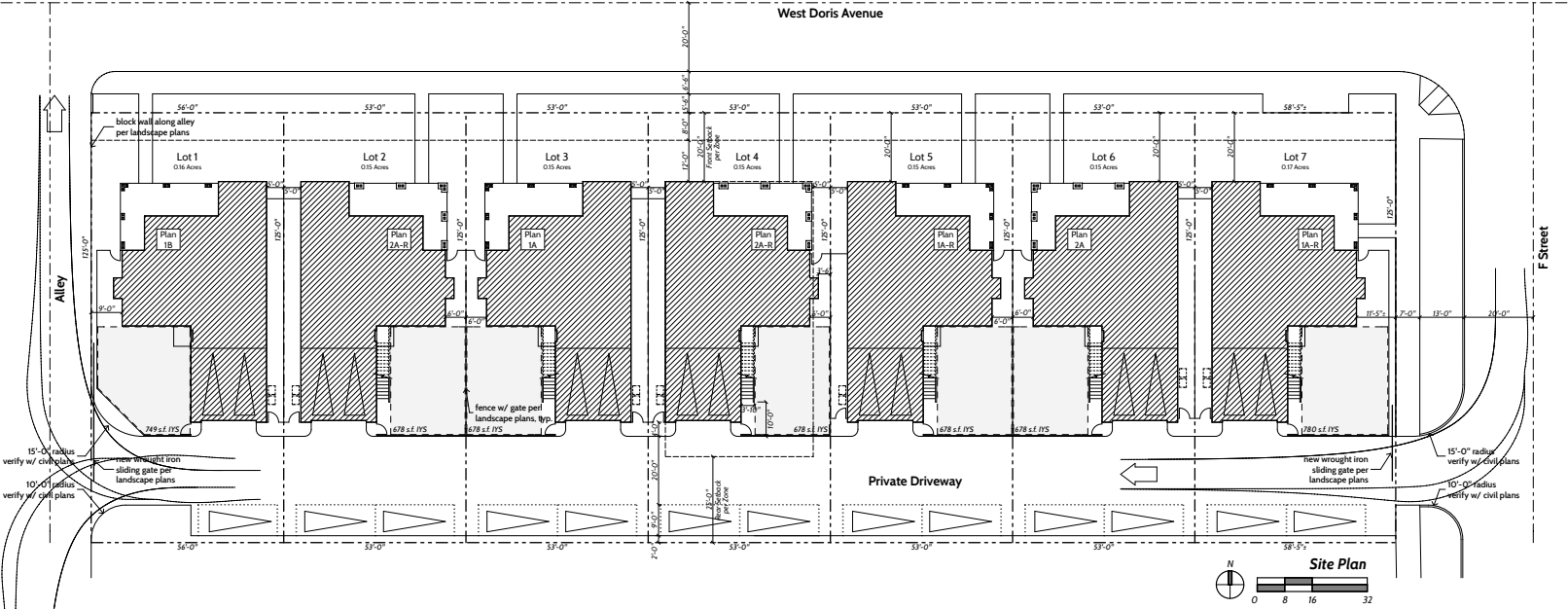
PROJECT NAME
This drawing is not for
construction without
architect's stamp and
original signature

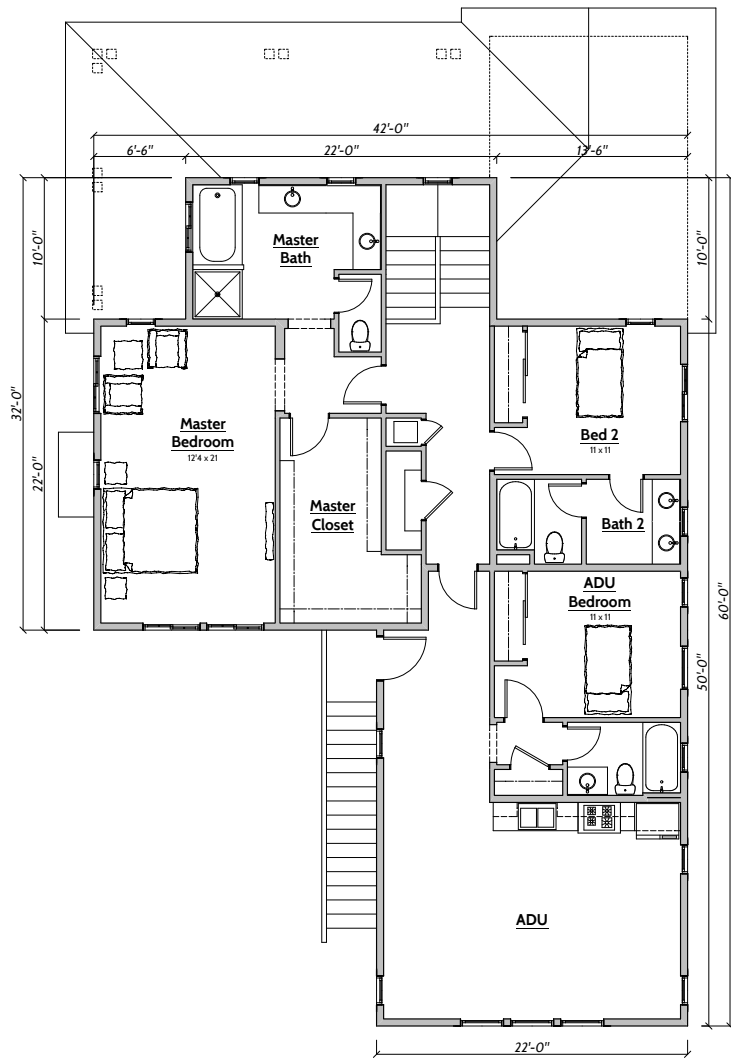
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DELTA/DATE ISSUED FOR
02/14/17 Initial Submittal

SHEET DATE 2/29/19
JOB No. #191
DRAWN BY RT

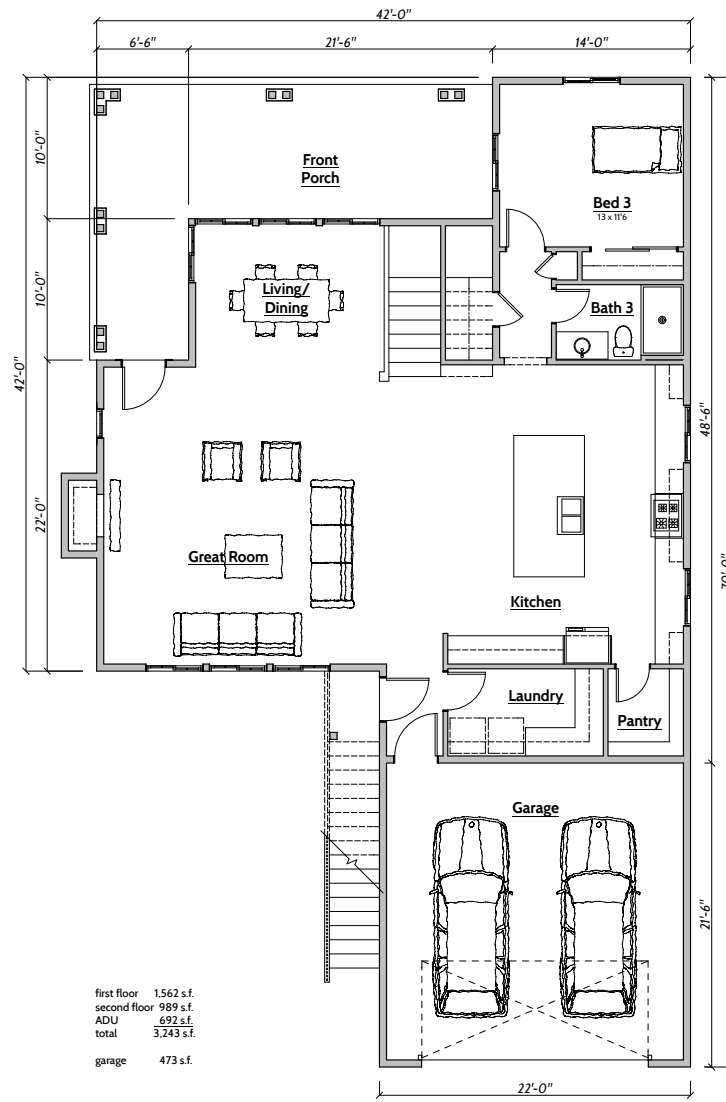
A.1
SHEET No.
SHEET TITLE
Site Plan





Second Floor Plan 1A
Scale: 1/4" = 1'-0"

first floor 1,562 s.f.
second floor 989 s.f.
ADU 692 s.f.
total 3,243 s.f.
garage 473 s.f.



First Floor Plan 1A
Scale: 1/4" = 1'-0"



West Pointe Homes
MAGNOLIA LANE
700 Doris Avenue
City of Oxnard, California

PROJECT NAME
This drawing is not for construction without architect's stamp and original signature

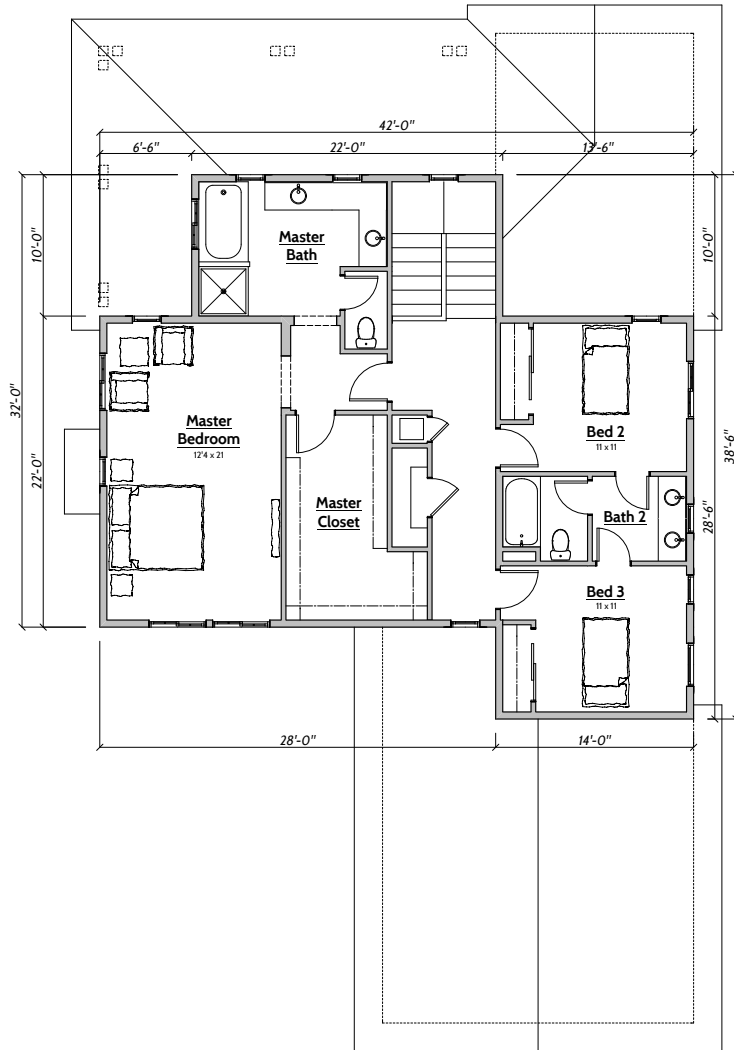
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DATE/DATE	ISSUED FOR
02/14/17	Initial Submittal

SHEET DATE	2/29/19
JOB No.	1901
DRAWN	RY

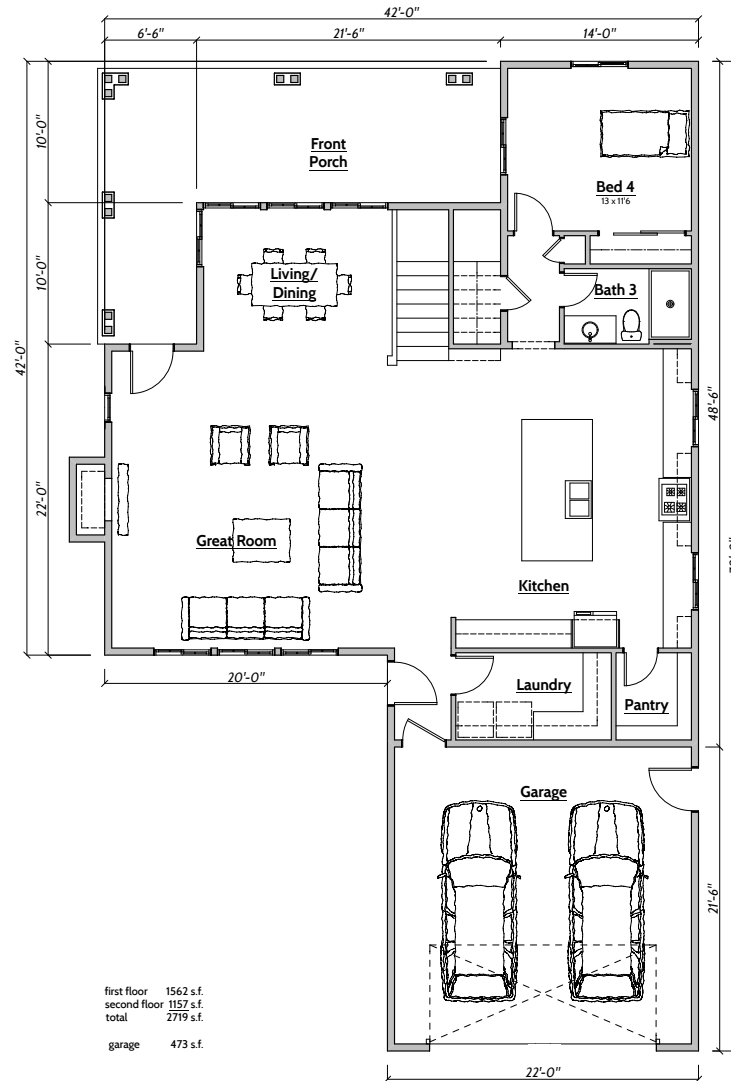
A.2

SHEET No.
SHEET TITLE
Floor Plans 1A

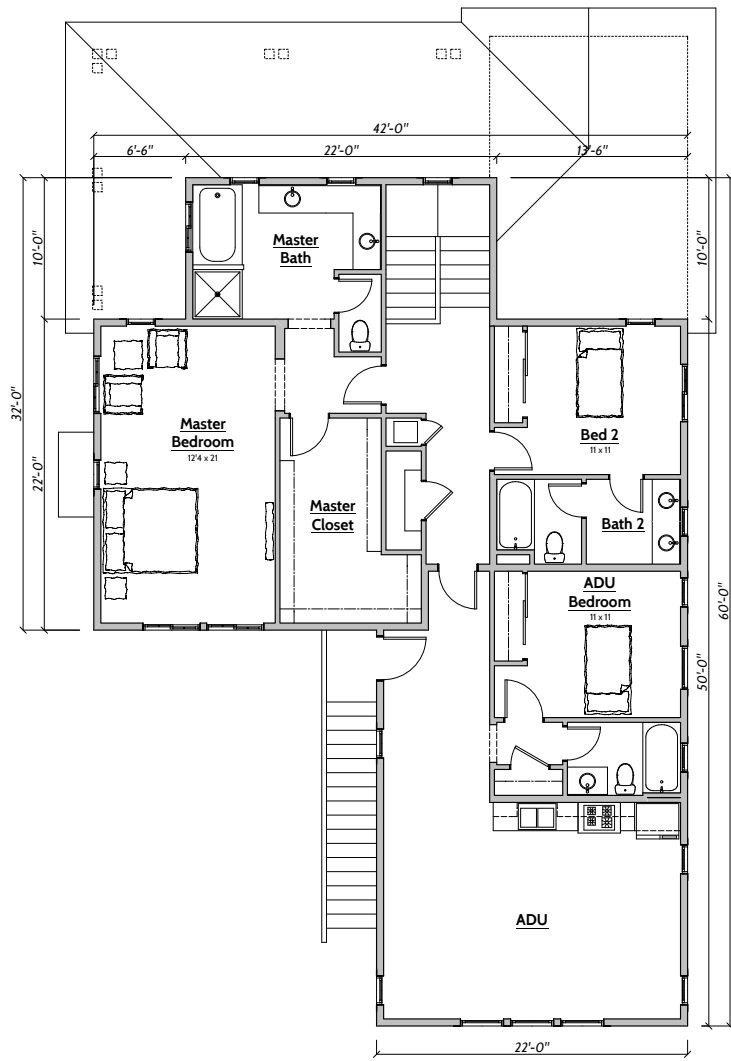


Second Floor Plan 1B
Scale: 1/4" = 1'-0"

first floor 1562 s.f.
second floor 1157 s.f.
total 2719 s.f.
garage 473 s.f.

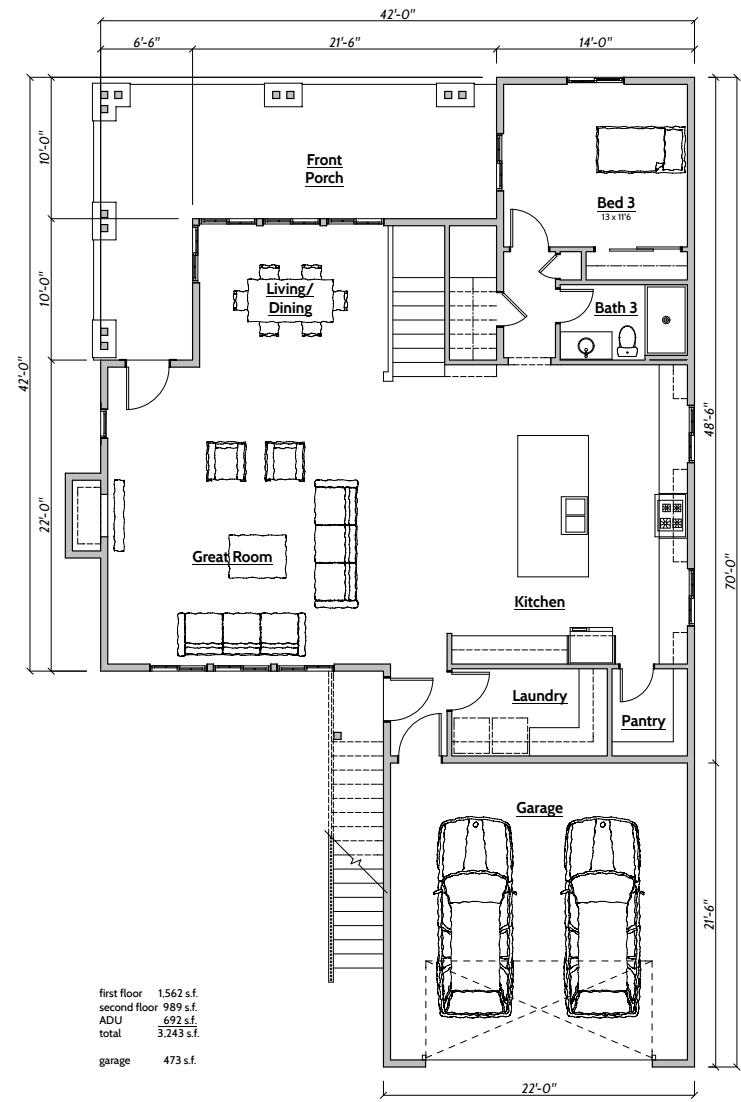


First Floor Plan 1B
Scale: 1/4" = 1'-0"



Second Floor Plan 2A
Scale: 1/4" = 1'-0"

first floor 1,562 s.f.
second floor 989 s.f.
ADU 692 s.f.
total 3,243 s.f.
garage 473 s.f.



First Floor Plan 2A
Scale: 1/4" = 1'-0"

PROJECT NAME
This drawing is not for
construction without
architect's stamp and
original signature

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DATE/DATE	ISSUED FOR
02/14/17	Initial Submittal

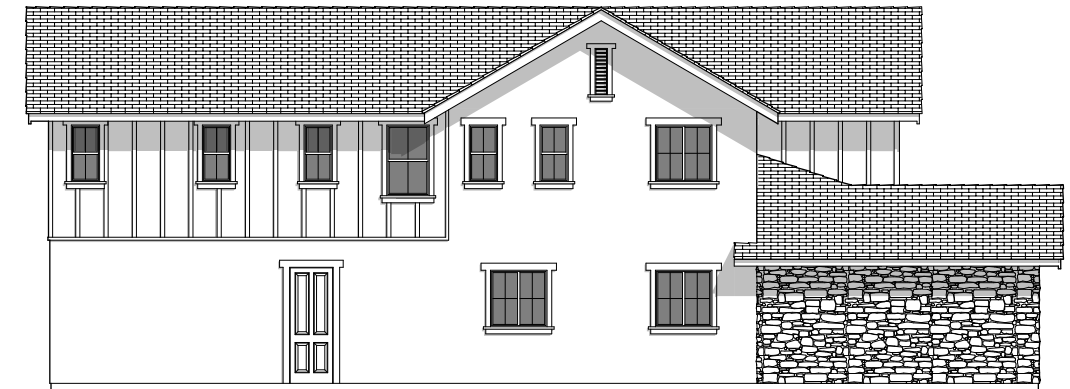
SHEET DATE	2/29/19
JOB No.	WPH
DRAWN	RY



Right Elevation 1A
Scale: 1/4" = 1'-0"



Rear Elevation 1A
Scale: 1/4" = 1'-0"



Left Elevation 1A
Scale: 1/4" = 1'-0"



Front Elevation 1A
Scale: 1/4" = 1'-0"



Right Elevation 1B
Scale: 1/4" = 1'-0"
Reverse



Rear Elevation 1B
Scale: 1/4" = 1'-0"
Reverse



Left Elevation 1B
Scale: 1/4" = 1'-0"
Reverse



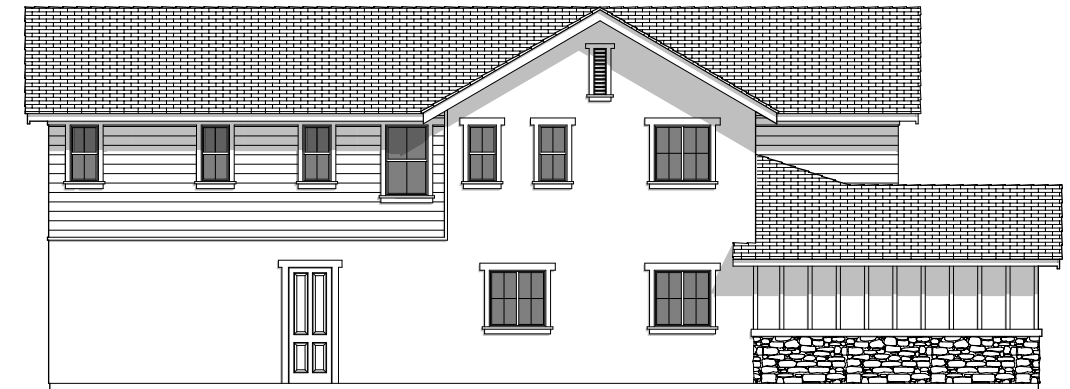
Front Elevation 1B
Scale: 1/4" = 1'-0"
Reverse



Right Elevation 2A
Scale: 1/4" = 1'-0"



Rear Elevation 2A
Scale: 1/4" = 1'-0"

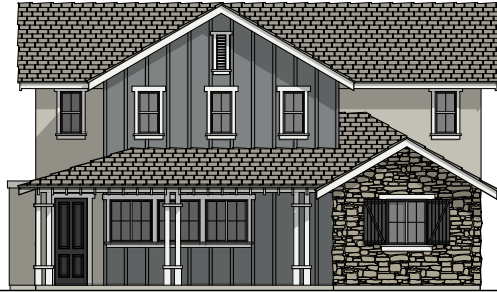


Left Elevation 2A
Scale: 1/4" = 1'-0"

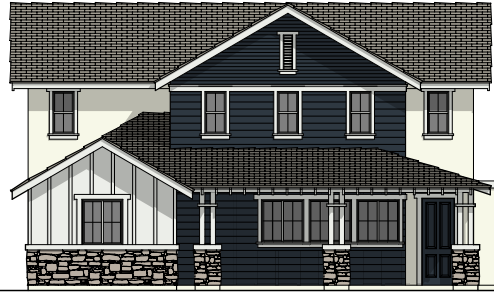


Front Elevation 2A
Scale: 1/4" = 1'-0"

F Street



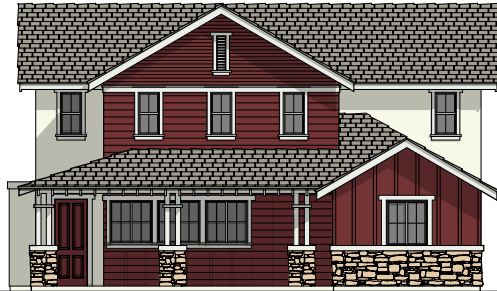
Plan 1A-R
Material Scheme 1



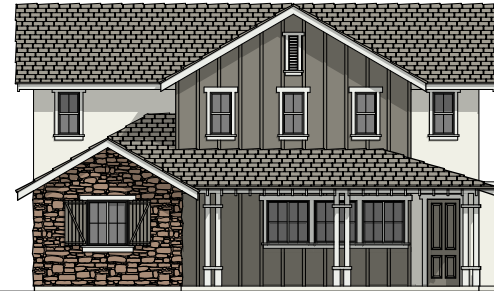
Plan 2A
Material Scheme 2



Plan 1A-R
Material Scheme 3



Plan 2A-R
Material Scheme 4



Plan 1A
Material Scheme 5



Plan 2A-R
Material Scheme 6



Plan 1B
Material Scheme 7

Alley



Barn Light Electric
Gooseneck Wall Light



Barn Light Electric
Gooseneck Wall Light



Barn Light Electric
Gooseneck Wall Light



Barn Light Electric
Gooseneck Wall Light



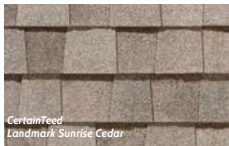
Barn Light Electric
Gooseneck Wall Light



Barn Light Electric
Gooseneck Wall Light



Barn Light Electric
Gooseneck Wall Light



Roofing



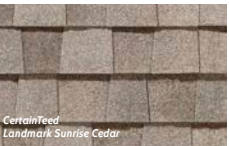
Roofing



Roofing



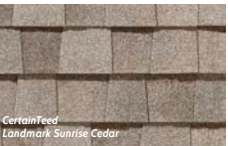
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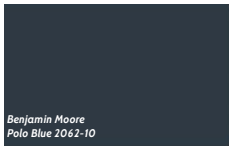
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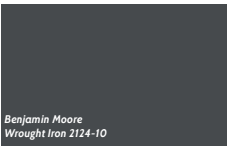
Roofing



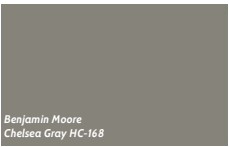
Roofing



Shutters/Doors



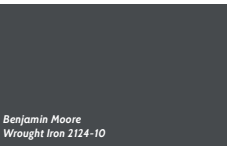
Board & Batten/Doors



Shutters/Doors



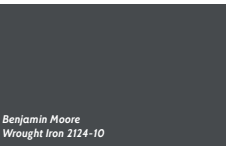
Board & Batten/Doors



Shutters/Doors



Board & Batten/Doors



Shutters/Doors



Trim



Trim



Trim



Trim



Trim



Trim



Trim



Board & Batten



Siding



Board & Batten



Siding



Board & Batten



Siding



Board & Batten



Stucco



Stucco



Stucco



Stucco



Stucco



Stucco



Stucco



Stone

Material Scheme 7



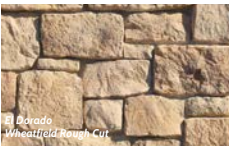
Stone

Material Scheme 6



Stone

Material Scheme 5



Stone

Material Scheme 4



Stone

Material Scheme 3



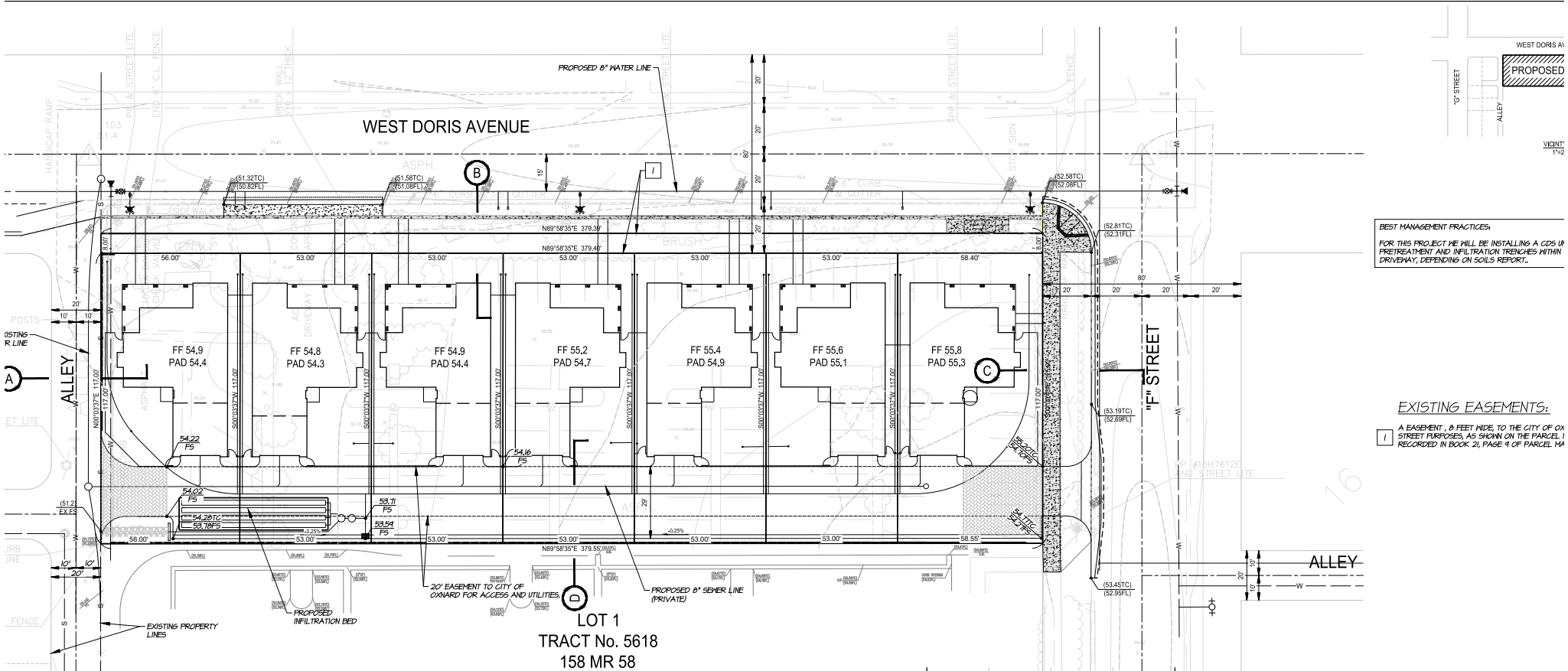
Stone

Material Scheme 2



Stone

Material Scheme 1

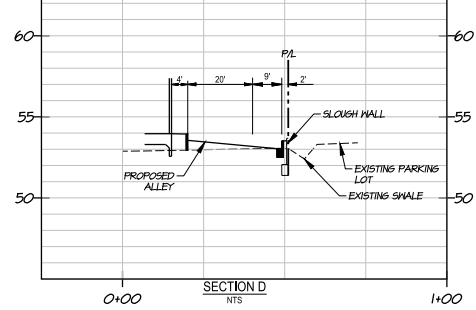
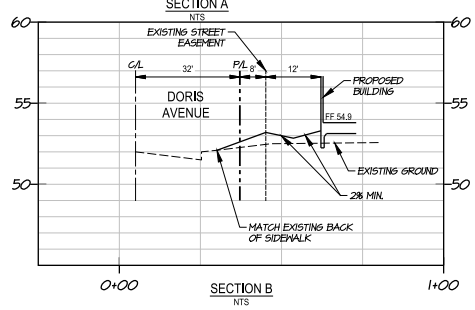
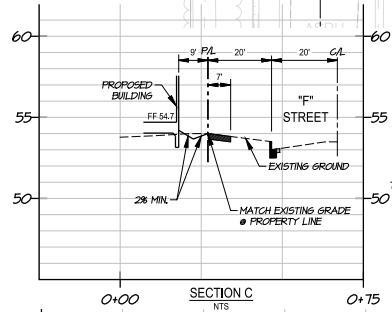
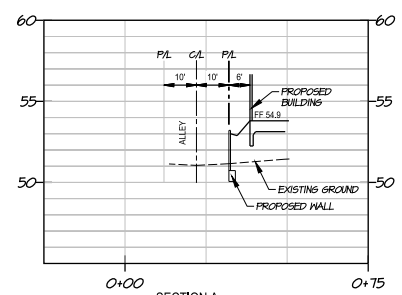


applicant West Pointe Homes Applicant
James Stephen Rasmussen and Jeanne Terese Rasmussen, as Co-Trustees of the Rasmussen Living Trust dated April 29, 2015 Owner
26500 W Agoura Road #552
Calabasas, Ca 91302

Blake Rasmussen
(818) 500-4208
rasmussen.blake@gmail.com
DTR Engineering
PO Box 51428
Oxnard, CA 93031
David J. Rose
(805) 919-9443
dave@dtrengineering.com

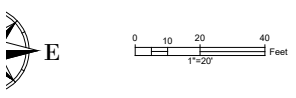
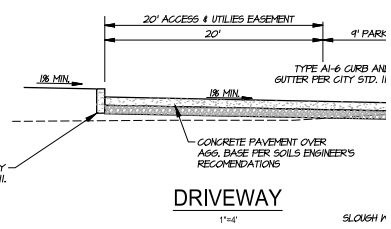
Parcel 2 of Parcel Map No. 01-5-66, in the City of Oxnard, County of Ventura, State of California, as per map filed in Book 63, Pages 94 to 96 of Parcel Maps, in the Office of the County Recorder of said County.

EXISTING AREA	SQ. FT.	% TOTAL
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3	6,702.01	0.54
4	6,702.01	0.54
5	6,702.01	0.54
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98	6,702.01	0.54
99	6,702.01	0.54
100	6,702.01	0.54



BEST MANAGEMENT PRACTICES:
FOR THIS PROJECT WE WILL BE INSTALLING A CDS IN PRETREATMENT AND INFILTRATION TRENCHES WITHIN DRIVEWAY, DEPENDING ON SOILS REPORT.

EXISTING EASEMENTS:
1. A EASEMENT 8 FEET WIDE TO THE CITY OF OX STREET PURPOSES, AS SHOWN ON THE PARCEL 1 RECORDED IN BOOK 21, PAGE 9 OF PARCEL MA

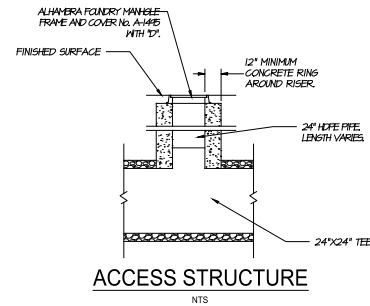
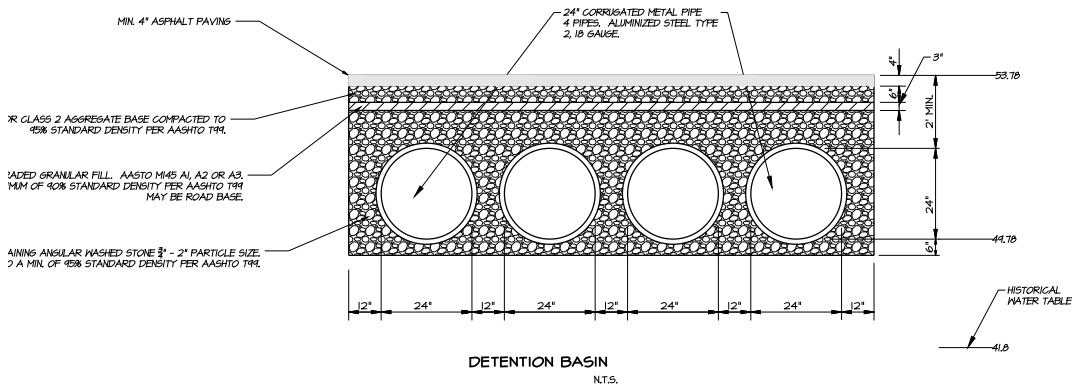
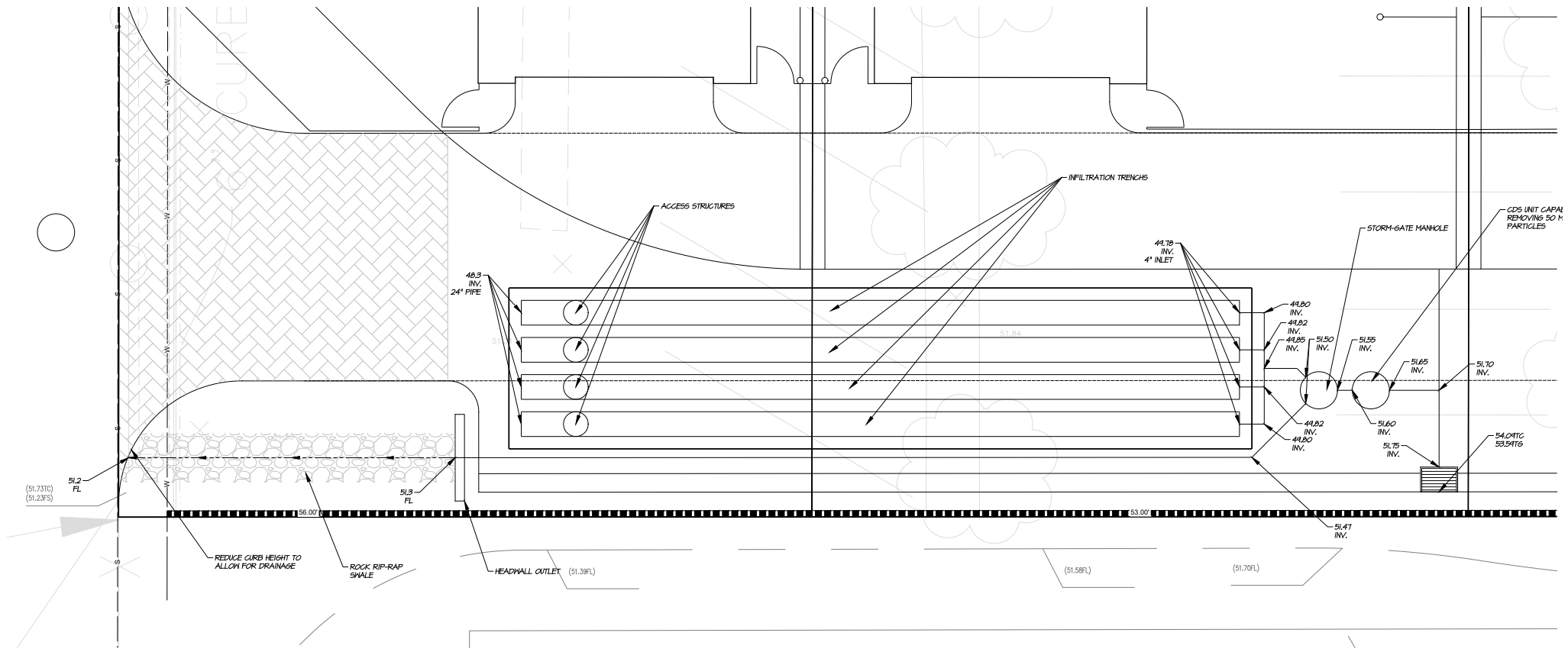


TENTATIVE TRACT MAP No.

PARCEL 2 OF PARCEL MAP No. 01-5-66, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, PER BOOK 63, PAGES 94 TO 96

JANUARY 2019
NOVEMBER 2018
FEBRUARY 2018

DTR ENGINE
Civil Engineering
2448 JACARANDA DRIVE, PO BOX 51
(805) 278-8538 - www.dtrengine.com
David J. Rose
RCE 32127
EXP. 12/31/2011



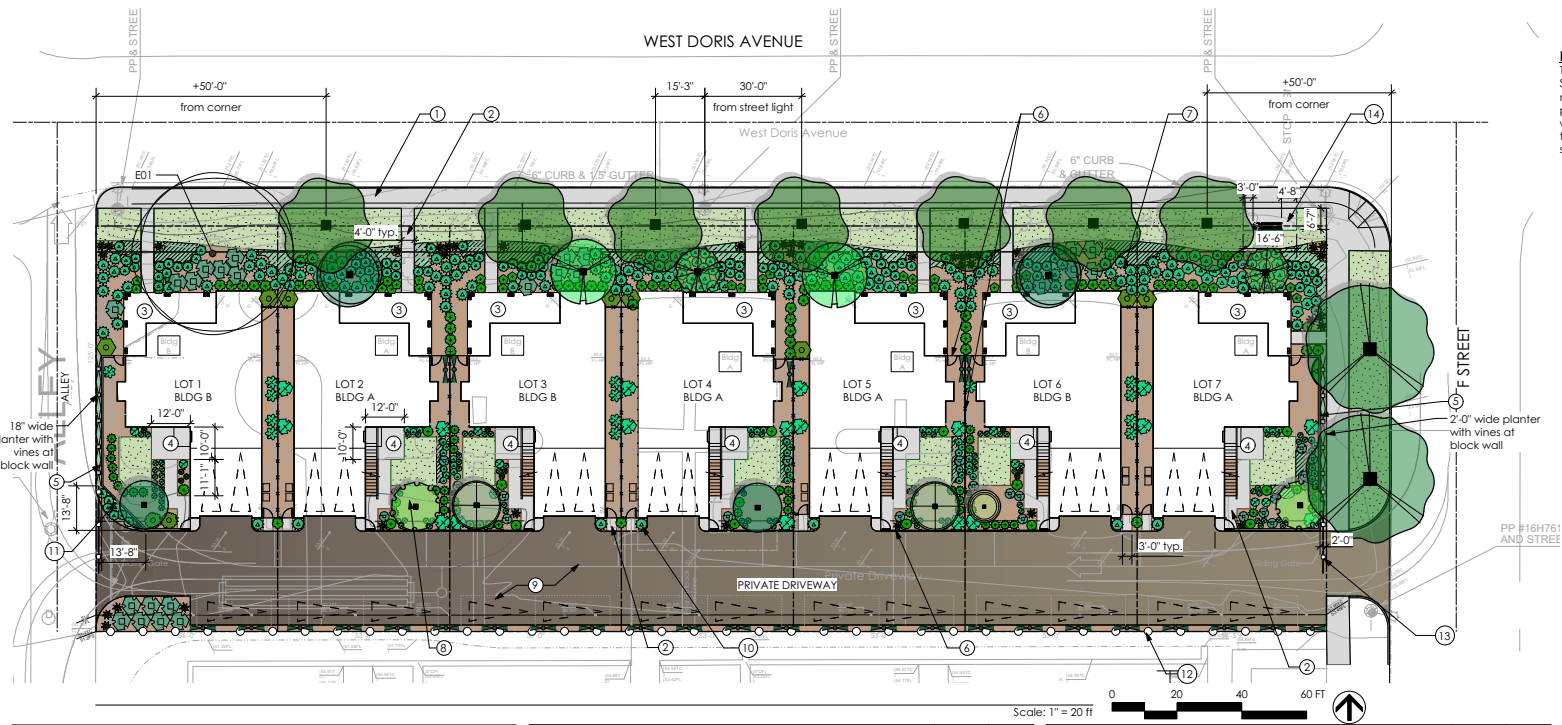
DTR ENGINEER
Civil Engineers
21445 JACARANDA DRIVE, PO BOX 51
(805) 278-8528 - www.dtrengineer.com
David J. Rose
DAVID J. ROSE
RCE 32127
EXP. 12/31/2011

ENGINEERING SITE PLAN TENTATIVE TRACT MAP N

PARCEL 2 OF PARCEL MAP No. 015-5-568, IN THE CITY OF OXNARD,
COUNTY OF VENTURA
STATE OF CALIFORNIA
PER BOOK 63, PAGES 94 TO 96

JANUARY 2010
NOVEMBER 2018
APRIL 2018





DESIGN CONCEPT

The residences will have a landscape which will comply with the City of Oxnard Landscape Standards. The front, rear and side yards shall feature low water use, low maintenance, native and regionally adopted plants suitable to residential use including flowering perennials, grasses, succulents, and fruit trees. The front yards and alley facing landscape will be HOA maintained, while the developer landscaped rear yards will be maintained by the homeowners. All above ground utilities will be screened by a minimum of 5 gallon size shrubs or vines per City of Oxnard Landscape Standards.

LEGEND

- Concrete sidewalk, see Civil plans
- Natural gray concrete walkway
- Front porch, see Architect's plans
- Natural gray concrete patio
- 6' ht. block wall with vines
- 6' ht. wood "Good Neighbor" fence with gate
- Front yard landscape, HOA maintained
- Rear yard landscape, homeowner maintained
- Private driveway, asphalt paving, see Civil plans
- Alley landscape, HOA maintained

- Site distance clearance, p
- Existing wrought iron fence
- New 5'-0" ht. wrought iron end of private driveway to wrought iron fence design line (see photo below)
- Existing bus stop (bench & concrete pad) to remain, lighting and bike rack per Transportation Dept. & Go

PLANT SCHEDULE - STREET TREES & HOA MAINTAINED TREES

SYMBOL	QTY	LATIN NAME	COMMON NAME	WU
TREES				
	2	<i>Arbutus x 'Marina'</i>	Marina Strawberry Tree	
	2	<i>Geijera parviflora</i>	Australian Willow	
	7	<i>Magnolia grandiflora</i> 'D.D. Blanchard'	D.D. Blanchard Southern Magnolia	
	2	<i>Platanus x acerifolia</i> 'Bloodgood'	Bloodgood London Plane Tree	
	2	<i>Tristanopsis laurina</i>	Water Gum	

PLANT SCHEDULE - SHRUBS & VINES- HOA MAINTAINED

SYMBOL	QTY	LATIN NAME	COMMON NAME	WU
SHRUBS				
	34	<i>Agave 'Blue Flame'</i>	Blue Flame Agave	
	107	<i>Bulbine frutescens</i>	Snake Flower	
	24	<i>Cistus x pulverulentus 'Sunset'</i>	Magenta Rock Rose	
	24	<i>Distictis 'Rivers'</i>	Royal Trumpet Vine	
	10	<i>Ficus pumila</i>	Creeping Fig	
	107	<i>Muhlenbergia rigens</i>	Deer Grass	
	52	<i>Myrsine africana</i>	African Boxwood	
	8	<i>Olea europaea 'Montroia' P.P. # 6266</i>	Little Olle(R) Dwarf Olive	
	60	<i>Pelargonium tomentosum</i>	Peppermint-Scented Geranium	
	38	<i>Salvia greggii 'Alba'</i>	White Texas Sage	

PLANT SCHEDULE - GROUNDCOVER - HOA MAINTAINED

SYMBOL	QTY	LATIN NAME	COMMON NAME	WU
	397 sf	<i>Erigeron karwinskianus</i>	Santa Barbara Daisy	
	330 sf	<i>Senecio serpens</i>	Blue Chalksticks	
	5063 sf	<i>Agrostis pallens</i>	Native Bentgrass	

PLANT SCHEDULE - REAR YARD TREES

SYMBOL	QTY	LATIN NAME	COMMON NAME	WUCOLS	SIZE
TREES					
	2	<i>Citrus aurantifolia</i> 'Bearss Seedless'	Bearss Seedless Lime	M	15 gal
	2	<i>Citrus limon</i> 'Meyer Improved'	Improved Meyer Lemon	M	15 gal
	1	<i>Citrus paradisi</i> 'Dwarf Redblush'	Dwarf Redblush Grapefruit	M	15 gal
	2	<i>Citrus sinensis</i> 'Campbell'	Campbell Valencia Orange	M	15 gal

PLANT SCHEDULE - REAR YARD SHRUBS & VINES

SYMBOL	QTY	LATIN NAME	COMMON NAME	WUCOLS	SIZE
SHRUBS					
	6	<i>Agave 'Blue Flame'</i>	Blue Flame Agave	L	5 gal
	14	<i>Aloe striata</i>	Coral Aloe	L	5 gal
	45	<i>Anigozanthos 'Bush Ranger'</i>	Bush Ranger Kangaroo Paws	L	5 gal
	2	<i>Callistemon viminalis</i> 'Little John'	Dwarf Bottlebrush	L	5 gal
	20	<i>Cistanthe grandiflora</i>	Calandrinia	L	5 gal
	18	<i>Cistus x purpureus</i>	Purple Rock Rose	L	5 gal
	85	<i>Dianella revoluta</i> 'DR5000' P.P. # 17719	Little Rev™ Flax Lily	L	5 gal
	5	<i>Distictis 'Rivers'</i>	Royal Trumpet Vine	M	15 gal
	12	<i>Gaura lindheimeri</i>	White Gaura, Lindheimer's beebliss	L	5 gal
	1	<i>Jasminum fortunei</i>	Twisted Jasmine	M	15 gal
	9	<i>Lavandula x intermedia</i> 'Provence'	Provence French Lavender	L	5 gal
	48	<i>Muhlenbergia dubia</i>	Pine Muhly	L	5 gal
	3	<i>Myrsine africana</i>	African Boxwood	L	5 gal
	14	<i>Rosa x 'Iceberg'</i> 'Floribunda Rose'	Iceberg Rose	M	5 gal

PLANT SCHEDULE - REAR YARD GROUNDCOVER

SYMBOL	QTY	LATIN NAME	COMMON NAME	WUCOLS	SIZE
	110 sf	<i>Senecio serpens</i>	Blue Chalksticks	L	from flats
	1182 sf	<i>Agrostis pallens</i>	Native Bentgrass	M	Sod

EXISTING TREE

ID	LATIN NAME	COMMON NAME	SPREAD	HT.	DBH	ACTION
E01	<i>Platanus racemosa</i>	California Sycamore	50'0"	35'0"	20"	Retain - Arborist work required

NOTE:

- Existing tree findings based upon arborist report recommendations dated 7-11-2018 by John Oblinger, ISA Certified Arborist.
- Per arborist report: "Proper pruning must be done to provide clearance from the house and over the yard by pruning. Protective fencing shall be placed at the dipline to protect the roots and trunk from damage. A certified arborist shall monitor the fencing, pruning and work near the tree. No protected trees are being removed for this project."



Proposed 5'-0" ht. wrought iron sliding gate to match design of existing fence at southern property line.

Client:

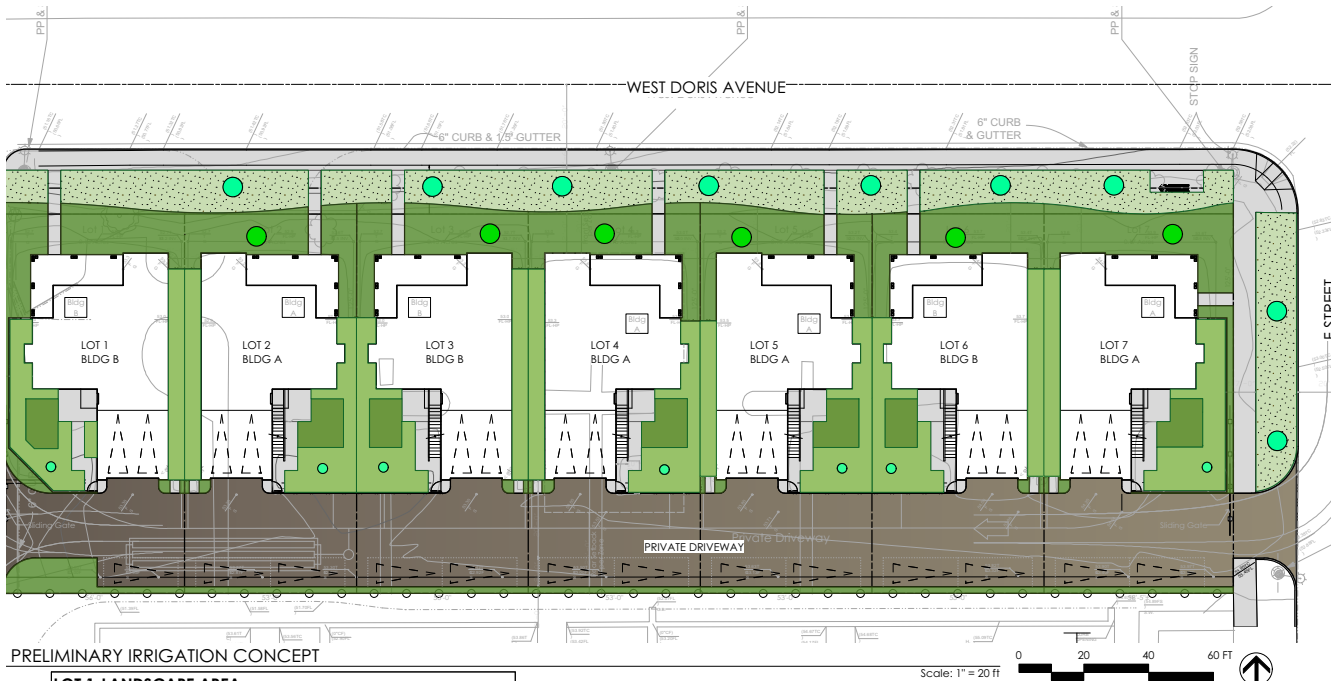
WEST POINTE HOMES
26500 West Agoura Rd, Ste. 652
Calabasa, CA 91302

Project:

MAGNOLIA LANE
SEVEN NEW RESIDENCES (OXNARD 7)
DORIS AVENUE AT 'F' STREET, OXNARD, CA

Plan Title:

Preliminary Landscape Plan



PRELIMINARY IRRIGATION CONCEPT

LOT 1-LANDSCAPE AREA	
DESCRIPTION	AREA
HOA MAINTAINED FRONT YARD & DRIVEWAY FACING LANDSCAPE	1,692 SF
PRIVATE- REAR YARD LANDSCAPE	988 SF
TOTAL LANDSCAPE SF	2,681 SF
LOT 2-LANDSCAPE AREA	
DESCRIPTION	AREA
HOA MAINTAINED FRONT YARD & DRIVEWAY FACING LANDSCAPE	1,419 SF
PRIVATE- REAR YARD LANDSCAPE	1,004 SF
TOTAL LANDSCAPE SF	2,423 SF
LOT 3-LANDSCAPE AREA	
DESCRIPTION	AREA
HOA MAINTAINED FRONT YARD & DRIVEWAY FACING LANDSCAPE	1,414 SF
PRIVATE- REAR YARD LANDSCAPE	1,004 SF
TOTAL LANDSCAPE SF	2,418 SF
LOT 4-LANDSCAPE AREA	
DESCRIPTION	AREA
HOA MAINTAINED FRONT YARD & DRIVEWAY FACING LANDSCAPE	1,423 SF
PRIVATE- REAR YARD LANDSCAPE	1,005 SF
TOTAL LANDSCAPE SF	2,428 SF
LOT 5-LANDSCAPE AREA	
DESCRIPTION	AREA
HOA MAINTAINED FRONT YARD & DRIVEWAY FACING LANDSCAPE	1,501 SF
PRIVATE- REAR YARD LANDSCAPE	919 SF
TOTAL LANDSCAPE SF	2,420 SF
LOT 6-LANDSCAPE AREA	
DESCRIPTION	AREA
HOA MAINTAINED FRONT YARD & DRIVEWAY FACING LANDSCAPE	1,416 SF
PRIVATE- REAR YARD LANDSCAPE	999 SF
TOTAL LANDSCAPE SF	2,415 SF
LOT 7-LANDSCAPE AREA	
DESCRIPTION	AREA
HOA MAINTAINED FRONT YARD & DRIVEWAY FACING LANDSCAPE	2,762 SF
PRIVATE- REAR YARD LANDSCAPE	1,139 SF
TOTAL LANDSCAPE SF	3,901 SF
COMMON AREA LANDSCAPE AREA	
DESCRIPTION	AREA
PRIVATE DRIVEWAY SOUTHERN PLANTER	1,126 SF
TOTAL LANDSCAPE SF	1,126 SF

ATTACHMENT A- PRIVATE REAR YARDS WATER EFFICIENT LANDSCAPE WORKSHEET

PROJECT NAME: Oxnard 7 Housing
PROJECT TYPE: Residential
PROJECT LOCATION: Oxnard, CA
REFERENCE ETO: 42.5
TOTAL IRRIGATED LANDSCAPE AREA: 7,383 sf

Maximum Applied Water Allowance (MAWA)

$$MAWA = (ET_o) (0.62) [(ETAF \times LA) + ((1 - ETAF) \times SLA)]$$

Applicant to fill in boxes below:

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Estimated Total Water Use (ETWU)

$$ETWU = (ET_o) (0.62) [(PF \times HA) / IE + SLA]$$

ETWU = Estimated Total Water Use
ET_o = Reference Evapotranspiration (inches per year)
0.62 = Conversion factor (to gallons per square foot)
PF = Plant Factor from WUCOLS (see Table A)
HA = Hydrozone Area (square feet)
IE = Irrigation Efficiency (see Table B)
SLA = Portion of Landscape Area identified as Special Landscape Area - see Definitions (square feet)

ETWU arrived from Hydrozone Table below = **65,740 gallons per year** ETWU meets MAWA requirement.

HYDROZONE TABLE								
hydrozone	plant water use	plant factor (PF)	irrigation method	irrigation efficiency (IE)	ETAF (PF/IE)	hydrozone area (HA) (sf)	ETAF X Area	% of landscape area
REGULAR LANDSCAPE AREAS								
6 - Turf-Rear yard	mod	0.6	spray	0.75	0.80	1,182	946	16%
7 - Shrubs-Rear Yard	low	0.2	drip	0.81	0.25	6,151	1,519	83%
8 - Trees-rear yard	mod	0.5	drip	0.81	0.62	49	31	1%
Regular Landscape Area Subtotal						7,383	2,495	100%
SPECIAL LANDSCAPE AREAS (SLA)								
Special Landscape Area Subtotal						0	0	0%
Total						7,383	2,495	100%

IRRIGATION CONCEPT

The irrigation system will comply with all applicable State and City of Oxnard Water Efficient Landscape Ordinance (City Council Ordinance No. 2822) and Landscape Water Conservation Standards. The front yards, parkways and alley facing landscape will be HOA maintained with its own meter, weather-based, smart controller, flow sensor and master valve. The homeowner maintained rear yards will be watered from the individual domestic water meter using anti-siphon valves and weather-based, smart controllers mounted in garages. A combination of drip irrigation and bubblers (for shrubs and groundcover) and root watering systems (for trees) will be used to reduce water use and eliminate overspray. Trees will be separated from shrubs on their own valves. Spray irrigation will be limited to turf and comply with regulations. Turf in the parkways narrower than 10 feet will use subsurface irrigation.

ATTACHMENT A- HOA MAINTAINED FRONT YARDS & ALLEY LANDSCAPE WATER EFFICIENT LANDSCAPE WORKSHEET

PROJECT NAME: Oxnard 7 Housing
PROJECT TYPE: Residential
PROJECT LOCATION: Oxnard, CA
REFERENCE ETO: 42.5
TOTAL IRRIGATED LANDSCAPE AREA: 12,622 sf

MONTHLY ETO

ET _o	Oxnard, CA
jan.	2.2
feb.	2.5
mar.	3.2
april	3.7
may	4.4
june	4.6
july	5.4
aug.	4.8
sept.	4.0
oct.	3.3
nov.	2.4
dec.	2.0
annual	42.5

Maximum Applied Water Allowance (MAWA)

$$MAWA = (ET_o) (0.62) [(ETAF \times LA) + ((1 - ETAF) \times SLA)]$$

MAWA = Maximum Applied Water Allowance
ET_o = Reference Evapotranspiration (inches per year)
0.62 = Conversion factor (to gallons per square foot)
ETAF = Evapotranspiration Adjustment Factor = 0.55 for Residential Areas
LA = Landscaped Area including SLA (sq ft)
SLA = Portion of Landscape Area identified as Special Landscape Area - see Definitions (square feet)

Applicant to fill in boxes below:

12,622	Irrigated Landscape Area including Special Landscape Area/SLA (square feet)				
0	Portion of Landscape Area identified as Special Landscape Area (square feet)				
ET _o	ETAF	AREA (sf)	Conversion	MAWA	
MAWA for Total LA	42.5	x 0.55	x 12,622	x 0.62	182,924
MAWA for SLA*	42.5	x 0.45	x 0	x 0.62	0
Total MAWA					182,924 (gallons per year)

Estimated Total Water Use (ETWU)

$$ETWU = (ET_o) (0.62) [(PF \times HA) / IE + SLA]$$

ETWU = Estimated Total Water Use
ET_o = Reference Evapotranspiration (inches per year)
0.62 = Conversion factor (to gallons per square foot)
PF = Plant Factor from WUCOLS (see Table A)
HA = Hydrozone Area (square feet)
IE = Irrigation Efficiency (see Table B)
SLA = Portion of Landscape Area identified as Special Landscape Area - see Definitions (square feet)

ETAF Calculations

Regular Landscape Areas
Total ETAF x Area
Total Area
Average ETAF

All Landscape Areas
Total ETAF X Area
Total Area
Site-wide ETAF

Average ETAF meets requirement for this:

ETWU arrived from Hydrozone Table below = **155,788 gallons per year** ETWU meets MAWA requirement.

HYDROZONE TABLE								
hydrozone	plant water use	plant factor (PF)	irrigation method	irrigation efficiency (IE)	ETAF (PF/IE)	hydrozone area (HA) (sf)	ETAF X Area	% of landscape area
REGULAR LANDSCAPE AREAS								
2 - Turf-HOA front yard	mod	0.6	spray	0.75	0.80	4,809	3,847	38%
3 - Shrubs-HOA	low	0.2	drip	0.81	0.25	7,389	1,825	59%
4 - Street Trees	mod	0.5	drip	0.81	0.62	254	157	2%
5 - Front yard trees	mod	0.4	drip	0.81	0.49	170	84	1%
Regular Landscape Area Subtotal						12,622	5,912	100%
SPECIAL LANDSCAPE AREAS (SLA)								
Special Landscape Area Subtotal						0	0	0%
Total						12,622	5,912	100%

Table A - PF (Plant Factor)

Cool Season Turf*	0.8
Warm Season Turf**	0.6
High Water Using Plants	0.6 can be between 0.7 - 0.9
Moderate Water Using Plants	0.5 can be between 0.4 - 0.6
Low Water Using Plants	0.2 can be between 0.1 - 0.3
Very Low water Using Plants	0.1 below 0.1

Table B - IE (Irrigation Efficiency)

Overhead Spray	
Drip	
*Drip-line	
*ECO-mat	

*note: adjustment can be made based on exact type of equipment.
**species include bermudagrass, zoysiagrass, st. augustinegrass

Client:

WEST POINTE HOMES
26500 West Agoura Rd, Ste. 652
Calabasa, CA 91302

Project:

MAGNOLIA LANE
SEVEN NEW RESIDENCES (OXNARD 7)
DORIS AVENUE AT 'F' STREET, OXNARD, CA

Plan Title:

Preliminary Irrigation Concept

ATTACHMENT “D”

SUP Resolution & Conditions

RESOLUTION NO. XXXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 18-500-10 (SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT PERMIT) TO CONSTRUCT SEVEN (7) TWO-STORY SINGLE-FAMILY RESIDENTIAL DWELLING UNITS WITH AN OPTIONAL ACCESSORY DWELLING UNIT ON A 1.09 ACRE PROPERTY, LOCATED ON THE 700 BLOCK OF DORIS AVENUE, APN: 200-0-291-325, SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY BLAKE RASMUSSEN, 26500 WEST AGOURA PARKWAY #652 ON BEHALF OF JAMES RASMUSSEN, PROPERTY OWNER

WHEREAS, on July 19, 2018, Blake Rasmussen (the “**Applicant**” and/or “**Permittee**”) submitted a request to construct seven (7) two-story single family homes along with parking and landscaping improvements on vacant property located on the 700 Block of Doris Avenue (APN: 200-0-291-325) ; and

WHEREAS, on March 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. PZ 18-500-10 (Special Use Permit) to construct seven single family homes and necessary parking and landscaping improvements with an optional accessory dwelling unit (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 exempt under Section 15332 of the CEQA Guidelines.

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 in in conformance with the City of Oxnard 2030 General Plan and the elements thereof and other adopted standards.**

The subject site has a 2030 General Plan designation of Residential Low (RL) and a zoning designation of Single Family Residential Planned Development (R-1-PD). The proposed Project is an allowed use within the zoning district with approval of a Special Use Permit and a Tentative Subdivision Map.

- (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 use is consistent with uses considered and permitted in the Single Family Residential, Planned Development (R-1-PD) zone. Construction activities, anticipated uses, and development design will be subject to standard construction requirements of the Building, Fire, and Traffic Codes. Therefore, the proposed use and improvements are not expected to have adverse effects or be materially detrimental 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 is consistent with most, but not all, of the applicable development standards. The Project proposes: 1) a reduction to the interior yard space required; an increase in building height, and reduction in lot width. Under the provisions of the Planned Development Additive Zone (OCC Section 16-270 et seq.), all requirements of the basic zone apply to the PD zone, but the requirements may be modified up to 25% of numeric standards of the basic zone by conditions imposed on the Project through a Special Use Permit. The Project is requesting the aforementioned modifications in conformance with the Planned Development Additive Zone provisions of the OCC.

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

The Project was reviewed against the City's CEQA Threshold Guidelines to evaluate the potential for impacts to local traffic. The Project did not meet the threshold to warrant a traffic study which is 90+ units for residential projects.

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

The Project is considered infill development, because the site is surrounded by urban land uses. Furthermore, the Project will be served by existing water and sewer connections. In accordance with the Stormwater Quality Conditions of this Resolution, the Project's design will comply with stormwater control measures as required by the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit.

SECTION 2. The Planning Commission, in accordance with 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 15322 Infill Development, of the State CEQA Guidelines. This section pertains to infill development in an urban area with all services under five acres. 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 18-500-10 (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 25, 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-
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. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)
11. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD, G-12)
12. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the project property, except as provided in a permit issued by the Fire Chief. (FD, G-13)
13. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, G-14)
14. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the project property for which the Code Compliance Division has open cases. (PL, G-15).

LANDSCAPE STANDARD CONDITIONS

15. 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)
16. Prior to issuance of building permit, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, PK-2)
17. Prior to issuance of a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by Parks and Facilities Superintendent. (PK, PK-3)
18. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensure compliance (PK, PK-4)
19. Prior to City issuance of 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)

20. At the time of planting, Developer shall provide at least 24-inch box size for all new trees planted on the subject property by. All shrubs and vines planted under the subject permit by the Developer shall be at least five-gallon size, except as otherwise specified by this permit. (PK, PK-6)
21. Prior to the issuance of building permits for a residential development that includes any model houses, Developer shall obtain the approval of the Planning Division or designee for a low water-using landscape plan. Developer shall install low water-using landscape design and irrigation systems for at least one of the model houses in any cluster of two or more model houses, thereby demonstrating to prospective buyers the feasibility and aesthetic qualities of low water-using landscape design and irrigation systems. Developer shall provide appropriate signs, shown on the landscape plan, explaining that the model house utilizes a low water-using landscape and listing the plant materials used. (PK, PK-7)
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 offer a low water-use front yard landscape option to buyers at no extra cost. Developer shall also provide low water-use landscape literature to each buyer. (PK, PK-8)
24. Developer's landscape plans for houses shall show, where appropriate, a typical landscape and irrigation treatment for north, south, east or west site orientation, for corner lots as well as internal lots. (PK, PK-9)
25. Developer shall provide an automatic irrigation controller and a written seasonal watering schedule for all front yard, side, and interior yard landscaping. The watering schedule shall include variations for seasonal changes, sun and shade exposure of plants, type of plants, duration and frequency of irrigation, and suggestions as to how to conserve water. As part of the landscape plan check submittal process, the Parks and Facilities Superintendent shall review the sufficiency of instructions for the operation of the irrigation controller and the watering schedule cycles. (PK, PK-11)
26. At the close of escrow or at the time of occupancy of each dwelling unit, Developer shall review with and provide instructions to each buyer concerning the irrigation controller operation and the watering schedules. (PK, PK-12)
27. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, PK-22)
28. At time of submittal to the Building and Engineering Division for plan check, Developer's Landscape Architect or Architect shall provide the City with written confirmation that they

have reviewed the civil engineering construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements. (PK, PK-23)

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

LANDSCAPE SPECIAL CONDITIONS

30. Final landscape plans and specifications for planting and irrigation shall be prepared by a Landscape Architect registered in the State of California. Stamp should appear on all plans.
31. Landscape and irrigation plans must show a vine and water line to serve the vine that will be planted against the new walls facing the alley and F Street.
32. Platanus Acerifolia/ London Plane is the existing street tree on "F" Street and must be planted in accordance with the approved landscape plan. Landscape plan submitted for plan check shall include a diagram illustrating root barrier protection at curb and sidewalk.
33. Any transformer equipment box must be identified on the landscaped plan and shall be screened with planting. Plants and sizes to be identified on final landscape plans.
34. Prior to issuance of a certificate of occupancy, the Developer shall install all landscaping improvements as per the approved plan, including improvements in the private backyard of each dwelling unit.
35. Developer shall install drought tolerant and California native friendly landscaping in the lawn areas of all front yards, street side yards, and interior yard areas.
36. Developer shall implement water conserving irrigation features. Landscape and irrigation plans will be reviewed prior to issuance of building permits.

FIRE DEPARTMENT STANDARD CONDITIONS

37. 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*)
38. 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*)
39. 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*)
40. 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*)
41. 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*)
42. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)
43. 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*)
44. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)
45. 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*)
46. Developer shall provide automatic fire sprinklers as required by the City Code and shall contact the Fire Chief to ascertain the location of all connections. (FD, *F-12*)

FIRE DEPARTMENT SPECIAL CONDITIONS

47. 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.
48. 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.
49. "Click 2 Enter" enter radio frequency controls and key switch is required for all gates.
50. Fire sprinkler coverage is required for:
 - a. Patios, overhangs, or any other projections that are 48 inches or more from the structure.
 - b. Open areas beneath stairs that serve as habitable space or when that area is accessible for storage or has mechanical equipment.
 - c. The protection of the forced air unit when located in the attic or other areas that are normally inaccessible.

POLICE DEPARTMENT STANDARD CONDITIONS

51. A condition of approval requires compliance with the Outdoor Lighting Code & Guidelines
 - a) Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
 - b) Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the exceptions:
 - 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 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.
52. 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.
53. Lighting instruments shall be LED type or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature).
54. 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.

55. Lighting in private lane shall operate from dusk to dawn.
56. Garages shall be equipped with automatic garage door openers.
57. Each residence shall have a lighted street address fixture in front of the home and in the back next to garage door visible from the private lane driveway.
58. Landscape elements shall be arranged to provide clear lines of sight and eliminate potential places of concealment and dissuade the application of graffiti. Through the life of the project, the property shall be maintained to address these issues.
59. Developer/property owner shall inform owners via CC&Rs or HOA, or both, the provisions of Oxnard City Ordinance 7-100 through 7-106 as it applies to hosting loud parties or events and that should police respond to a disturbance multiple times, a service charge may be incurred of up to \$500.
60. Common areas with access control points shall utilize “Click 2 Enter” to provide first responder access.
61. CMU walls adjacent or visible from the public right-of-way shall have landscape elements in place that dissuades the application of graffiti. Creeping fig vine or similar plantings combined with shrubs that create a hedge are required.
62. Signs shall be posted all vehicular entrances in compliance with the California Vehicle Code 22658(a). Signs must be a minimum of 17 inches by 22 inches in size with lettering not less than 1 inch in height. Text shall meet the statutory requirements with language similar to: Unauthorized vehicles will be subject to removal at the vehicle owner’s expense. Oxnard Police (805) 385-7600, [name and phone number of authorized tow company], per 22658(a) CVC.

HOA Rules or CC&Rs shall provide guidelines and procedures for residents in managing parking issues in the private alley.

63. Should an alarm system be installed in any residential unit, 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. HOA Rules or CC&Rs shall inform residents of the requirements of this condition and the City’s Alarm Ordinance.
64. HOA Rules and CC&Rs shall provide guidelines and procedures for residents in managing parking issues in the private alley. These guidelines and procedures shall be consistent with the aforementioned conditions related to the private lane.

PLANNING DIVISION STANDARD CONDITIONS

65. 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 (e.g. stucco with sand finish, plaster with smooth finish) to be used in construction. (PL/B, PL-1)
66. 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)
67. 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)
68. 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)
69. 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)
70. Plans submitted for plan check must show a front porch light fixture on the front elevation and a wall mounted lighting fixture on the garage elevation facing the private driveway.
71. During the plan check review process, the Developer shall provide a lighting plan that provides design details (light standards, light poles, 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)
72. Prior to issuance of building permits, the 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.
73. 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*)

74. 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*)
75. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
76. 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*)
77. Prior to issuance of building permits, the 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*).
78. 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*)
79. Developer shall install all roof and building rain gutters and downspouts to integrate as closely as possible with building design elements, including matching adjacent building colors as closely as possible. Developer shall submit a plan and scheme for approval by the Planning Division Manager prior to issuance of building permits. (PL, *PL-18*)
80. Developer shall provide utility meters, mailboxes and address directories, placed in decorative cabinets and clustered for efficient access for residents and service persons. Developer shall coordinate placement and design of such items accordingly, with the Planning Division Manager, the appropriate utility service provider and the United States Postal Service, prior to issuance of building permits. (PL, *PL-19*)
81. Developer shall provide automatic garage door openers for all garages. (PL/B, *PL-20*)
82. Prior to issuance of fine grading plans, the Developer shall provide a decorative pavement/finish across both ends of the private driveway that is at least 12 feet wide at the driveway entrance and exit locations of the private lane. The details of the driveway feature shall be to the satisfaction of the Planning Division Manager.
83. Developer shall provide an outdoor rear patio concrete slab of at least 100 square feet at the slider or doorway providing access to the backyard. (PL/B, *PL-26*)

84. All residential dwelling unit developments shall include architectural articulation on all four sides of each unit. Such articulation shall include, but not be limited to, window treatment; trim and a variety of finishes matching front facades; and balconies, porches, and trellises. Developer shall submit elevations depicting such articulation to the Planning Division for approval prior to issuance of building permits. (PL, *PL-28*)
85. Prior to the close of escrow for each dwelling unit, the Developer shall provide the buyer with a written guarantee that the exterior finishes of the dwelling unit will remain in good condition for at least five (5) years from the final building permit inspection and sign off. Developer shall provide a copy of the guarantee to Planning staff prior to final Planning Division inspection and sign off. (PL, *PL-29*)
86. The alley/private lane driveway shared amongst the property owners shall be provided with independent metered lighting with automatic daylight sensors for dusk to dawn lighting within driveway. The maintenance and replacement of independent metered lighting shall be the responsibility of the Homeowner's Association. Lighting maintenance responsibilities shall be provided in the CC&Rs for the development. (PL)
87. Street side yard walls shall be of decorative masonry construction. Building plans submitted must show wall details, including materials and finish. (PL/B, *PL-32*)
88. Developer shall establish a homeowner's association and the association shall be responsible for the maintenance of all common parking, landscape, and other areas held in common by the association and for the enforcement of Conditions Covenants & Restrictions related to property maintenance. (PL/DS, *PL-33*)
89. Developer shall construct each dwelling unit with separate utility systems and meters. Developer shall paint utility meter panels to match structures upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (DS/B, *PL-34*)
90. Developer shall include in all deeds for the project and in the Conditions Covenants & Restrictions a prohibition against parking of recreational vehicles over 20 feet long in the project. (CE/PL, *PL-35*)
91. Developer shall pay Quimby Fees (fees for park acquisition and improvement) before issuance of building permits. The amount of the fee shall be calculated by the Planning Division, and verified by the Parks Division at the time of payment. (PK/B, *PL-36*)
92. Developer shall post in the sales office of the project the latest City planning documents and maps that may affect the project and adjacent properties. At a minimum, this information shall include the 2030 Oxnard General Plan and General Plan Land Use Map showing all adjacent properties, a copy of the ordinances regulating the zone, and any

specific plan that may apply to the project. Such documents may be purchased at cost from the Planning Division Manager. Developer shall require that all purchasers sign an affidavit declaring that they have familiarized themselves with the planning documents. Developer shall make such affidavits and planning information available for review upon reasonable request of the Planning Division Manager. (PL, *PL-38*)

PLANNING DIVISION SPECIAL CONDITIONS

93. Developer shall remove any and all graffiti from the project premises, including but not limited to graffiti on building and/or walls, 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)
94. Before the City issues building permits, the Developer shall provide a Graffiti Deterrent Plan, subject to approval of 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)
95. Before final inspection of the first dwelling, the Applicant shall submit a copy of the proposed Covenants, Conditions & Restrictions (CC&Rs) for review by the Planning Division
96. The proposed walls along the alley and on F Street must be of slump stone, split face rock, or have a stucco finish with color and finish to complement the design and colors of the dwelling they serve. The wall on lot 1 will have a maximum height of 6 feet, however it must step down in the front yard to comply with height requirements contained in Section 16-308 of the Oxnard City Code. Wall details must be included in the building permit plans submitted for plan check.
97. “No Parking” shall be painted with stenciled letters on the new wall for Lot 1 abutting the public alley.
98. The covenants, conditions, and restrictions (CC&R’s) for the project must include a provision requiring residents of the project to keep garages accessible for parking of two (2) vehicles at all times and that parallel parking located on the private lane is restricted to that area next to the southern property line. The CC&R’s shall clarify that guest parking is for the benefit of the entire project and not to be utilized for one specific property owner. The CC&R’s shall reflect the accessory dwelling unit allowance on all lots with the exception of Lot 1 and reiterate the accessory dwelling unit conditions of approval denoted within this resolution of approval. Additionally, the CC&R’s will have a provision informing property owners that these uncovered parallel parking spaces are for shared use amongst all residing in the project area. Therefore, no one property owner will have the exclusive use of these uncovered spaces on their lot.
99. All dwelling units shall be equipped with solar water heating and/or photovoltaic roof or

wall equipment that will exceed Title 24 building code energy conservation requirements by at least 10%. Plans submitted for plan check must show this requirement.

100. Before final inspection, the Developer shall mark with white paint each tandem parking space along the southern property line. Stenciled lines must be at least 24 feet apart to accommodate parking for two vehicles on each lot except Lot 1 as shown in the approved plan.
101. The proposed click to enter gate system shall be subject to Planning Manager approval and shall be a foot tall (sliding gate) and of similar design to the existing wrought iron fence that is presently located along the southern property line of the project site.

Accessory Dwelling Units

102. All lots with an accessory dwelling unit must be owner occupied. The property owner may reside in either the primary home or in the accessory dwelling. Yearly certification of residency is required in accordance with Section 16-467(K) of the City of Oxnard Zoning Ordinance. A provision in this regard must be included in the Covenants, Conditions, and Restrictions for the project and a Notice of Land Use Restriction notifying all future property owners of the City's regulations pertaining to accessory dwellings must be recorded on each lot with an accessory dwelling unit. A copy of recordation must be presented to the Planning staff prior to final inspection.
103. The accessory dwelling unit shall not be sold or offered for sale separately from the primary residence.
104. Pursuant to OCC 16-467(M) either the accessory dwelling unit or the primary residence may be rented but not both. Rental terms shall be 30 days or longer.
105. Lot 1 as shown on the approved site plan is not eligible for an accessory dwelling unit due to turning radius clearance for vehicles and trucks as they exit the private driveway.
106. As shown in the approved plan, the accessory dwelling unit is limited to one bedroom.

Air Quality

107. Developer shall ensure that all construction equipment is maintained and tuned to recommended manufacturer's specifications. (MND, C-1)
108. 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)
109. 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)

110. 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)
111. 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)
112. 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)
113. 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)
114. 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)
115. 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)

Cultural Resources

116. Developer shall contract with a qualified archaeologist to conduct a Phase I cultural resources survey of the project site prior to issuance of any grading permits. The survey shall include: (1) an archaeological and historical records search through the California Historical Resources Information System at CalState Fullerton; and (2) a field inspection of the project site. Upon completion, the Phase I survey report shall be submitted to the

Planning Division for compliance verification. A copy of the contract for these services shall be submitted to the Planning Division Manager for review and approval prior to initiation of the Phase I activities.

The contract shall include provisions in case any cultural resources are discovered onsite. In the event that any historic or prehistoric cultural resources are discovered, work in the vicinity of the find shall be halted immediately. The archaeologist shall evaluate the discovery and determine the necessary mitigations for successful compliance with all applicable regulations. Developer or its successor in interest shall be responsible for paying all salaries, fees and the cost of any future mitigation resulting from the survey. (MND, E-1)

117. 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)

ENVIRONMENTAL RESOURCES DIVISION

118. 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.
119. 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.

120. 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.
121. Covenants, conditions and restrictions ("CC&Rs") shall be developed for the project that require the homeowner's association to make provisions to divert at least 50% of the material through source reduction, recycling, reuse, and/or green waste programs. Developer shall 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 final inspection. The CC&Rs shall require the homeowner's association to submit to the Environmental Resources Division a "City of Oxnard C&D Environmental Resources Management & Recycling Occupancy Report" 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.
122. 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.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 21st day of March, 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 21st day of March, 2019, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

Kathleen Mallory, AICP, Secretary

ATTACHMENT “E”

TTM Resolution and Conditions

RESOLUTION NO. 2019-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING APPROVAL OF TENTATIVE SUBDIVISION MAP TRACT NO. 6010 (PLANNING AND ZONING PERMIT NO. 18-300-09), TO SUBDIVIDE A VACANT 1.09 ACRE PARCEL LOCATED ON THE 700 BLOCK OF DORIS AVENUE (APN 200-0-291-325) INTO SEVEN RESIDENTIAL LOTS, SUBJECT TO CERTAIN CONDITIONS. FILED BY BLAKE RASMUSSEN, 26500 WEST AGOURA ROAD #652, CALABASAS, CA 91302 ON BEHALF OF JAMES RASMUSSEN, THE PROPERTY OWNER

WHEREAS, on March 21, 2019 the Planning Commission of the City of Oxnard has considered the tentative subdivision map tract no. 6010 (Planning and Zoning Permit No. 18-300-09), filed on July 19, 2018 by Blake Rasmussen in accordance with Chapter 15 of the Oxnard City Code; and

WHEREAS, said tentative map was referred to various public utility companies, City departments and the Development Advisory Committee for recommendations and their ; and

WHEREAS, on March 21, 2019, the Planning Commission finds the tentative map conforms to the City's General Plan and elements thereof; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), the proposed subdivision was analyzed for possible environmental impacts and found to be exempt from further CEQA review per Section 15332, Class 32 "In Fill Development"; and

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

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 Subdivision is consistent with the City of Oxnard 2030 General Plan.**

The project site's General Plan designation of 'Residential Low' is consistent with the 2030 General Plan.

2. **The proposed Subdivision 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 Project involves the subdivision of land into seven lots and construction of a single-family home on each lot with a possible accessory dwelling unit and other onsite and public infrastructure improvements. The subdivision aspect of the Project complies with all applicable provisions of the Oxnard City Code, including Chapter 15 and development will be conditioned to comply with applicable Building and Fire Codes.
3. **The site for the proposed Subdivision 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 zoning of the Project site is 'Single-Family Residential – Planned Development' and as proposed the lots are adequate in size and shape to accommodate building size, parking, landscaping, and other applicable development standards of the underlying zone. In accordance with Oxnard City Code Section 16-271, the Project is requesting an increase of 2 feet 2 inches in the maximum building height allowed; a 25% reduction in the interior yard space and a 25% reduction in lot width. The size of the proposed lots would comply with the minimum requirement of 6,000 square feet.
4. **The site for the proposed Subdivision is served by streets and highways adequate in width and structure to carry the type of and quantity of traffic such use will generate.**
The proposed Project was reviewed by the City's Traffic Engineer and does not meet the criteria to require a traffic study, because the Project involves less than 90 residential dwellings and the site is surrounded by urban development and will be served by the existing street system.
5. **The site for the proposed Subdivision will be provided with adequate sewerage, water, fire protection and storm drainage facilities.**
The proposed Project was reviewed by the City's Development Advisory Committee and conditioned to comply with applicable City requirements related to utility services. As proposed the Project site 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 is exempt from further CEQA review, per Section 15332, Class 32.

SECTION 3. Based on the findings set forth herein and the Staff Report and all attachments thereto, the Planning Commission hereby recommends approval to the City Council Planning and Zoning Permit No. 18-300-09 (Tentative Tract Map 6010), subject to the attached conditions of approval.

SECTION 4. The recommendation of the Planning Commission shall be final unless an appeal of the action is filed in accordance with the provisions of Section 15-25 (B) of the City's Subdivision Ordinance.

CONDITIONS OF APPROVAL FOR SUBDIVISION MAPS

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 25, 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-
 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. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, G-11)

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

PLANNING SPECIAL CONDITIONS

15. An approved tentative map shall expire thirty-six (36) months after its approval, unless an extension is applied for and approved by the City Council pursuant to Section 15-46 of the City Code. (PL)
16. Prior to certificate of occupancy, the Applicant shall pay all applicable Transportation Demand Management fees associated with the development.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

17. 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)
18. 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)
19. 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)
20. Developer shall protect building pads from inundation during a 1% chance (100-year)

storm. (DS-5)

21. Developer shall replace all broken, uplifted, or missing curb, gutter, or sidewalk along the street frontage(s) of the project. (DS-6)
22. Each structure shall be served by separate sewer and water services in accordance with City Code. (DS-8)
23. Developer's site improvement plans shall include an on-site sewer plan. (DS-10)
24. 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)
25. 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)
26. 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)
27. 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)
28. 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)

29. Developer agrees, as a condition of approval of this resolution, to indemnify, defend and hold harmless, at Developer's expense, City and its agents, officers and employees from and against any claim, action or proceeding commenced within the time period provided for in Government Code Section 66499.37, to attack, review, set aside, void or annul the approval of this resolution or to determine the reasonableness, legality or validity of any condition attached thereto. City shall promptly notify Developer of any such claim, action or proceeding of which City receives notice, and City will cooperate fully with Developer in the defense thereof. Developer shall reimburse City for any court costs and attorney's fees that City may be required to pay as a result of any such claim, action or proceeding. City may, in its sole discretion, participate in the defense of any such claim, action or proceeding, but such participation shall not relieve Developer of the obligations of this condition. Developer's acceptance of this resolution or commencement of construction or operations under this resolution shall be deemed to be acceptance of all conditions thereof. (DS-18)
30. 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)
31. 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)
32. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
33. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
34. 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)
35. Prior to approval of the final map or parcel map, Developer shall provide the City Engineer with written evidence from the Ventura County Clerk's Office that Developer has executed and filed with the Clerk all certificates, statements and securities required by Government Code Sections 66492 and 66493. (DS-26)

36. "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)
37. 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)
38. 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)
39. 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)
40. Developer shall design all slopes steeper than 5 (horizontal) to 1 (vertical) with a minimum 18 inch wide level area (at both top and bottom of slope) where it adjoins a wall, fence, sidewalk, trail, curb or similar improvement. (DS-32)
41. 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)
42. 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)
43. Developer shall dedicate to the City all water rights for the project property by title sheet dedication on the final map or parcel map. (DS-39)
44. 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)

45. Developer shall install adequately sized water services and meters to each lot or unit in accordance with City standards in effect at the time of building permit issuance. There shall be no interconnections between structures. (DS-42)
46. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)
47. 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)
48. 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)
49. 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)
50. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed. (DS-54)
51. Prior to release of the final map or parcel map for recordation, Developer shall provide the City Engineer with a 100-scale base map for addressing purposes. The map shall be drawn on 18-inch by 24-inch mylar and shall show the standard address map title block, north arrow, street names, tract number, phase boundary and lot numbers. The City will assign all addresses. (DS-56)
52. Prior to release of the final map or parcel map for recordation, Developer shall post security satisfactory to the City Attorney guaranteeing that all survey monuments will be set as required by the Government Code and the City Code. (DS-57)
53. Developer shall submit a street lighting plan as a part of the civil improvement plans. Developer shall install streetlights in accordance with the plan. (DS-60)
54. 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)

55. Prior to issuance of building permits, Developer shall record a final map or parcel map. (DS-65)
56. Developer shall provide three City refuse containers for each lot or unit. An alternative number of containers may be approved by the Environmental Resources Division. (DS-67)
57. Developer shall construct a 9 foot by 3 foot level concrete pad for storage of three refuse containers in the side yard area or other location approved by the Development Services Manager that is out of view from the street. The storage location shall not be within the garage. Developer shall construct a paved path from the storage location to the street (or other assigned pickup area) that does not require entering the garage. All gates or doors along the path shall be constructed with a minimum of 36 inches of clear space to allow passage of the containers. Storage location and path shall be shown on the fine grading plans. (DS-68)
58. Developer shall provide adequate vehicle sight distance as specified by CalTrans specifications at all driveways and intersections. (TR-71)

STORMWATER QUALITY CONDITIONS

59. 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)
60. 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)
61. 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)

62. 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)
63. 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)
64. 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

65. Developer shall remove the existing curb (no gutter exists) and sidewalk along the F Street frontage and replace them with a curb, gutter, and sidewalk layout that matches the existing improvements to the south of the project. Reconstruction shall include

replacement of the existing access ramp at the southwest corner of the F Street/Doris Avenue intersection (DS).

66. Developer shall remove the existing sidewalk along the Doris Avenue frontage of the project and replace it with a 7-foot wide new curb-adjacent sidewalk constructed in accordance with City standards (DS).
67. Developer shall reduce the elevation difference between structure finished floor elevations and the adjacent roadway top of curb. Elevation difference shall be sufficient to protect structures from 100-year (1% chance) storm events but shall comply with maximum slopes indicated on City Standard plate 601 with modification as approved by the City Engineer based on site specific circumstances (DS).
68. Developer's engineer shall provide an evaluation of the Doris Avenue sidewalk crossing at the adjacent alley for compliance with current ADA standards. Developer shall perform any retrofit determined necessary by the City Engineer to meet current ADA requirements (DS).
69. Developer shall furnish and install an LED illuminated bus shelter, bus bench, trash receptacle, and bicycle rack at the location of the existing bus stop along the project frontage. The sidewalk shall be widened an additional 4-feet at the bus stop resulting in an 11-foot wide sidewalk for the 30-foot long bus stop. The final location, configuration, and specifications of the bus stop and furniture shall comply with City standards and is subject to approval of the City Traffic Engineer. (DS)
70. Developer shall install a minimum 8-inch diameter water main in Doris Avenue (primarily along the project frontage) connecting to the existing Doris Avenue water mains to the east and west of the project. (DS)
71. The proposed sewer improvements within the private driveway shall be constructed in compliance with City standards but shall be privately owned and maintained. Developer shall provide evidence of recordation of CC&Rs or a similar document that provides for ongoing maintenance of these facilities. (DS)
72. 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)
73. Developer's geotechnical engineer shall perform percolation tests on the exposed bottom of all infiltration facilities 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)

74. Developer shall provide documentation that maintenance responsibilities associated with the stormwater quality devices constructed with this project have been included in the Homeowner's Association ("HOA") responsibilities and that costs of said maintenance have been included as a separate line item in the finance documents for the HOA. HOA maintenance responsibilities shall include, but not be limited to, implementation of the Stormwater Quality Control Measures Maintenance Program required by these conditions of approval. All maintenance costs are to be borne exclusively by the HOA. (DS)
75. Concurrent with submittal of grading/site improvement plans, Developer shall survey the location and depth of the potential nearby points of connection for the project sewer system and provide an engineering evaluation of the various alternatives. Evaluation shall include, but not necessarily be limited to, minimum pipe slope requirements, pipe capacity, and compliance with Health Code separation criteria as well as a preliminary pipe layout for each alternative. The evaluation shall also include a determination of the need to relocate the existing sewer main in the adjacent public alley based on interference with project improvements and meeting Health Code separation requirements. (DS)
76. Developer shall design and construct the private driveway entry from the adjacent public alley to accommodate City fire truck and trash truck turning movements. The final design is subject to approval of the City Traffic Engineer. (DS)
77. Developer shall install 'Click2Enter' or compatible entry system on all gates proposed for the private driveway. Gates shall be programmed to provide access for City refuse vehicles. (DS)
78. Developer shall retrofit all existing High Pressure Sodium (HPSV) cobra head street lights along both the Doris Avenue and F Street project frontages with equivalent LED cobra head lighting. Developer shall coordinate the retrofit with Southern California Edison (SCE) and obtain both SCE and City Traffic Engineer approval for the final design. (TR)

VENTURA COUNTY WATERSHED PROTECTION DISTRICT

79. The Project shall not increase storm runoff for any frequencies of storm events consistent with District policy and WP-2 Ordinance or, alternatively apply the City standard, whichever is most restrictive shall apply.

TTM Resolution No.
PZ No. 18-300-09, Doris Avenue
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PASSED AND ADOPTED by the Planning Commission of the City of Oxnard on this 21st day of March, 2019, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT:Commissioners:

Vincent Stewart, Chairman

ATTEST:

Kathleen Mallory, AICP, Secretary



PLANNING COMMISSION STAFF REPORT

TO: Planning Commission

FROM: Veronica Ortiz-De Anda, Contract Planner

DATE: March 21, 2019

SUBJECT: Planning and Zoning Permit No. 18-500-11 (Special Use Permit) for Property Located at 481 - 491 Ventura Boulevard.

- 1) Recommendation:** That the Planning Commission adopt a resolution recommending City Council approval of Planning and Zoning Permit Number 18-500-11 (Special Use Permit - SUP), subject to certain findings and conditions.
- 2) Project Description and Applicant:** A request to construct a dog boarding facility with indoor and outdoor play areas and associated on-site improvements for the property located at 481 - 491 Ventura Boulevard. The existing .89 acre property is partially developed with three residential dwelling units which are proposed to be demolished. The proposed 7,059 square foot building includes a mezzanine (second-level - 996 square-foot two-bedroom caretaker residence), grooming facility for patron's dogs, indoor and outdoor play areas, and indoor kennels. A mezzanine kennel area is also proposed. The proposed use will be occupied by the business known as "Doggin Around". Filed by Jeff Zook of Coastal Architects, 505 South A Street #200, Oxnard, CA 93030 for Nancy Barna, the property owner.
- 3) Existing & Surrounding Land Uses:** The project site is located on the west side of the Cortez Street/Ventura Boulevard intersection within the El Rio neighborhood. The existing land uses, zoning, and General Plan designation of the site and surrounding properties is as follows (see Attachment A - Maps):

Surrounding Land Uses			
Direction	Zoning	General Plan	Land Use
Project	Commercial General (C-2 PD)	Commercial General (CG)	Residential
North	County	Commercial General (CG)	Residential

South	N/A	N/A	Ventura Boulevard & HWY 101
East	County	Commercial General (CG)	Residential & Automotive Repair
West	Commercial General (C-2 PD)	General Commercial (CG)	Commercial Office

4) Background Information: City Council Resolution 14,071 to reorganize the project site and detach from the Ventura County's jurisdiction was approved on June 28, 2011. Ventura County Local Agency Formation Commission (LAFCO) approved the annexation to the City on July 20, 2011. County Assessor records indicate that the existing residential structures at 491 Ventura Boulevard were built in 1946. The construction date of the residential structures at 481 Ventura Boulevard is unknown. There are currently three occupied residential dwellings on the project site. The Applicant who is also the property owner, has communicated with the current tenants and informed them of the pending development project.

5) Environmental Determination: In accordance with Section 15332, Class 32 of the California Environmental Quality Act Guidelines (CEQA), projects characterized as in-fill on less than five acres that are consistent with the General Plan and zoning designation may be found to be exempt. The proposed project is a new commercial/retail use in a General Commercial zoning district, on an established lot which is surrounded by urban development and located on a previously graded, occupied, and disturbed site. In terms of the proposed demolition of the existing dwellings on the site, Section 13.2 of the City's CEQA Guidelines considers removal or demolition of 15+ single family dwellings or 25+ multi-family dwellings as a significant impact (see <https://www.oxnard.org/wp-content/uploads/2017/06/CEQA-Guidelines-Color.pdf> - page 70 of pdf). However, the proposed Project does not meet this threshold because only three dwellings will be demolished. Therefore, staff has determined that there is no substantial evidence that the project will have a significant effect on the environment and recommends that the Planning Commission accept the Notice of Exemption (see Attachment B - Notice of Exemption).

6) Analysis:

a) General Discussion: The project involves construction of a 7,059 sq. ft. canine resort with indoor and outdoor play areas and associated on and off-site improvements. A 996 square-foot two-bedroom caretaker residence is also proposed, along with grooming facilities which can be utilized by patrons and for retail clients not seeking daycare or overnight boarding (see Attachment C - Project Plans).

Doggin Around will operate with a maximum of 12 employees; 5 will work from 7 a.m. to 1 p.m. and the other 5 will work from 1:00 p.m. to 7:00 p.m. Two employees will work the evening shift from 7:00 p.m. - 7:00 a.m. and will stay overnight in the caretaker's residence to supervise the dogs during these hours. The proposed business hours are 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 5 p.m. on the weekend. Doggin Around currently operates a facility in Ventura and Camarillo. Staff contacted

these cities and there have been no complaints regarding the business in either location. The business owner is relocating their existing Ventura business to this Project site. During business hours dogs can be picked up and dropped off. At the time of arrival, dogs are grouped into play areas/run areas depending upon their size. Dogs have direct access to outdoor areas from the indoor play areas. The maximum daytime boarding capacity is 100 dogs, but could be less depending on dog size. Maximum overnight boarding capacity is based upon dog size and will not exceed 75 dogs. Fifty dogs will be allowed in the outdoor play areas at any one time. Operationally, beginning at 7 p.m. the outdoor play areas are closed and the overnight dogs are transferred inside into their corresponding indoor room. Dog waste will be disposed of in the onsite refuse container.

The L-shape project site is composed of two separate lots and is surrounded by commercial office and residential land uses. A condition of approval has been imposed requiring the merger of the two lots upon which the project will be built. Ventura Boulevard and Highway 101 are on the southern boundary of the site. A landscaped detention basin will be located in the front setback area adjacent to Ventura Boulevard. Outdoor play areas are concentrated on the westerly and northerly portion of the Project site adjacent to the commercial office building and residential land uses respectively. These outdoor dog areas will be separated from the neighboring properties by a proposed eight foot (8') tall concrete block wall along the northerly and easterly property lines and an existing six foot (6') tall block wall along the westerly property line. Along the northerly property line a six foot (6') landscape buffer will be provided. The 6-foot buffer combined with the wall will help reduce noise to the surrounding properties.

The outdoor areas are segregated by dog sizes and are enclosed by a 6-foot tall chain link fence, which will be minimally visible from the parking lot off of Ventura Blvd. and Cortez Street.

To evaluate noise impacts associated with the proposed use, the applicant hired Dudek, an acoustical engineering firm to prepare a noise study (see Attachment D - Noise Study dated March 5, 2019). The study used operational noise measurements from another existing dog boarding facility with similar dog play areas and similar boarding capacity to extrapolate potential noise impacts associated with the use at this site. As for ambient noise level measurements, this data was used from a site at 633 Ventura Boulevard, which is located 528 feet to the east also on Ventura Boulevard. The ambient noise measurements were taken on November 17-18, 2017, and have not negligibly changed since this time. A similar dog boarding facility was approved by the City at this site in 2018 and this same acoustical engineering firm prepared a noise study for that project.

At 633 Ventura Boulevard ambient noise level measurements were taken at 465 away from the highway where the rear property line is shared with residential uses. For the ambient noise analysis at this Project site, the engineer used the same reading data and formula that was used at 633 Ventura Boulevard, but accounted for three different distance points where this Project site shares the property line with residential uses. Recorded hourly ambient average noise levels at 633 Ventura Boulevard during the day (7:00 a.m. to 10:00 p.m.) ranged from 54 to 63 dBA. At night (10:00 p.m. to 7:00 a.m.)

the hourly average ranged from 51 to 62 dBA. At the Doggin Around site, the point furthest from the highway is 335 feet where the Project site shares the property line with a residential use (northerly property line). The hourly average ambient noise level at this point is expected to range from 55 to 64 dBA during the daytime and 52 to 63 dBA during the night hours. The expected ambient noise levels at the Project site for Doggin Around are higher than what is allowed by the Oxnard City Code (OCC) for exterior noise levels at residential properties for daytime hours (7 a.m. to 10:00 p.m.) and the night hours (10:00 p.m. to 7:00 a.m.). Section 7-185 of the OCC states that the maximum allowable noise levels for residential properties for the daytime is 55 dBA and 50 dBA for the night time. The Project site is in a commercial zone and is subject to commercial noise standards which are 65 dBA for daytime hours and 60 dBA for night hours. Therefore, the predicted ambient environment noise levels during the daytime are within the allowed commercial noise level standards, but the predicted night time ambient noise levels exceed the commercial noise standard specified in OCC.

As for the operational noise levels associated with the proposed use, sound levels used from another existing dog boarding facility were taken from a location that had direct exposure to all of the outdoor play area, about 5 feet away from the area. During the hours of operation for that facility (7 a.m. to 7 p.m.) the recorded average noise levels ranged from 65 to 72 dBA. The engineer used the same formula that was used for that facility to predict the operational noise levels for Doggin Around and accounted for the different distance from the play area and considered the proposed 8-foot wall along the property line shared with residential uses. The expected noise levels for Doggin Around range from 53 to 60 dBA at the northerly property line and 50 to 57 dBA at the easterly property line. Therefore, the expected operational noise levels at Doggin Around are lower than the expected ambient levels assessed at the same site. Section 7-185 (D) of the OCC states that when the ambient noise level exceeds the threshold, then the ambient noise level becomes the new threshold. Therefore, the predicted ambient noise level for the Doggin Around site will be higher than the predicted noise associated with the proposed use and the proposed use at this site will comply with the City's a.m. and p.m. noise standards.

- b) General Plan Consistency:** The City's 2030 General Plan land use designation for the subject site is for General Commercial uses which allows free-standing commercial uses along arterials. While not a by-right land use or related use per the zoning code, the project will bring long term use and revitalize a dilapidated property. Approval of this Special Use Permit would 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
Community Development CD-9.2	I	Revitalization and Redevelopment	The project will take a dilapidated property and redevelop it with a new contemporary commercial building along with parking and landscaping improvements.
Community Development CD-18.1	I	Attract New Business	Oxnard residents and employees commuting to the City for work have few choices to board their dog. The demand for this service is bringing this new business into the City.
Infrastructure and Community Services ICS-8.6	I	Americans with Disabilities Handicapped Accessibility (ADA)	This project will provide an ADA compliant public sidewalk where currently there is no sidewalk or ramp.
Sustainable Community SC-4.1	I	Green Building Code Implementation	Project will comply with Title 24 Green Building Code
CD-3.4 CD-4.4 CD-14.1 CD-14.2 CD-14.3 Environmental Resources ER-7.2 ER-10.1	II	Neighborhood Quality of life. Commercial Area Aesthetics. Design Review Process Development Advisory Committee Functions (DAC) Quality of Design Design of Sound or Zone Walls 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 (C-2-PD) zoning district. A dog daycare is not a permitted or conditionally permitted use; further, the C-2-PD zoning district does not

allow for the Planning Manager to characterize the use as a similar use allowed with a conditional use permit or allowed outright. Oxnard City Code (OCC) Section 16-135(B), stipulates: “No other uses shall be permitted in the C-2 zone without approval of the City Council.” The building has been designed to take into consideration proximity to residential uses as well as design constraints associated with the flood hazard zone that traverses the front portion of the site (see keynote 17 on the site plan). Applicable standards of the C-2-PD zone have been compared with the proposed project as follows:

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Max. building height	2 stories or 35 feet.	24 feet, 3 inches	Yes
Front yard setback	10 feet from property line	46 feet, 10 inches	Yes
Building Side yard setback	5 feet or Zero when abuts another C-2 zoned lot.	40 feet, 11 inches one side and 29 feet on the other side	Yes
Rear yard setback	15 feet if building is greater than 16 feet in height;	38 feet, 6 inches	Yes
Floor Area Ratio	0.35:1 max (per General Plan)	0.22:1	Yes
Off-street parking:	The Zoning Code does not list a parking requirement for the proposed land use. Per the parking study prepared by ATE this specific project requires a minimum of 9 parking spaces 1 Handicapped required 1 – 12’ x 40’ loading zone No bicycle parking required No motorcycle parking required	15 spaces 1 van-accessible space 2 bicycle parking spaces 1 substandard loading zone of size 11 ft x 20 ft.	*Yes with Planning Commission approval (see Circulation & Parking discussion below)
Parking area Landscape Req. - Along streets/alleys - Parking/vehicle area - If located adjacent to residential	- Min. 10 feet wide strip. - Min. 5 feet wide planter between parking area and abutting property line. - Minimum 5% of area, exclusive of any other required landscaped area abutting a street or alley.	- 45 feet strip in front; - 10ft, 9in. feet strip and *8ft, 9in. feet strip on the side; - *4ft, 6in strip abutting side property line; Approx. 20% total landscape in parking area; Total lot landscaping	*Yes, with Planning Commission Approval

		proposed is approx. 40% of the lot size	
Trash enclosures & transformers	To be screened at installation.	Screened	Yes
Rooftop equipment	May not protrude above height of parapet.	Screened	Yes
Fence	• Cannot be located in the front yard setback area • No chain link in FY • 8 feet max height	Block walls on three sides of the property 6 to 8 feet tall.	Yes
Lighting	Comply with Section 16-320 of the City Code.	Conditioned to comply	Yes

- d) **Site Design:** The L-shaped project site is zoned C-2 PD and is composed of two lots that will be conditioned to be merged into one. The building is strategically placed in the center of the lot to not be located within the hazard flood zone that traverses the property and to disperse the outdoor play areas as evenly as possible around the building. Public improvements will be constructed with this project, including the construction of a 7-foot wide public sidewalk along the two frontages of the Project site; curb and gutter improvements will also be constructed. Street improvements and street dedications on both streets are also proposed to correctly align the turning radius of the intersection.

With the exception of wall mounted light sconces placed near exit/entrance doors leading to the outdoor dog play areas, exterior lighting of the outdoor dog areas is not proposed. Two light poles are proposed in the parking area and sensor lighting is proposed under the carport that will serve as parking for the overnight caretakers and day time employees. All lighting will be required to comply with the City's lighting standards and conditions of approval.

- e) **Circulation and Parking:** Access to the site will be from Ventura Boulevard and from Cortez Street. A total of 15 parking spaces are proposed to serve the new facility. Five parking spaces are provided to the patrons directly in front of the building and additional parking fronts Ventura Boulevard and a side property line that is shared with a residence. Total employee parking provided is five spaces of which two spaces are located under a 12 foot tall carport for the overnight caretaker staff and day time employees. Street parking on Cortez Street is permitted, but not on Ventura Boulevard.

The OCC does not contain a parking requirement for dog daycare therefore, a parking study was prepared by Associated Traffic Engineers (July 13, 2018). The study was based on a dog boarding facility in Goleta because it is similar in size and capacity to the

proposed project. Parking surveys were conducted on a Friday from 7 a.m. to 6 p.m. and Saturday from 7 a.m. to 5 p.m. The survey results recorded that the peak customer parking demand for the proposed use was 6 parking spaces on a Friday at 10 a.m. and 5 parking spaces for employees. Using the same ratio determined for that study, 1.1 spaces per 1,000 square feet of outdoor play area, the study this Project determined that 10 spaces minimum would be needed. Therefore, the proposed 15 spaces would exceed the anticipated parking need and be acceptable to accommodate the peak customer demand and employee parking. The City Traffic Engineer reviewed the study conclusions and agreed with the findings and recommendations (see Attachment E - Parking Study).

A traffic study was not required or prepared because the Oxnard Traffic Study Guidelines require that a traffic study be conducted when a commercial project will produce more than 100 new AM or PM trips, meets or exceeds 25,000 square-feet, or at the discretion of the Oxnard Public Works Director or Traffic Engineer. Based on the size of this project, the capacity of the facility, and the peak parking requirements from the parking study, the City Traffic Engineer determined that a traffic study was not required. Bicycle parking is provided next to the entrance and is accessible from the pedestrian walkway in front of the building.

OCC 16-644(A) requires one 12' x 40' loading area for the proposed Project. However, OCC Section 16-644(B) allows a modification of the number and size of the loading zones with approval of either the Planning Commission or the Development Services Director in special circumstances based on the nature of the use or combination of uses, as well as the specific design characteristics of the project. The 12' x 40' loading and unloading space requirement is indicative of a loading space required for a semi-truck which would typically be required for a normal commercial use. The proposed dog daycare will provide a 11' x 20' loading zone which will accommodate a small box truck or cargo van which would deliver to the site. Based upon the anticipated occupancy, excess parking provided, and business operations at this location, DAC was supportive of the proposed loading zone.

- f) **Building Design:** The proposed insulated metal panel building will be approximately 7,059 square feet in size with a maximum height of 24 feet, 3 inches measured to the top of the parapet that will screen the flat roof. The rectangular modern design of the deep blue building features long simple lines with flat metal canopies over entryways. Wood like siding accents are proposed on the entryway feature to the reception area, which will be painted in a "Grays Harbor" along with the doors. The red aluminum frame windows will be glazed with a grey tint and are primarily located above the canopy features. The reception area will have tall windows with a view to Ventura Boulevard and the parking lot. Red roll up doors will provide the dogs access to the outdoor play areas and contrast with the "Deep Sapphire" blue of the building.
- g) **Signs:** A condition has been imposed requiring compliance with OCC sign provisions. All signage for the proposed business will be reviewed separately at the time the Applicant files a sign permit application with the Planning Division.
- h) **Landscaping and Open Space:** Currently, the project site contains 22 trees that are

proposed to be removed. An arborist report was completed by L.A. Johnny (dated January 10, 2019) indicating that transplanting all or a portion of these trees is not feasible and with the proposed site plan none can be preserved on the site. The report notes that the health of the trees vary but in general they all suffer from neglect, old age, and improper pruning. The proposed landscape plan shows Australian Willow and Crape Myrtle trees proposed in the front of the building and in the parking lot. A variety of drought tolerant shrubs and ground cover is proposed throughout the project site with emphasis in the front and the parking area. Artificial turf is proposed in the outdoor dog play areas. As required by OCC, landscape buffers are being installed along the perimeter of the project site. Approximately 20% of landscape area is provided in the parking lot, though only 5% is required. A condition of approval has been imposed requiring the value of the associated trees (\$7,910) to be removed, augment the code required on site landscaping.

In accordance with OCC Section 16-271, the applicant is requesting to modify the landscape planter width requirement of 10 feet for the planter area perpendicular to Cortez Street. The reduced landscaping planter width will be 8 feet 9 inches which represents a 12.5% reduction. Additionally, a 10% reduction is requested along the planter strip abutting the residential neighbor where a 4 feet 6 inches wide strip is proposed instead of the required 5 feet. With the PD overlay, a 25% maximum reduction in numerical standards is permitted. The requested modification is within the allowable percentage, allows the site to maximize the number of parking spaces, and ensures driveway widths comply with City standards. DAC reviewed the request, design options and City standards and was supportive of the request.

- 7) Development Advisory Committee:** DAC reviewed this project on October 3, 2018. The Applicant revised the plans to comply with the recommendations of the DAC and conditions of approval have been imposed.
- 8) Community Workshop and Public Input:** A Community Workshop was held on November 19, 2018. A notice of the meeting was posted on the project site with a brief description and contact information at least 10 days before the meeting and the Applicant mailed notices to the El Rio neighborhood in accordance with City requirements. At the meeting no one spoke in favor or against the project. After the meeting one person asked via email to view the elevations and one person visited the counter to view the plans. The neighbor that resides at 2425 Cortez Street called to inquire about the scope of the Project and staff provided this information. To date, no members of the public have commented for or against this project. Additionally, the Applicant presented the project to the El Rio Municipal Advisory Committee (MAC) on January 17, 2019. Summary minutes were received by Planning Staff indicating El Rio MAC's recommendation for approval (see Attachment F - Summary Minutes).
- 4) Appeal Procedure:** The Planning Commission's action is a recommendation and the matter will be considered by the City Council at a later date.

Attachments:

- A. Maps (Aerial, Vicinity, General Plan, Zoning)
- B. Notice of Exemption
- C. Project Plans
- D. Noise Study - Dudek - March 5, 2019
- E. Traffic Study - ATE - July 13, 2018
- F. El Rio MAC Summary Minutes from Jan. 17, 2019 Meeting
- G. Resolution and Conditions of Approval

Prepared by: _____
VD

Approved by: _____
KM

ATTACHMENT “A”

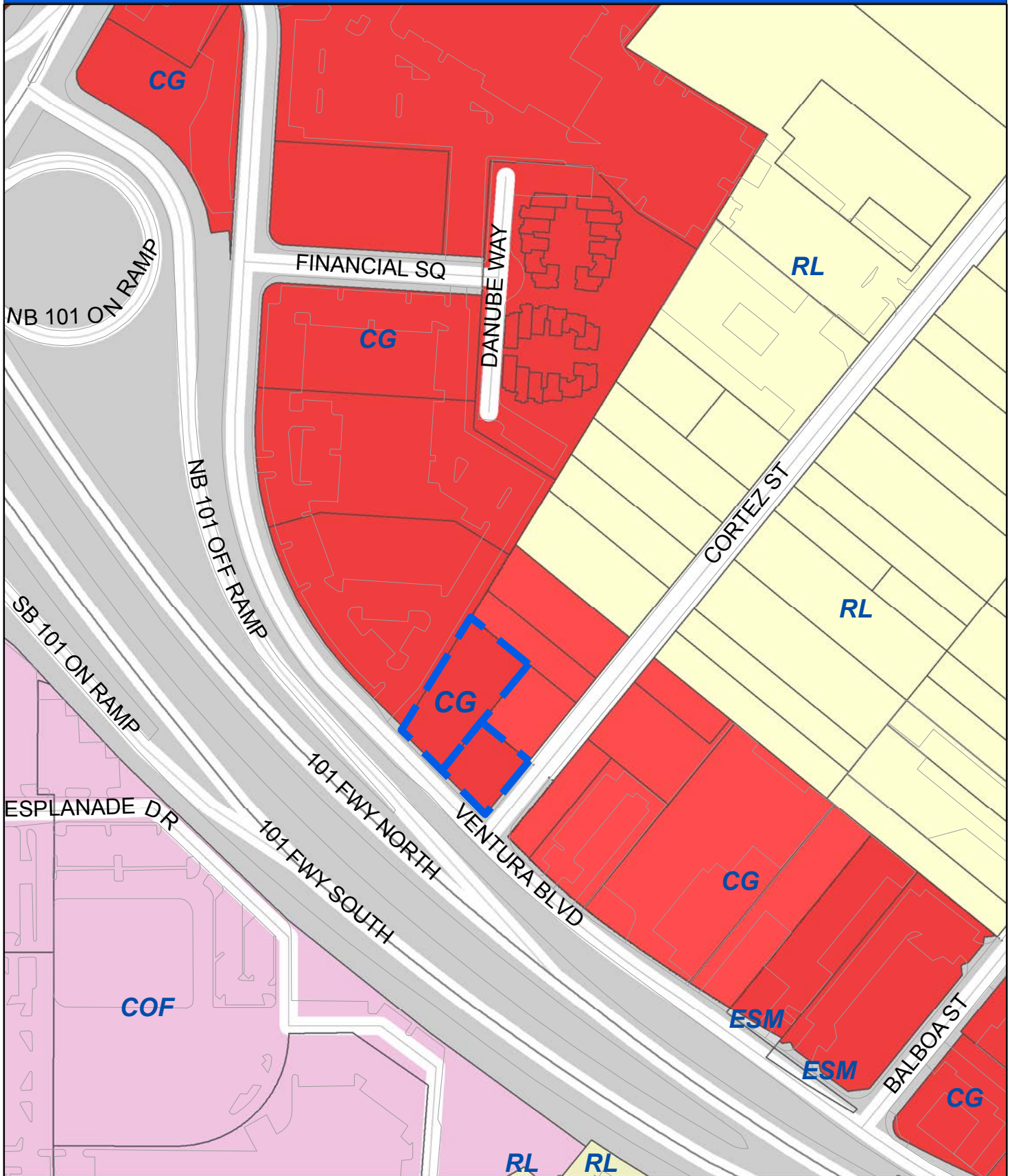
Maps

(Aerial, Vicinity, General Plan, Zoning)

Vicinity Map

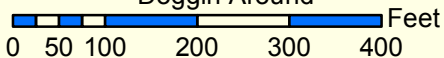


2030 General Plan Land Use Map



Oxnard Planning
October 10, 2018

PZ 18-500-11
Location: 481, 491 Ventura Blvd
APN: 145021117, 145021115
Doggin Around

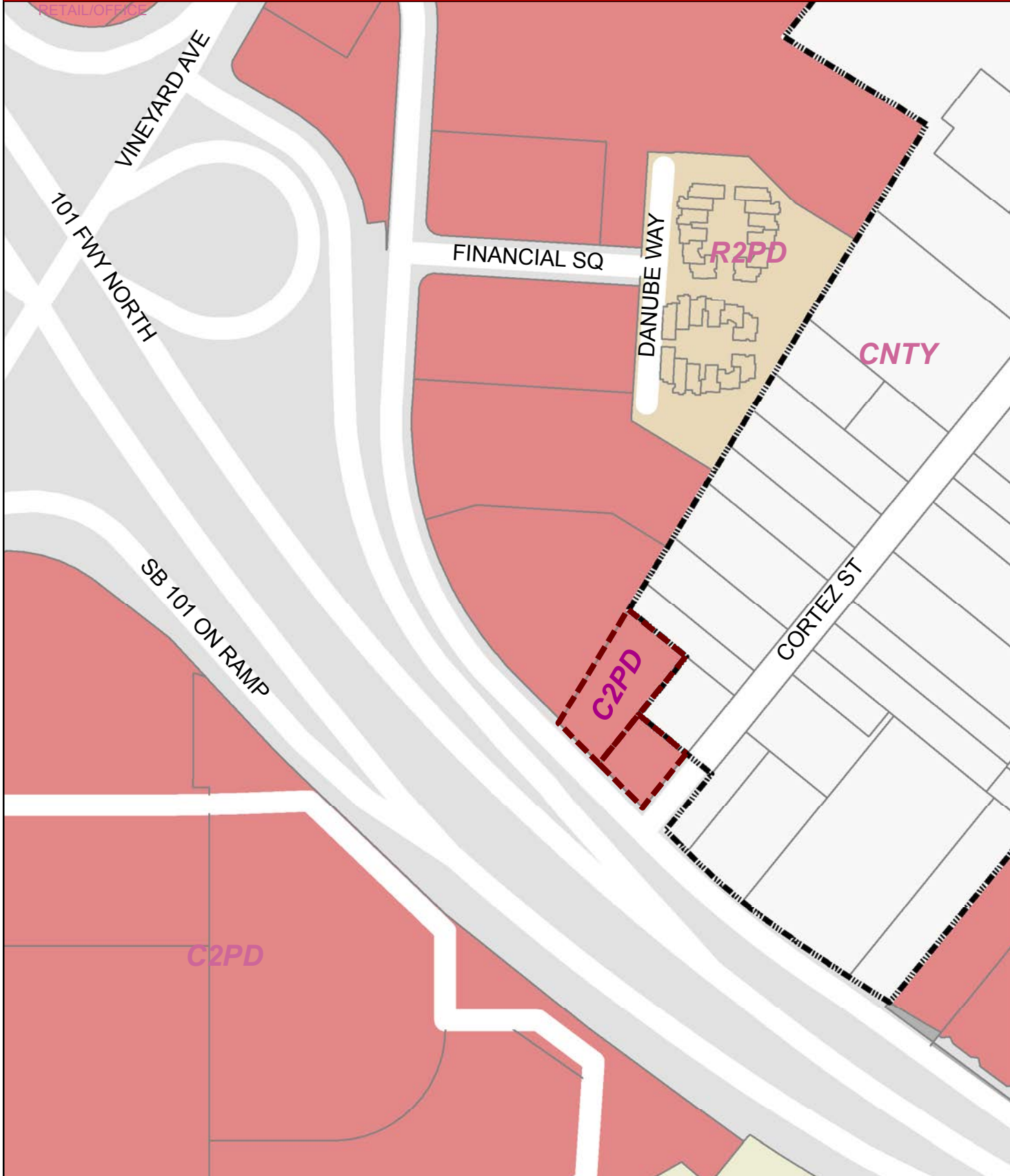


2030 General Plan Land Use Map



1:2,500

Zoning/Specific Plan Map





ATTACHMENT “B”

Notice of Exemption

NOTICE OF EXEMPTION

Project Description:

PZ No. 18-500-11 (SPECIAL USE PERMIT): A request to construct a dog boarding facility with indoor and outdoor play areas and associated on-site improvements. The existing .89 acre property is partially developed with three residential dwelling units which are proposed to be demolished. The proposed two story 7,059 square foot building includes a 996 square-foot caretaker residence on the second level, grooming facility for patron's dogs, indoor and outdoor play areas, and indoor kennels. The proposed use will be occupied by the business known as "Doggin Around". Filed by Jeff Zook of Coastal Architects, 505 South A Street #200, Oxnard, CA 93030 for Nancy Barna, the property owner.

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 the California Environmental Quality Act Guidelines and Section 15322 Infill Development, of the State CEQA Guidelines. This section pertains to infill development in an urban area with all services for sites under five acres. The project is a .89 acre vacant lot surrounded by urban development.

(Date)

Kathleen Mallory, AICP
Planning and Environmental Services
Manager

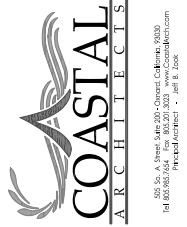
ATTACHMENT “C”

Project Plans

DOG BOARDING AND DAY CARE FACILITY FOR:

DOGGIN' AROUND

481 - 491 VENTURA BLVD, OXNARD, CA



Consultants:

Project Designed For:

DOGGIN' AROUND
PET BOARDING AND DAY CARE FACILITY
481 - 491 VENTURA BLVD
OXNARD CA 93036

Revisions:

REV. NO.	DATE	DESCRIPTION OF REVISION
1		PROJECT COMMENTS
2		
3		
4		
5		

Approvals:

DATE	APPROVAL	PROJECT OWNER
DATE	APPROVAL	APPROVED
PROJECT	REVISION	
DATE	APPROVAL	

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Sheet Title:

COVER

Sheet Title:

A0

WEST OF 101



CONCEPTUAL SOUTH-WEST PERSPECTIVE

NTS



SOUTHERN ELEVATION VIEW @ ENTRY

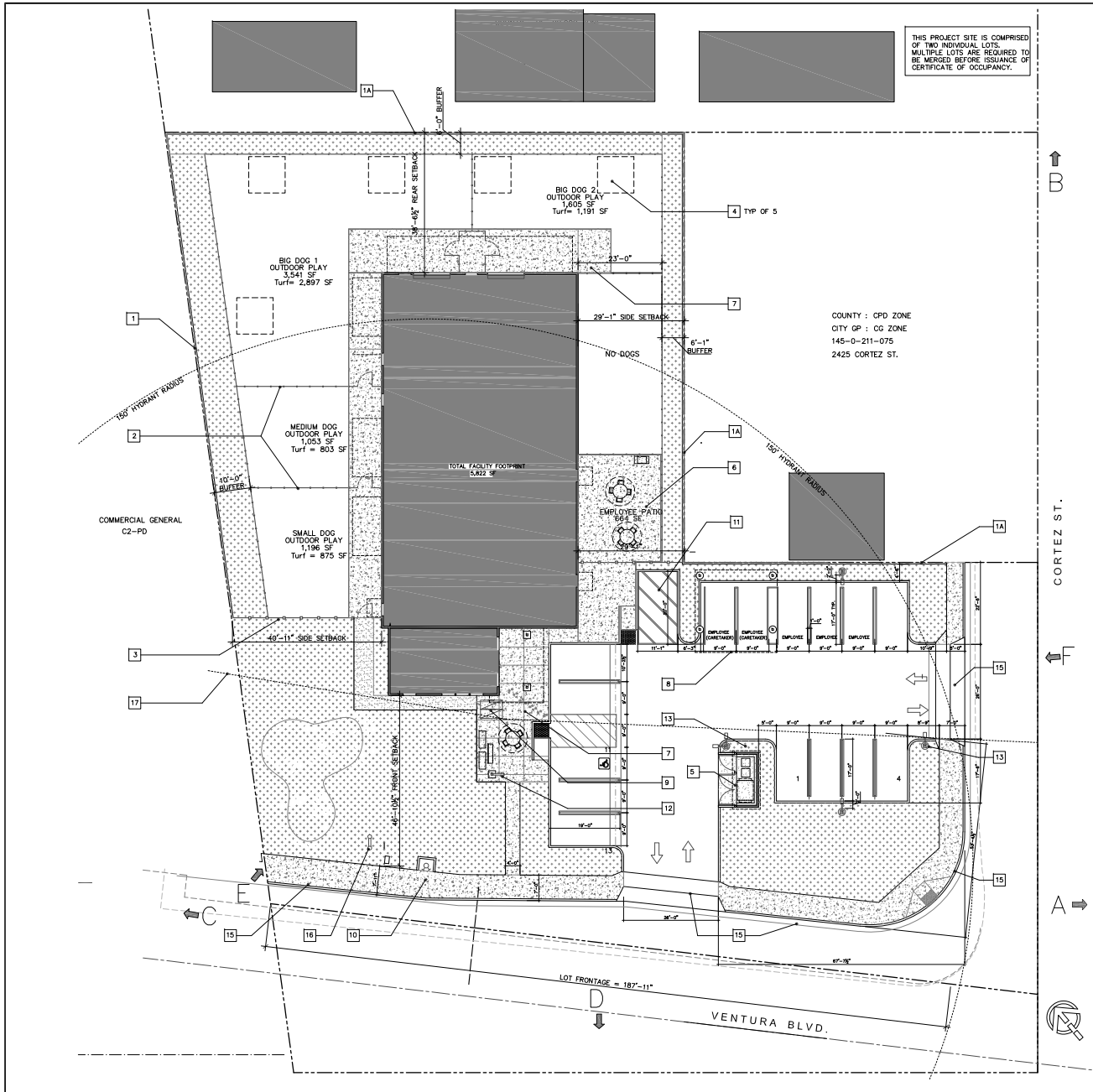


ENTRY PERSPECTIVE

NTS

VICINITY MAP





KEYNOTES

- 1 EXISTING 6" HIGH, 6" CONCRETE BLOCK WALL ALONG WESTERN PROPERTY LINES TO REMAIN.
- 1A NEW 8" HIGH BLOCK WALL ALONG NORTHERN AND EASTERN PROPERTY LINES TO EXTENTS SHOWN ON PLAN.
- 2 6" HIGH CHAIN-LINK FENCING AT INTERIOR DOG YARDS, NOT VISIBLE FROM PUBLIC WAY OR EXTERIOR VIEWS
- 3 8" HIGH REDWOOD FENCE AT EXTERIOR PERIMETER LOCATIONS, STAINED
- 4 10' x 10' x 8" HIGH TEMPORARY POP-UP SHELTERS FOR SHADING SET ONTO PERMANENT 10' x 10' CONCRETE PADS
- 5 REFUSE ENCLOSURE, PER CITY STANDARD PLATE
- 6 EMPLOYEE PATIO WITH SEATING AND PORTABLE PROPANE GRILL
- 7 CONCRETE WALKWAYS / PATIO AREAS, STANDARD GREY WITH TROWEL FINISH, GREY COLOR ADDITIVE AT FRONT ENTRY WITH SPECIALIZED STAMPING PER PLAN, SCORELINES AT 5' O.C., E.W
- 8 2 CAR CARPORT, TUBE STEEL COLUMNS WITH STEEL ROOF SUPPORT SYTEM, CORRUGATED METAL ROOFING.
- 9 BICYCLE PARKING, 2 SPACES
- 10 NEW FIRE HYDRANT, SEE CIVIL PLAN
- 11 LOADING ZONE: 11' x 20' SMALL TRUCK ONLY (UPS / FEDEX VANS)
- 12 POST MOUNTED SITE LIGHTING ELEMENT PER DETAIL THIS SHEET
- 13 POST MOUNTED PARKING LOT LIGHTING, LED, 16" - 20" HIGH, CUR-OFF LUMINAIRE SO NO LIGHT SPILLS OVER PROPERTY LINES, LIGHTING LOCATIONS SHALL NOT INTERFERE WITH TREES AT FULL GROWTH.
- 14 NOT USED
- 15 PERIMETER IMPROVEMENTS: DRIVEWAYS, CURB, GUTTER & ACCESSIBILITY COMPLIANT SIDEWALK AND UTILITY RELOCATIONS SEE CIVIL DRAWINGS
- 16 SITE UTILITIES: WATER METERS, FIRE SPRINKLER CHECK VALVE, SEWER LATERAL
- 17 APPROX. FLOOD ZONE LINE

MATERIAL LEGEND

- CONCRETE PATIO / WALKWAYS, STANDARD GREY
- ENTRY CONCRETE PATIO / WALKWAYS, DAVIS CONCRETE COLOR 'DUNE' ADDITIVE, SCORE AT 5' O.C. EACH WAY, CUSTOM 'PAW' STAMPING PER PLAN, LIGHT BROOM FINISH
- ARTIFICIAL TURF SET OVER COMPACTED AGGREGATE BASE
- LANDSCAPE AREAS PER CONCEPTUAL LANDSCAPE PLAN
- DECOMPOSED GRANITE PATHWAY



005, So. A. Street, Suite 200 - Orange, California, 92668
Tel: 805.955.3300
www.coastalarchitects.com



Consultants:

Project Designed For:

DOGGIN' AROUND

PET BOARDING AND DAY CARE FACILITY
481-491 VENTURA BLVD
OXNARD CA 93038

Revisions:

REV.	DATE	DESCRIPTION OF REVISIONS

Approval:

DATE	APPROVAL	DESIGNER
06/21/19	06/21/19	06/21/19
PROJECT	06/21/19	
06/21/19		

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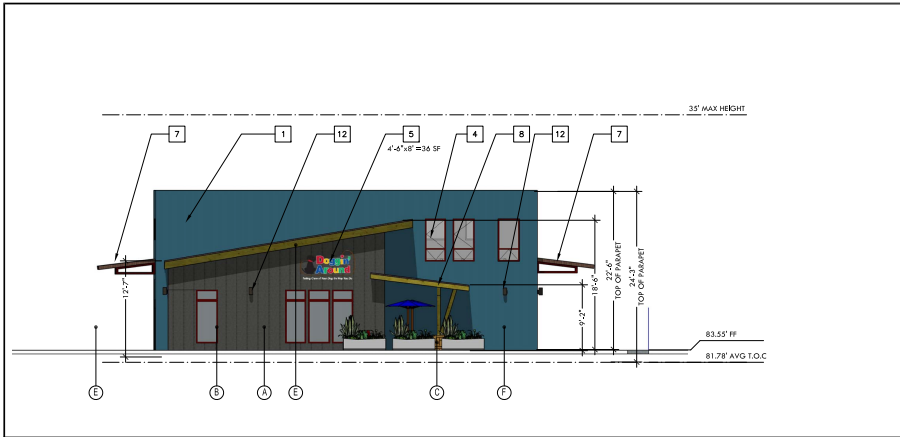
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SITE PLAN

Sheet Title:

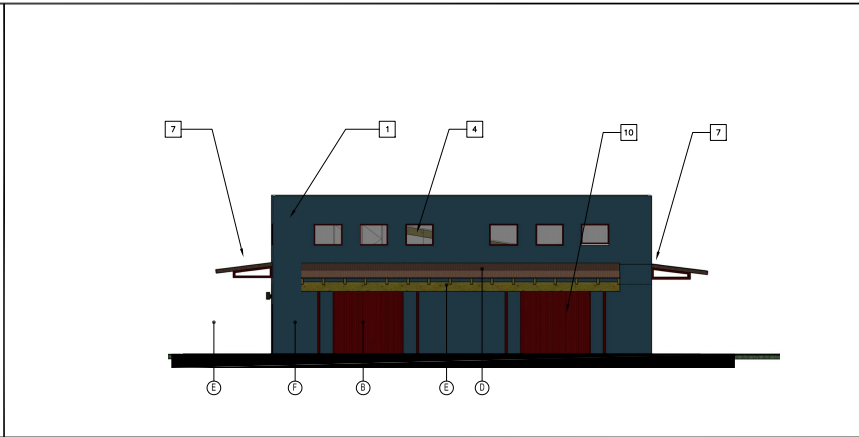
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10/19



SOUTH ELEVATION

1/8\" = 1'-0"



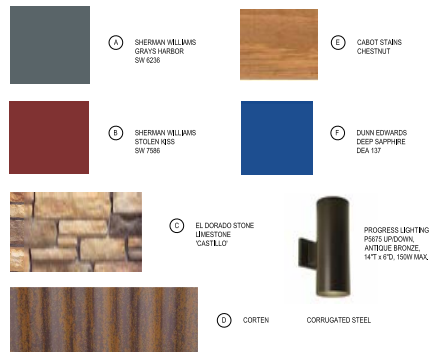
NORTH ELEVATION

1/8\" = 1'-0"

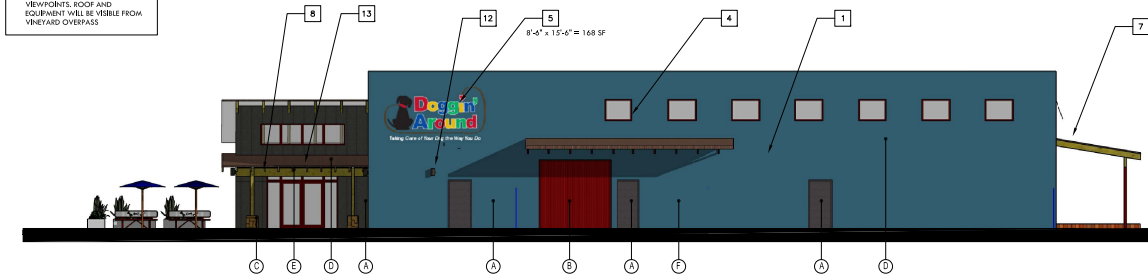
ELEVATION KEYNOTES

- 1 INSULATED METAL PANEL SYSTEM, EMBOSSED STUCCO-TYPE FINISH
- 2 BOARD AND BATTEN WOOD SIDING, PAINT PER MATERIALS LEGEND
- 3 EXPOSED WOOD ROOF RAFTERS TABLS, STAINED
- 4 ALUM. FRAME WINDOW SYSTEM WITH SOLARBAN GLAZING, GREY TINT
- 5 FUTURE SIGNAGE LOCATION UNDER SEPARATE SUBMITTAL AND PERMIT, LOT FRONTAGE = 107.9', MAX SIGNAGE = 187.5 SF PER (16-608)
- 6 TRASH ENCLOSURE PER PLAN, ROOF DESIGN AND MATERIALS TO MATCH MAIN BUILDING DESIGN ELEMENTS.
- 7 CANOPY PROJECTION FROM FACE OF BUILDING
- 8 ROUGH-HEWN SUPPORT POSTS AND BEAM SYSTEM AT ENTRY CANOPY, STAINED PER MATERIALS LEGEND
- 9 POST BASES, SEE MATERIAL 'C' ON LEGEND THIS SHEET
- 10 INDUSTRIAL STYLE ROLL UP DOOR / DOOR PER PLAN
- 11 FENCING PER SITE PLAN
- 12 WALL MOUNTED UP/DOWN LIGHTING, ANODIZED BRONZE FINISH, CONCAVE LENS AND LAMP - PROGRESS LIGHTING, MODEL # P5675-20, 14\" TALL, 5\" DIAMETER, (20) 75 W PAR30 LAMPS
- 13 6\" COPPER GUTTER WITH 3\" DIAMETER COPPER DOWNSPOUT AT MAIN ENTRY CANOPY ONLY

MATERIALS LEGEND & COLORS

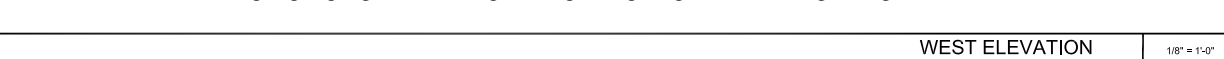


*** NO ROOFTOP EQUIPMENT SHALL BE VISIBLE FROM ADJACENT ROADS AND OTHER PROMINENT VIEWPOINTS. ROOF AND EQUIPMENT WILL BE VISIBLE FROM VINETARY OVERPASS



EAST ELEVATION

1/8\" = 1'-0"



WEST ELEVATION

1/8\" = 1'-0"



Consultants:

Project Designed For:

DOGGIN' AROUND
PET BOARDING AND DAY CARE FACILITY
481 - 491 VENTURA BLVD
OXNARD CA 93036

Revisions:

REV. NO.	DATE	DESCRIPTION OF REVISION
1		PROJECT COMMENTS
2		
3		
4		
5		

Approvals:

DATE	06/21/19	Project Designer
REVISED	06/21/19	APPROVED
PROJECTED	06/21/19	
DRAWN	LE	

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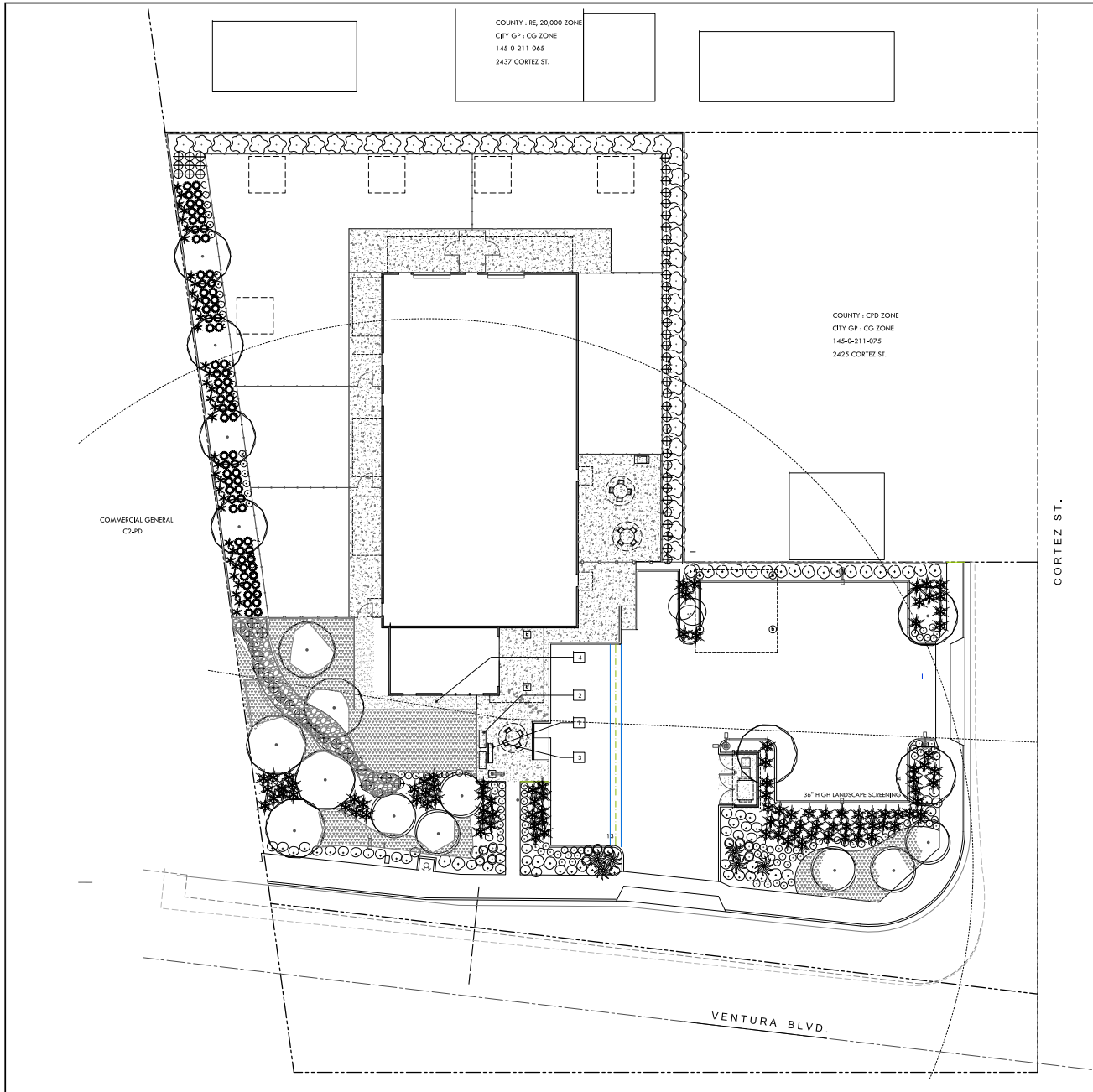
Sheet Title:

ELEVATIONS

Sheet Title:

A3

SHEET NO. 13



LANDSCAPING KEYNOTES

1	VINYL COATED PARK BENCH
2	CONCRETE PLANTER (2' X 4' APPROX)
3	TABLE AND UMBRELLA AT OUTDOOR PATIO
4	DECOMPOSED GRANITE PATHWAY

NET SITE AREA: 32,168 SF
PROPOSED LANDSCAPING AREA: 3,126 SF AT 5% REQUIRED = 306 SF
PARKING LOT LANDSCAPING: 2,352 SF (37% PROVIDED)
OUTDOOR DOG PLAY: 7,584 SF
PERIMETER LANDSCAPING: 6,582 SF
TOTAL SITE LANDSCAPING: 8,834 SF (27.5% PROVIDED)

LANDSCAPING NOTES

- LANDSCAPING WILL COMPLY WITH THE APPLICABLE CITY OF OXNARD LANDSCAPE STANDARDS
- ALL LANDSCAPING AND IRRIGATION WILL COMPLY WITH CITY OF OXNARD WATER EFFICIENT LANDSCAPE ORDINANCE (CITY COUNCIL ORDINANCE #2822), CITY OF OXNARD LANDSCAPE CONSERVATION STANDARDS AND CA WATER CONSERVATION REQUIREMENTS.
- 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.
- IRRIGATION SYSTEM SHALL BE ON A REGULAR WATERING SCHEDULE AND SHALL INCLUDE AUTOMATIC RAIN SHUT-OFF DEVICES, OR INSTRUCTIONS ON HOW TO OVERRIDE THE IRRIGATION SYSTEM DURING RAINY PERIODS.
- CONCEPTUAL PLANTING PLAN HAS BEEN COORDINATED WITH CIVIL ENGINEERING DRAWINGS AND NO CONFLICTS EXISTS WITH NPDES REQUIREMENTS.
- 36" HIGH SCREENING SHALL BE PROVIDED IN FRONT OF PARKING CARS FACING VENTURA BLVD.

PLANT MATERIALS / LEGEND

TREES	BOTANICAL NAME / COMMON NAME	HT RANGE, CONT.	WATER USE
	GRIERA PARVIFLORA / AUSTRALIAN WILLOW	23'-33' 36" BOX	LOW
	LAGERSTROEMIA 'TUSCARORA' / CRAPE MYRTLE	12'-25' 36" BOX	LOW
	OLEA EUROPAEA 'WILSONE', MULTI-TRUNK	16'-20' 36" BOX	LOW

SHRUBS	BOTANICAL NAME / COMMON NAME	SPACE, CONT.	WATER USE
	ANGELOZANTHOS X / 'ORANGE CROSS KANGAROO PAW	30" 5 GAL	MEDIUM
	CHONORHETALLUM TECTORUM / CAPE BUSH	42" 5 GAL	LOW
	HELYCTOTRICHON SEMPERVIRENS / BLUE OAT GRASS	30" 5 GAL	LOW
	MUEHLBERGIA DUBIA / PINE MULEY	42" 5 GAL	LOW
	PENNISETUM SPATHULATUM / SLENDER VELDT GRASS	24" 5 GAL	LOW/MED
	RHAMNUS ALATERNUS / ITALIAN BUCHTHORN	96" 1.5 GAL	LOW
	WESTRINGIA FRUTICOSA / BLUE GEM COAST ROSEMARY	36" 5 GAL	LOW
	AGAVE WEBERI / SMOOTH-EDGE AGAVE	60" 5 GAL	VERY LOW
	FESTUCA GLAUCA / BLUE FESCUE	18" 1 GAL	LOW/MED
	DRY CREEK BED / RIVER ROCK	VARIOUS 96285	VARIOUS 96285
	SANTOLINA CHAMAECYPARISSUS / LAVENDER COTTON	12" FLATS	LOW

17 TREES WILL HAVE LARGER BOX CONTAINERS (24" REQ, 36" PROVIDED) @ \$350 EA = \$5,950
PARKING LOT LANDSCAPING = 22% INCREASE OVER REQUIRED (1,946 SF x \$2.52/SF = \$3,892)
TOTAL ADDITIONAL LANDSCAPING VALUE = \$9,842 (\$7,910 REQUIRED)

COASTAL ARCHITECTS
800 E. Ventura Blvd., Suite 200, Oxnard, CA 93059
Tel: 805.985.7044 Fax: 805.201.3023 www.CoastalArch.com
Pamela@coastalarch.com • Jeff B. Book

Consultants:

Project Designed For:

DOGGIN' AROUND

PET BOARDING AND DAY CARE FACILITY
481 - 491 VENTURA BLVD
OXNARD CA 93036

Revisions:

REV. NO.	DATE	DESCRIPTION OF REVISIONS
1		PROJECT COMMENTS
2		
3		
4		
5		

Approvals:

DATE	DESIGNER	PROJECT MANAGER
06/20/24		
06/20/24		
06/20/24		
06/20/24		

THESE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS ARE PREPARED BY THE ARCHITECT AND FOR THE ARCHITECT'S USE ONLY. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF RECORDS IN STRICTLY TECHNICAL MATTERS.

Sheet Title:

CONCEPTUAL LANDSCAPE

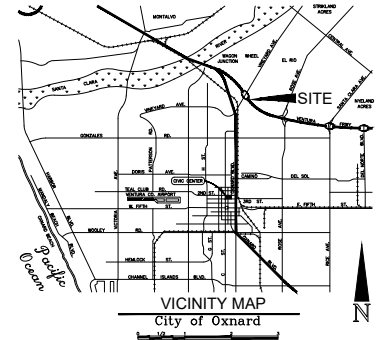
Sheet Title:

L1

11/11/24

ENGINEERING SITE PLAN

481 VENTURA BOULEVARD



GRADING CONSTRUCTION NOTES / LEGEND

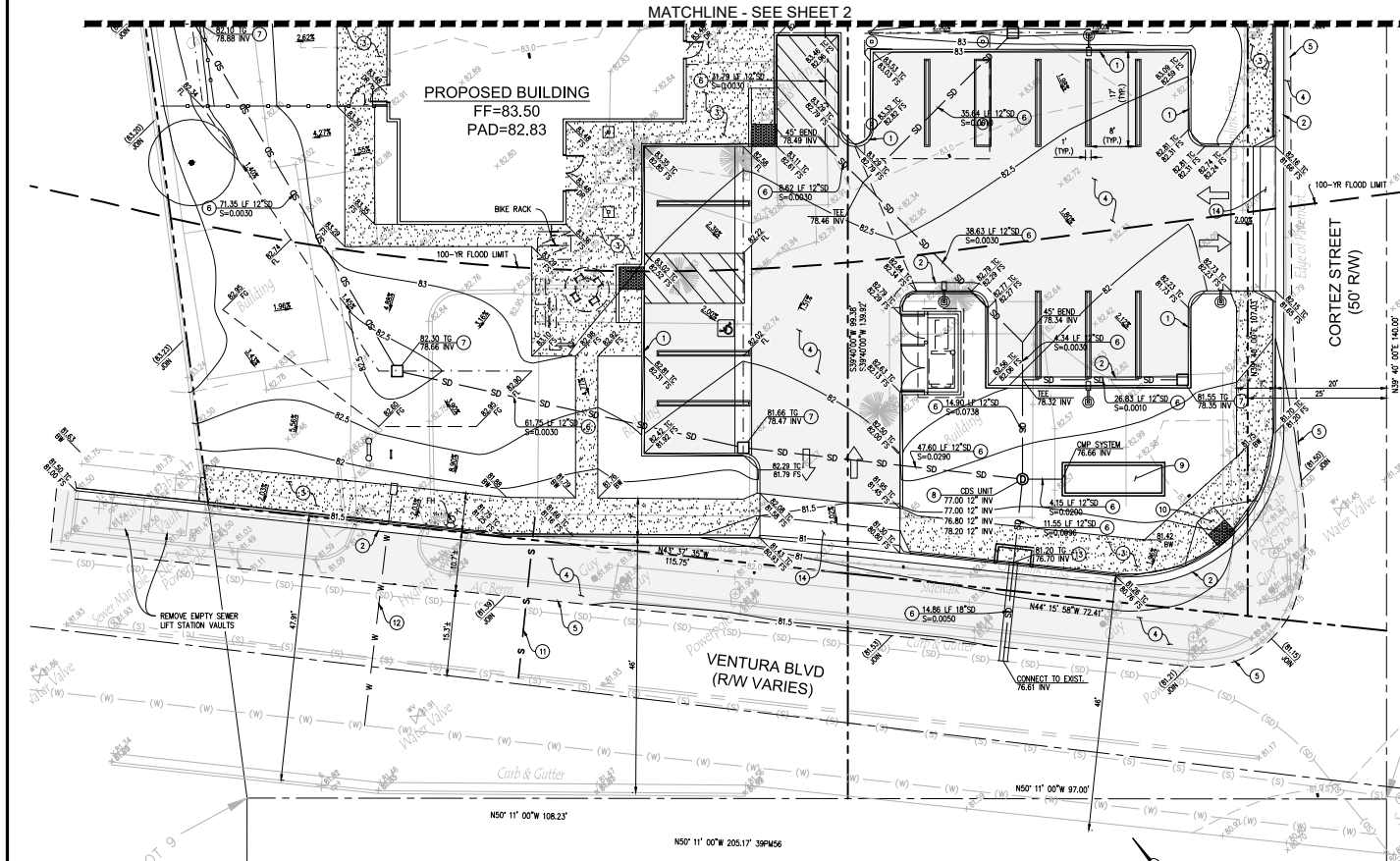
1. CONSTRUCT 6" CURB TYPE A1-6 PER CITY OF OXNARD STANDARD PLATE NO. 111.
2. CONSTRUCT 6" CURB AND GUTTER TYPE A2-6 PER CITY OF OXNARD STANDARD PLATE NO. 111.
3. HARDSCAPE, INSTALL MATERIAL ON 4" AGGREGATE BASE, SEE ARCHITECTURAL PLANS FOR PRODUCT SPECIFICATION, PRODUCT TO BE 4" P.C.C. UNLESS NOTED OTHERWISE.
4. CONSTRUCT A.C. PAVEMENT, SECTION TO BE DETERMINED PER SOILS REPORT.
5. SAWCUT EXISTING PAVEMENT.
6. INSTALL PVC SDR-35 STORM DRAIN, SIZE, LENGTH, AND SLOPE PER PLAN.
7. INSTALL BROOKS PRODUCTS CATCH BASIN (1212 UNLESS NOTED OTHERWISE).
8. INSTALL CDS UNIT FOR INFILTRATION PRETREATMENT.
9. INSTALL CMP INFILTRATION SYSTEM.
10. CONSTRUCT ADA RAMP PER CITY OF OXNARD STANDARD PLATE NO. 110, CASE A, TYPE 3.
11. INSTALL 6" SEWER LATERAL, SEWER WITHIN BUILDING FOOTPRINT TO BE PER PLUMBING PLANS, SHOWN FOR REFERENCE HEREIN.
12. INSTALL 2" WATER SERVICE PER CITY OF OXNARD STANDARD PLATE NO. 304.
13. CONSTRUCT CURB OPENING CATCH BASIN PER CITY OF OXNARD STANDARD PLATE NO. 501.
14. CONSTRUCT DRIVEWAY PER CITY OF OXNARD STANDARD PLATE NO. 115, Y=4'.

GRADING NOTES

1. CONSTRUCT STEM WALL AT BUILDING PERIMETER WHERE ADJACENT TO SOIL. CONSTRUCT 8" MINIMUM CLEAR SPACE FROM FINISHED SOIL GRADE TO BUILDING WALL.
2. UTILITY PROVIDERS ARE AS FOLLOWS:
 - 2.1. GAS: SOUTHERN CALIFORNIA GAS COMPANY
 - 2.2. ELECTRIC: SOUTHERN CALIFORNIA EDISON
 - 2.3. TELEPHONE: FRONTIER / SPECTRUM
 - 2.4. CABLE: FRONTIER / SPECTRUM
 - 2.5. WATER: CITY OF OXNARD
 - 2.6. SEWER: COUNTY OF VENTURA
3. PROJECT SITE IS WITHIN OXNARD SCHOOL DISTRICT AND OXNARD UNION HIGH SCHOOL DISTRICT.
4. DRAINAGE SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH CITY OF OXNARD DRAINAGE STANDARDS.
5. ALL SLOPES TO BE CONSTRUCTED AT A MAXIMUM 2:1 (H:V).
6. ALL PROPOSED STORM DRAIN AND STORMWATER QUALITY SYSTEMS SHOWN HEREON ARE PRELIMINARY. STORM DRAIN AND STORMWATER QUALITY PLANS WILL BE PREPARED AND RECORDED PRIOR TO OCCUPANCY.

ABBREVIATIONS

BPP	BACKFLOW PREVENTION DEVICE	FF	FINISHED FLOOR
BL	BLOWOFF	FG	FINISHED GRADE
BOW	BOTTOM OF WALL (AT GROUND)	FS	FINISHED SURFACE
BW	BACK OF WALK	GB	GRADE BREAK
BLDG	BUILDING	HP	HIGH POINT
CB	CATCH BASIN	INV	INVERT ELEVATION
CD	CLEANOUT	LP	LOW POINT
CONC	CONCRETE	MH	MANHOLE
CMP	CORRUGATED METAL PIPE	PV	POST INDICATOR VALVE
DR	DOOR	POC	POINT OF CONNECTION
DS	DOWN SPOUT	RIDE	RIDE
ESMT	EASEMENT	RM	ROOM ELEVATION
EG	EXISTING GRADE	RD	ROOF DRAIN
FC	FACE OF CURB	TC	TOP OF CURB
FF	FINISHED FLOOR	TW	TOP OF WALL
FDC	FIRE DEPARTMENT CONNECTION	TE	TRAIN ENCLOSURE
FH	FIRE HYDRANT	WM	WATER METER
FL	FLOW LINE	WV	WATER VALVE



LEGAL DESCRIPTION

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

PARCEL 1:
PART OF LOT 9 OF THE CLOVERDALE SUBDIVISION OF THE RANCHO SANTA CLARA DEL NORTE, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 38 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND DESCRIBED AS: BEGINNING AT THE CORNER COMMON TO LOT 9 AND 18 OF SAID SUBDIVISION AT A POINT IN THE NORTHEASTERLY LINE OF OLD CONRAD ROAD, 60.00 FEET WIDE, AS SHOWN ON SAID MAP; THENCE FROM SAID POINT OF BEGINNING, ALONG THE LINE COMMON TO SAID LOTS 9 AND 18,
1ST: NORTH 39°47' EAST 140.00 FEET TO A POINT; THENCE PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 9,
2ND: NORTH 50°20' EAST 97.00 FEET TO A POINT; THENCE PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 9,
3RD: SOUTH 39°47' WEST 140.00 FEET, MORE OR LESS, TO A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 9; THENCE ALONG SAID LINE,
4TH: SOUTH 50°20' EAST 97.00 FEET TO THE POINT OF BEGINNING.
EXCEPT THAT PORTION OF SAID LAND DESCRIBED IN A DEED TO THE STATE OF CALIFORNIA RECORDED OCTOBER 24, 1973 IN BOOK 4182, PAGE 79 OF OFFICIAL RECORDS.

PARCEL 2:
PART OF LOT 9 OF THE CLOVERDALE SUBDIVISION OF THE RANCHO SANTA CLARA DEL NORTE, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 38 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND DESCRIBED AS: BEGINNING AT THE CORNER COMMON TO LOT 9, AT A POINT IN THE NORTHEASTERLY LINE OF OLD CONRAD ROAD, 60.00 FEET WIDE, AS SHOWN ON SAID MAP; THENCE FROM SAID POINT OF BEGINNING, ALONG THE NORTHEASTERLY LINE OF SAID LOT 9,
1ST: NORTH 32°07' EAST 258.81 FEET TO A POINT; THENCE PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 9,
2ND: SOUTH 50°20' EAST 142.72 FEET TO A POINT WHICH IS DISTANT NORTH 50°20' WEST 97.00 FEET FROM THE SOUTHEASTERLY LINE OF SAID LOT 9; THENCE PARALLEL WITH THE SAID SOUTHEASTERLY LINE,
3RD: SOUTH 39°47' WEST 258.81 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 9; THENCE ALONG SAID LINE,
4TH: NORTH 50°20' WEST 108.33 FEET TO THE POINT OF BEGINNING.
EXCEPT THAT PORTION OF SAID LAND DESCRIBED IN A DEED TO THE STATE OF CALIFORNIA RECORDED OCTOBER 24, 1973 IN BOOK 4182, PAGE 79 OF OFFICIAL RECORDS.

LEGEND

NEW	EXISTING	
		ASPHALT/BIUM BLOCK/PAVING WALL
		BUILDING LINE
		CONCRETE CURB
		CONCRETE CURB & GUTTER
		CONTOUR LINE
		DRIVEWAY
		EDGE OF PAVEMENT
		FENCE LINE
		GRADE BREAK
		LOT LINE
		RIDE LINE
		SANITARY SEWER
		SIDEWALK
		STORM DRAIN & CATCH BASIN
		TRACT BOUNDARY
		WATER LINE AND WATER METER

PREPARED BY:

CCE DESIGN ASSOCIATES, INC.
450 Rosewood Ave. • Suite 202 • Camarillo, CA 93010
805.738.5434 • www.ccedesignassociates.com

RANDY CHAPMAN, P.E.
R.C.E. No. 69614

DATE

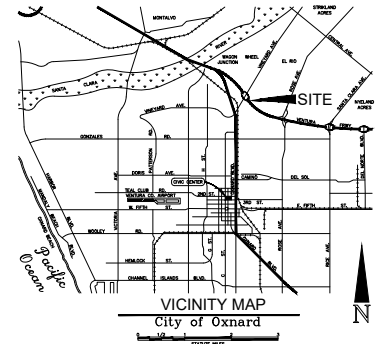
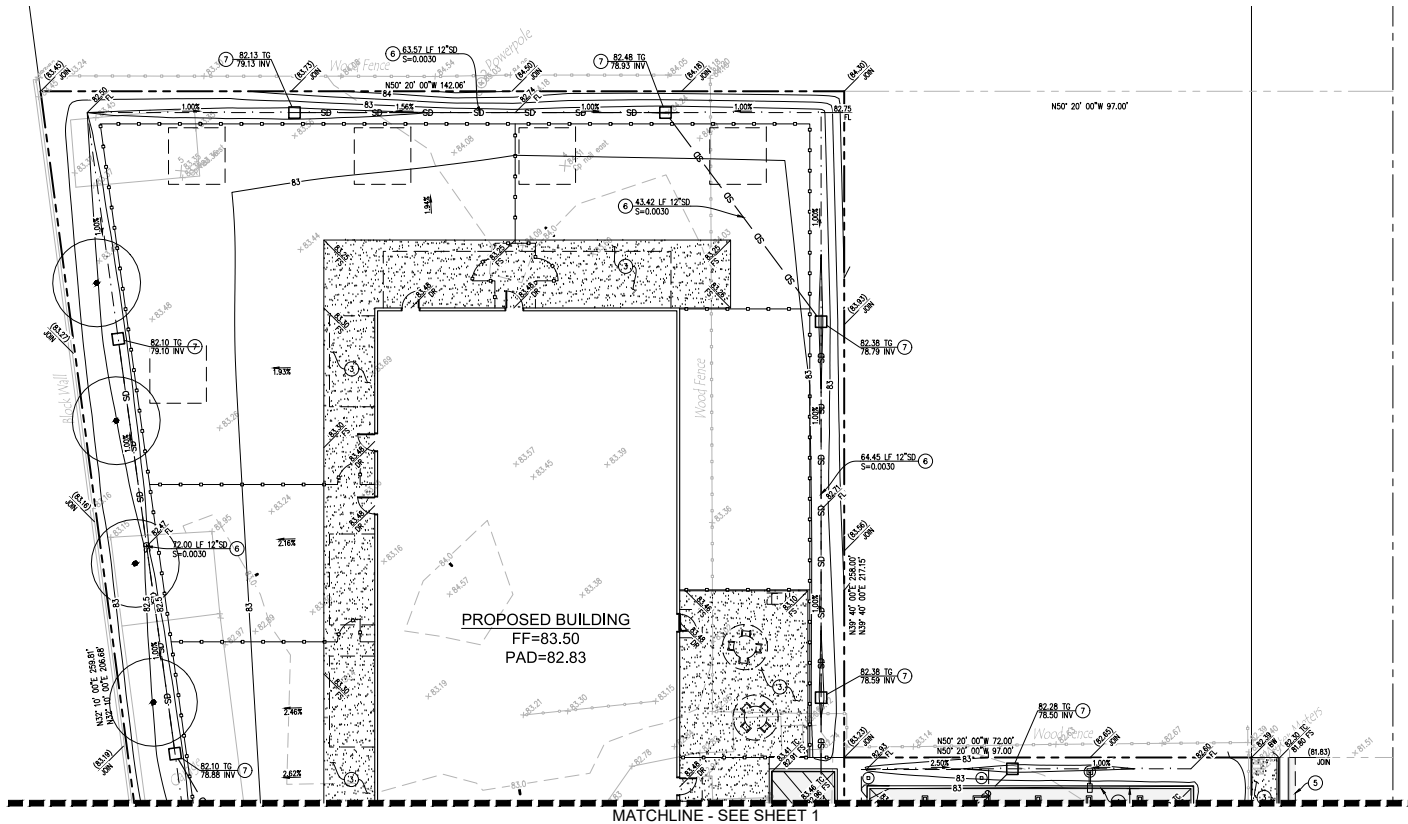
REVISIONS

NO.	DATE	DESCRIPTION	BY

OXNARD		Development Services Department
481 VENTURA BLVD		
ACCEPTED BY:	CITY ENGINEER	R.C.E. NO. 69614
DATE:	DATE:	DATE:
DESIGN NUMBER:		
SCALE:		
DATE:		
DATE:		

ENGINEERING SITE PLAN

481 VENTURA BOULEVARD



GRADING CONSTRUCTION NOTES / LEGEND

- ① CONSTRUCT 6" CURB TYPE A2-6 PER CITY OF ONTARIO STANDARD PLATE NO. 111.
 - ② CONSTRUCT 6" CURB AND GUTTER TYPE A2-6 PER CITY OF ONTARIO STANDARD PLATE NO. 111.
 - ③ HARDWARE, INSTALL MATERIAL ON #4 AGGREGATE BASE, SEE ARCHITECTURAL PLANS FOR PRODUCT SPECIFICATION, PRODUCT TO BE C.P.L.C. UNLESS NOTED OTHERWISE.
 - ④ CONSTRUCT A.C. PAVEMENT, SECTION TO BE DETERMINED PER SOLS REPORT.
 - ⑤ SAWCUT EXISTING PAVEMENT.
 - ⑥ INSTALL PVC SDR-35 STORM DRAIN, SIZE, LENGTH, AND SLOPE PER PLAN.
 - ⑦ INSTALL BROOKS PRODUCTS CATCH BASIN (212 WITHOUT SLOPE NOTED OTHERWISE).
 - ⑧ INSTALL CDS UNIT FOR INFILTRATION PRETREATMENT.
 - ⑨ INSTALL CMP INFILTRATION SYSTEM.
 - ⑩ CONSTRUCT ADA RAMP PER CITY OF ONTARIO STANDARD PLATE NO. 110, CASE A, TYPE 3.
 - ⑪ INSTALL 6" SEWER LATERAL, SEWER WITHIN BUILDING FOOTPRINT TO BE PER PLUMBING PLANS, SHOW FOR REFERENCE HEREON.
 - ⑫ INSTALL 2" WATER SERVICE PER CITY OF ONTARIO STANDARD PLATE NO. 304.
 - ⑬ CONSTRUCT CURB OPENING CATCH BASIN PER CITY OF ONTARIO STANDARD PLATE NO. 501.
 - ⑭ CONSTRUCT DRIVEWAY PER CITY OF ONTARIO STANDARD PLATE NO. 115, Y=4'.

GRADING NOTES

1. CONSTRUCT STEEL WALL AT BUILDING PERIMETER WHERE ADJACENT TO SOIL. CONSTRUCT 8" MINIMUM CLEAR SPACE FROM FINISHED SOIL GRADE TO BUILDING WALL.
2. UTILITY PROVIDERS ARE AS FOLLOWS:
 - 2.1. GAS: SOUTHERN CALIFORNIA GAS COMPANY
 - 2.2. ELECTRIC: SOUTHERN CALIFORNIA Edison
 - 2.3. TELEPHONE: FRONTIER / SPECTRUM
 - 2.4. CABLE: FRONTIER / SPECTRUM
 - 2.5. WATER: CITY OF OYANDU
 - 2.6. SEWER: CITY OF VENTURA
3. PROJECT SITE IS WITHIN OYANDU SCHOOL DISTRICT AND OYANDU UNION HIGH SCHOOL DISTRICT
4. DRAINAGE SYSTEMS WILL BE DESIGNED IN ACCORDANCE WITH CITY OF OYANDU DRAINAGE STANDARDS.
5. ALL SLOPES TO BE CONSTRUCTED AT A MINIMUM 2:1 (H:V).
6. ALL PROPOSED STORM DRAIN AND STORMWATER QUALITY SYSTEMS SHOWN HEREON ARE PRELIMINARY. STORM DRAIN AND STORMWATER QUALITY PLAN WILL BE PREPARED AND RECORDED PRIOR TO OCCUPANCY.

ABBREVIATIONS

BPB	BACKFLOW PREVENTION DEVICE	FF	FINISHED FLOOR
BL	BLOW OFF	FS	FINISHED SLOPE
BOW	BOTTOM OF WALK (AT GROUND)	GP	GRASS POINT
BW	BACK OF WALK	GB	GRADE BREAK
BUDS	BUILDING	HP	HIGH POINT
CS	CATCH BASIN	INV	INVERT ELEVATION
CS	CUL-DE-SAC	LP	LOW POINT
CONC	CONCRETE	MM	MANHOLE
CP	CORRODED METAL PIPE	PV	POST INDICATOR VALVE
DR	DOOR	PCC	POPC OF CONNECTION
DS	DOWN SLOPE	R	RIDE
ESMT	EASEMENT	RM	RM ELEVATION
FG	FINISHING GRADE	RO	ROOF DRAIN
FC	FACE OF CURB	TC	TOP OF CURB
FT	FINISHED FLOOR	TD	TOP OF DRAIN
FDC	FIRE DEPARTMENT CONNECTION	TE	TRAFFIC ENVELOPE
FI	FIRE HYDRANT	WM	WATER METER
FL	FLOW LINE	WV	WATER VALVE

LEGAL DESCRIPTION

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

PARCEL 1:
 PART OF LOT 9 OF THE CLEVELAND SUBDIVISION OF THE RANCHO SANTA CLARA ORO, COUNTY OF VENTURA STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 38 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE CORNER COMMON TO LOT 9 AND LOT 8 OF SAID MAP; THENCE ALONG THE WEST LINE OF OLD CINEBA ROAD, 60.00 FEET WEST, AS SHOWN ON SAID MAP; THENCE FROM SAID POINT OF BEGINNING, ALONG THE LINE COMMON TO SAID LOTS 9 AND 18,
 151°: NORTH 30°00' EAST 140.00 FEET TO A POINT; THENCE PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 10,
 300°: SOUTH 50°00' WEST 97.00 FEET TO A POINT; THENCE PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 10,
 300°: SOUTH 38°00' WEST 140.00 FEET, MORE OR LESS, TO A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT; THENCE ALONG SAID LINE,
 152°: NORTH 50°00' EAST 80.00 FEET TO THE POINT OF BEGINNING.
 EXCEPT THAT PORTION OF SAID LAND DESCRIBED IN A DEED TO THE STATE OF CALIFORNIA RECORDED OCTOBER 24, 1973 IN BOOK 4182, PAGE 79 OF OFFICIAL RECORDS.

PARCEL 2:
 PART OF LOT 9 OF THE CLEVELAND SUBDIVISION OF THE RANCHO SANTA CLARA ORO, COUNTY OF VENTURA STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 38 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTELY CORNER COMMON TO LOT 9 AND LOT 8 IN THE NORTHEASTERLY LINE OF OLD CINEBA ROAD, 60.00 FEET WEST, AS SHOWN ON SAID MAP; THENCE FROM SAID POINT OF BEGINNING, ALONG THE LINE COMMON TO SAID LOTS 9 AND 18,
 151°: NORTH 30°00' EAST 259.8 FEET TO A POINT; THENCE PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT,
 300°: SOUTH 50°00' WEST 142.72 FEET TO A POINT; THENCE ALONG SAID LINE, 152°: NORTH 50°00' EAST 80.00 FEET TO A POINT; THENCE PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT; THENCE PARALLEL WITH THE SAID SOUTHWESTERLY LINE,
 300°: SOUTH 38°00' WEST 158.00 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT; THENCE ALONG SAID LINE,
 43°: NORTH 50°00' WEST 105.03 FEET TO THE POINT OF BEGINNING.
 EXCEPT THAT PORTION OF SAID LAND DESCRIBED IN A DEED TO THE STATE OF CALIFORNIA RECORDED OCTOBER 24, 1973 IN BOOK 4182, PAGE 79 OF OFFICIAL RECORDS.

LEGEND

NEW

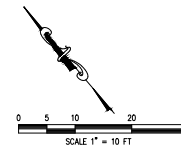
EXISTING

ASPHALT BERM
BLOCK/RETAINING WALL
BUILDING LINE
CONCRETE CURB
CONCRETE CURB CUT
CONCRETE CURB & GUTTER
CONTOUR LINE
DRIVEWAY
EDGE OF PAVEMENT
FENCE LINE
GRADE BREAK
LOT LINE
RIDGE LINE
SANITARY SEWER
SIDEWALK
STORM DRAIN & CATCH BASIN
TRACT BOUNDARY
WATER LINE AND WATER METER

100'

10'

0 10 20'



PREPARED BY:

CCE DESIGN ASSOCIATES, INC.
450 Rosewood Ave. • Suite 202 • Camarillo, CA 93010
805.738.5434 • www.ccedesignassociates.com

RANDY CHAPMAN, P.E.
R.C.E. No. 69614

DATE _____

REVISIONS

MARK	DATE	DESCRIPTION	

REVIEWED BY: _____

DATE: _____

	Development Services Department
DOGGIN' AROUND 481 VENTURA BLVD	

ACCEPTED BY:	CITY ENGINEER	R.C.E. XXXXX	EXP. 1/30/XX	DATE
SHEET DRAWING NUMBER				
SCALE:	HORIZ. 1"=10'			
VERT.				
DRAWN BY: RC	SHEET No. 2		of 2	
	DRAWING NUMBER			

ATTACHMENT “D”

Noise Study



621 CHAPALA STREET
SANTA BARBARA, CALIFORNIA 93101
T 805.963.0651 F 805.963.2074

March 5, 2019

Jeff Zook, AIA
Coastal Architects
505 South A Street
Oxnard, CA 93030

***SUBJECT: Proposed Doggin Around Facility, Oxnard, California
Noise Ordinance Compliance Evaluation
Letter Report of Results***

EXECUTIVE SUMMARY

Dudek completed an acoustical evaluation of the proposed Doggin Around canine daycare and boarding facility to be located at 481-491 Ventura Boulevard, in the City of Oxnard. The focus of our noise study was to predict sound levels associated with the operation of the proposed facility, for determination of compliance with the Oxnard Municipal Code noise level restrictions.

The exterior sound level limit for a commercial property is 65 dBA in the period from 7 a.m. to 10 p.m., and 60 dBA in the period from 10 p.m. to 7 a.m. With the proposed 8-foot high concrete block wall along the northern side and eastern side of the closest play yard to neighboring residential uses, day-time noise from operation of the proposed Doggin Around facility at the northern property line would be expected to range from **53 to 60 dBA** _{LEQ HOUR} while daytime operational levels at the eastern property boundary would be expected to range from **50 to 57 dBA** _{LEQ HOUR}. These levels would generally fall below the range of existing hourly traffic noise levels during the day, and would therefore largely be masked by existing traffic noise from US Highway 101 and Ventura Boulevard.

Because the hourly average sound levels for Doggin Around operations at the adjacent residential property boundary to the north and the residential property line to the east would be similar to those already existing from traffic noise sources, we would expect Doggin Around operations would be compliant with each of the requirements found in OMC SEC. 7-185(C), as adjusted for ambient sound levels.

INTRODUCTION

Dudek has completed an acoustical evaluation of the proposed Doggin Around canine daycare and boarding facility to be located at 481-491 Ventura Boulevard, in the City of Oxnard. The focus of our noise study was to predict sound levels associated with the operation of the proposed facility, for determination of compliance with the Oxnard Municipal Code noise level restrictions.

Since published data is not readily available for exercise/play yards at a canine facility such as this, we used sound level measurement data we collected at a similar existing canine daycare and boarding facility in Goleta, California to predict noise levels from operation of the proposed Doggin Around Oxnard facility. The operations and scale of the Goleta canine facility are almost identical to the proposed Doggin Around facility (100 dogs during the day maximum, 50 dogs at any one time outside in the play areas, and up to 75 dogs to be boarded indoors exclusively overnight); therefore sound level measurements of the Goleta canine facility should be representative as an operational sound level to reference for the Doggin Around operations.

This report presents a discussion of the Project Background and Vicinity Conditions (Section 1), Noise Criteria (Section 2), Reference Noise Levels - Goleta canine daycare and boarding facility sound measurement summary (Section 3), Facility Operations Predicted Sound Levels (Section 4), and Noise Policy/Ordinance Compliance Analysis (Section 5). Attachment 1 contains acoustic terminology and definitions that should be helpful in understanding report content.

1. PROJECT BACKGROUND AND EXISTING CONDITIONS

Site Description

The proposed Doggin Around facility would be developed on the property identified as 481-491 Ventura Boulevard, in the City of Oxnard. The regional and local context for the project site are illustrated on Figure 1 and 2, respectively. Existing adjacent land uses include an office building to the west/northwest, Ventura Boulevard and US Highway 101 to the south, a residence to the east/southeast, and existing residences to the north/northeast. The existing residence to the east/southeast and the residential neighborhood north/northeast of the project site are the only land use in the vicinity of the project considered to be noise-sensitive.

The project site is zoned "General Commercial". The property to the north/northeast, currently developed with multi-family residences, carries a County zoning of "Exclusive Residential, 20,000 sq. ft. parcel size (RE-20,000 sq. ft.)." This adjacent residential property is in the El Rio community of Ventura County, outside of the City's jurisdiction.

Project Description

The proposed Site Plan for the facility is provided in Figure 3. As illustrated in Figure 3, a structure is proposed to be centered within approximately the upper (northerly) 2/3 of the site. Outdoor play yards for dogs would wrap around the west, north, and east sides of the structure. Landscaping and a parking lot would occupy approximately the southern 1/3 of the parcel.

The distance between the closest outdoor play yard and the residential property line to the north would be approximately 6 feet; the distance from the center of the closest play yard to the residential property line would be 20 feet. The distance between the closest outdoor play yard and the residential property line to the east would be approximately 6 feet; the distance from the center of the closest play yard to the residential property line would be 30 feet. The outdoor play yards would operate between the hours of approximately 7 AM and 7 PM Monday through Friday, and between 9 AM and 5 PM Saturday and Sunday. Overnight boarding for dogs would be provided, within dedicated interior areas of the building. Canine guests would not be left in exterior portions of the site later than 7 PM. The building includes sleeping quarters for an overnight caretaker.

Existing Noise Levels

Transportation noise sources affecting the Doggin Around Oxnard project site include vehicular traffic along Ventura Boulevard and US Highway 101, which are both adjacent to the southerly property boundary for the site. In order to characterize existing noise levels in the project vicinity from these traffic noise sources, Dudek conducted a 24-hour sound level measurement from November 17 – 18, 2017 at a nearby property (633 Ventura Boulevard). The location of the sound level measurement is illustrated on Figure 4. The microphone height was 5 feet above the ground on a tripod and the microphone was equipped with a windscreen. The sound level meter used for the survey was set to the “slow” time response and the A-weighting scale for the noise measurement. To ensure accuracy, the calibration of the meter was field checked before and after the measurement using a portable acoustical calibrator.

The 24-hour sound level measurement (Figure 4) was intended to address existing noise levels along the closest residential property line in the neighborhood to Ventura Boulevard, from traffic noise sources along Ventura Boulevard and US Highway 101. The 24-hour measurement was conducted using a SoftDB Piccolo Model 3 integrating sound level meter, which meets the ANSI specification for a Type 2, general purpose meter. The log for the Piccolo meter with hourly data over the 24-hour measurement period at 633 Ventura Boulevard is provided in Attachment 2. Attachment 2 also provides a worksheet for the calculation of the existing CNEL value at the measurement location, based upon the recorded hourly noise averages ($L_{EQ\ HOUR}$).

Noise Study – Doggin Around – 481 - 491 Ventura Blvd., Oxnard, California

The measurement location at 633 Ventura Boulevard (M on Figure 4) has similar exposure to Ventura Boulevard and US Highway 101 traffic noise as locations along the northerly (residential) property line of the Doggin Around property, except that the measurement location (M) was at a distance of approximately 465 feet from the north edge of US Highway 101; whereas, the residential property line along the north of the Doggin Around site (at R1 in Figure 4) is approximately 335 feet from the north edge of US Highway 101. The east/west oriented property line between the eastern portion of the Doggin Around property and the residential property to the north (at R3) is a distance of approximately 105 feet from the northern edge of US Highway 101. Finally, the mid-point of the north-south oriented property line between the Doggin Around property and the residential property to the east (at R2) is approximately 220 feet north of the north edge of US Highway 101.

In order to determine the traffic noise level at the above distances from US Highway 101, the following equation is used for sound attenuation due to distance, for a line source (which is applicable to traffic along a roadway or freeway):

$$SPL_1 = SPL_2 - 10\log(D_2/D_1)$$

Where: SPL_1 is the calculated sound pressure level (in dB) at specified distance [D_2]
 SPL_2 is a known (measured) sound pressure level at a known distance [D_1]
 D_1 is distance from source to measured sound pressure level
 D_2 is distance from source to location of calculated sound pressure level

Using the above equation, the known sound level at the measurement point, the distance between the measurement point and US Highway 101, sound levels at various points along the Doggin Around property boundary were calculated. Table 1 summarizes the results of the existing sound level calculations for the Doggin Around site, in terms of the CNEL value at the receiver locations. The modelled receiver locations are indicated on Figure 4.

Table 1 Calculated Existing CNEL at Selected Receiver Locations Doggin Around Oxnard Site	
Location	CNEL (dBA)
Measurement Location (M) (633 Ventura Blvd, 465 ft. from US 101)	64
R1 (335 feet from US 101)	65
R2 (220 feet from US 101)	67
R3 (105 feet from US 101)	70

Noise Study – Doggin Around – 481 - 491 Ventura Blvd., Oxnard, California

Recorded hourly average noise levels at 633 Ventura Boulevard during the day (i.e., from 7 a.m. to 10 p.m.) ranged from 54 to 63 dBA $L_{EQ\ HOUR}$. Hourly average noise levels at 633 Ventura Boulevard during the night (i.e., from 10 p.m. to 7 a.m.) ranged from 51 to 62 dBA $L_{EQ\ HOUR}$. At the northern Doggin Around property boundary (at R1), these noise level ranges are expected to be 1 dBA higher, or from 55 to 64 dBA $L_{EQ\ HOUR}$ daytime and from 52 to 63 dBA $L_{EQ\ HOUR}$ nighttime. This is based on the reduced distance of the northern Doggin Around residential property boundary to US Highway 101 and Ventura Boulevard (335 feet, R1), compared to the measurement point distance (465 feet, M) from these roadways.

2. NOISE CRITERIA

Oxnard Municipal Code (OMC)

The City of Oxnard Noise Ordinance (Municipal Code Chapter 7, Article XI) regulates the generation of noise within the City. The following sections are applicable to the proposed project.

SEC. 7-184. DESIGNATED SOUND ZONES.

The properties hereinafter described are hereby assigned to the following sound zones:

- (A) Sound Zone I - Residential property: R-1, R-2, R-3, R-4, R-B-1, R-W-1, R-W-2, R-2-C, R-3-C, MH-P, MHP-C, R-P-D, CPC, R-BF, CBD, C-O, C-1, C-2, CVC, CNC, BRP, HCI, and any of the above zones with a PD suffix.
- (B) Sound Zone II - Commercial property: C-1, C-2, CBD, CVC, CNC, BRP, RP, RC, HCI, and any of the preceding zones with a PD suffix.
- (C) Sound Zone III - Industrial property: M-L, M-1, M-2, M-P-D, CR, CDI, EC, COD, and any of the preceding zones with a PD suffix.
- (D) Sound Zone IV - All property within the contours around a roadway, railroad track, or the Oxnard Airport as identified in Figure IX-2 of the Noise Element of the 2020 General Plan.

(`64 Code, Sec. 19-60.5) (Ord. No. 2292)

SEC. 7-185. EXTERIOR SOUND STANDARDS.

- (A) The following standards, unless otherwise specifically indicated, shall apply to all property within the designated sound zone:

Noise Study – Doggin Around – 481 - 491 Ventura Blvd., Oxnard, California

Sound Zone	Type of Land Use	Allowable Exterior Sound Level	
		7:00 a.m. to 10:00 p.m.	10:00 p.m. to 7:00 a.m.
I	Residential	55 dBA	50 dBA
II	Commercial	65 dBA	60 dBA
III	Industrial	70 dBA	70 dBA
IV	As identified in Figure IX-2 of the 2020 General Plan		

- (B) Each of the sound levels specified shall be reduced by five dBA for impulse sound and simple tone noise, or for sounds consisting of speech or music, provided, however, that if the ambient sound level exceeds the allowable exterior sound level, the ambient sound level shall be the standard.
- (C) No person at any location within the city shall create, maintain, cause or allow any sound on property which causes the sound level, when measured on any other property, to exceed:
- (1) The allowable exterior sound level for a cumulative period of more than 30 minutes in any hour;
 - (2) The allowable exterior sound level plus five dBA for a cumulative period of more than 15 minutes in any hour;
 - (3) The allowable exterior sound level plus ten dBA for a cumulative period of more than five minutes in any hour;
 - (4) The allowable exterior sound level plus 15 dBA for a cumulative period of more than one minute in any hour; or
 - (5) The allowable exterior sound level plus 20 dBA for any period of time.
- (D) In the event the ambient sound level exceeds any of the first four sound level categories in subsection (C) above, the allowable exterior sound level applicable to the category shall be increased to reflect ambient sound level. In the event the ambient sound level exceeds the fifth category, the maximum allowable exterior sound level under the category shall be increased to reflect the maximum ambient sound level.
- (E) If the measurement location is on a boundary between two different sound zones, the lower allowable exterior sound level applicable to the sound zone shall apply.
- (F) If the intruding sound level is continuous and cannot be reasonably discontinued or stopped for a time period whereby the ambient sound level may be determined, then the measured sound level obtained while the sound source is in operation shall be compared directly to the allowable exterior sound level. The allowable exterior sound level shall be the one applicable to the type of land use at the location of the measurement and the time of day.
- (G) The reasonableness of temporarily discontinuing the sound generated by an intruding sound source shall be determined by the director for the purpose of establishing the existing ambient sound level at the measurement location.

(`64 Code, Sec. 19-60.6) (Ord. No. 2292)

3. REFERENCE NOISE LEVELS – GOLETA CANINE DAYCARE & BOARDING

Because the proposed Doggin Around facility is a unique operation, published reference noise levels are not available to predict sound generation from the outdoor activity areas of the facility. However, there is a canine daycare and boarding facility in operation in Goleta California, which is very similar to the Doggin Around facility proposed for Oxnard. Dudek completed a noise measurement program for the outdoor play areas of the Goleta canine daycare and boarding operation to use as a reference noise level for the proposed Oxnard Doggin Around facility.

3.1 NOISE MEASUREMENTS – OUTDOOR PLAY/EXERCISE YARD GOLETA FACILITY

The exercise/play area is located outdoors, and measures approximately 70 feet by 70 feet. Wood fencing 8 feet in height is located along the eastern, southern, and western side of the play area, a structure abuts the northern side of the play area.

In order to quantify sound levels associated with the exercise play yard, Dudek completed a 24-hour sound level measurement at a representative location at the Goleta canine daycare and boarding facility. The measurement location was approximately 5 feet east of the western property boundary, near the western edge of the play/exercise area, just outside the chain-link fence for the play area but inside the wood fence at the perimeter of the facility. This location was selected to evaluate sound levels along the margin of the play/exercise area and the meter had direct exposure to all of the play area.

Dudek monitored noise levels on Tuesday September 27 and Wednesday September 28, 2016. The measurements were taken with a calibrated SoftdB Model Piccolo 3 integrating sound level meter equipped with a 1/2-inch pre-polarized condenser microphone with pre-amplifier. This sound level meter meets the current American National Standards Institute standard for a Type 2 general purpose sound level meter.

The sound level meter automatically recorded the average hourly noise level ($L_{eq \text{ hour}}$) for each hour of the 24-hour measurement period. The sound level measurement results for the ambient noise environment evaluation are included in Attachment 3. During the hours of operation for the facility (7 AM to 7 PM), the recorded average noise levels ranged from 65 dBA to 72 dBA $L_{eq \text{ hour}}$ at the measurement location adjacent to the dog play yard.

3.2 NOISE CALCULATION – CNEL

Using the recorded hourly average noise level data for the Goleta canine daycare and boarding facility, Dudek calculated the CNEL for the sound measurement location along the western margin of the play/exercise area. The calculated CNEL is presented in Table 2. See Attachment 3 for the accompanying worksheets for existing condition CNEL calculation.

Table 2	
Existing CNEL for Goleta Canine Daycare & Boarding Facility	
Location	CNEL (dBA)
Western Margin Play/Exercise Area Measurement Location	69

The above calculation of the existing CNEL includes background noise levels during the period from 7 PM to 7 AM, when no outdoor play yard activities are allowed and therefore no noise is generated within the play/exercise area.

The CNEL value based only upon the recorded average noise levels while the facility is in operation was also calculated, this value is 67 dBA CNEL (this is the CNEL based upon operating hours of the outdoor site activities alone, and not existing background noise contributions when the outdoor areas of the site would be “closed”). With dogs able to move throughout the play area, activity levels at any point within the play area would vary. At certain times of the hour, many dogs might be playing close to one side of the play area, and at other times, they might be playing near the opposite side of the play area. The physical center point of the play area represents an average of all the locations within the play/exercise area where activity could occur, and this is therefore considered the acoustic center of the play/exercise area. The sound measurement location within the play/exercise area is approximately 30 feet from the acoustic center of the play/exercise area.

In terms of the proposed Oxnard Doggin Around facility, the noise level associated with the outdoor play/exercise area would be based upon the CNEL value for the operating schedule of the outdoor portions of the site, or a **CNEL of 67 dBA** at 30 feet from the center of the play/exercise area.

4. DOGGIN AROUND OXNARD FACILITY OPERATIONS PREDICTED SOUND LEVEL

4.1 NOISE MEASUREMENTS – DISTANCE ATTENUATION

Sound attenuation due to distance, for a point source (which is applicable to the play/exercise area) is calculated with the equation:

$$SPL_1 = SPL_2 - 20\log(D_2/D_1)$$

Where:

- SPL₁ is the calculated sound pressure level (in dB) at specified distance [D₂]
- SPL₂ is a known (measured) sound pressure level at a known distance [D₁]
- D₁ is distance from source to measured sound pressure level
- D₂ is distance from source to location of calculated sound pressure level

Based on the play/exercise area noise levels monitored at the Goleta canine daycare and boarding facility, we calculated the CNEL from facility operations (7 AM to 7 PM) alone to be 67 dBA CNEL at 30 feet from the center of the outdoor exercise/play area. At the Oxnard Doggin Around facility, the center of the closest play yard would be approximately 20 feet to the property line for adjacent residences to the north; the center of the closest play yard would be approximately 30 feet to the property line for adjacent residences to the east. Based on the attenuation formula presented above, and a distance of 20 feet, the Doggin Around exterior exercise/play area noise level would be 70 dBA CNEL at the residential property line to the north (R1); at a distance of 30 feet, the Doggin Around exterior exercise/play area noise level would be 66 dBA CNEL at the residential property line to the east (R2). These predicted noise levels do not account for the attenuation from the proposed 8-foot barrier along the property line (discussed below).

4.2 BARRIER ATTENUATION

The attenuation provided by a barrier depends upon the distance between the noise source and the barrier, the distance to the receiver from the opposite side of the barrier, and the elevation of the source, the receiver, and the top of the barrier. The equation for attenuation from an outdoor barrier is given by:

$$\Delta L_B = 5 + 20 \log \frac{\sqrt{2\pi N}}{\tanh \sqrt{2\pi N}} \quad (dB)$$

Where: L_B is the reduction in sound level from the barrier
 N is the Fresnel number (derived from the difference in path length between source and receiver, without versus with the barrier, and the wave length for the applicable noise frequency)

The above equation was used to calculate the reduction in sound levels based upon the proposed 8-foot barrier along the property line. With the proposed eight-foot high concrete wall along the property boundary, the play yard noise would be reduced to **58 dBA CNEL** on the residential side of the barrier wall along the northern residential property line and would be reduced to **54 dBA CNEL** on the residential side of the barrier wall along the eastern residential property line.

The existing traffic noise at the property line between the Doggin Around site and the adjacent northern residential property (R1) was calculated to be 65 dBA CNEL; thus operational noise levels (58 dBA CNEL) would be lower than existing traffic-related noise levels. The existing traffic noise at the property line between the Doggin Around site and the adjacent eastern residential property (R2) was calculated to be 67 dBA CNEL; thus operational noise levels along this property boundary (54 dBA CNEL) would also be lower than existing traffic-related noise levels.

5. NOISE ORDINANCE (MUNICIPAL CODE) COMPLIANCE ANALYSIS

The exterior sound level limit for a commercial property is 65 dBA in the period from 7 a.m. to 10 p.m., and 60 dBA in the period from 10 p.m. to 7 a.m. Based upon the noise measurements performed at the Goleta canine daycare and boarding facility, adjusting for the 20 foot distance from the center of the closest play area to the adjacent residential property line, and accounting for the attenuation delivered by the eight-foot high barrier wall, noise levels during the day from Doggin Around operations would be expected to range from **53 to 60 dBA L_{EQ HOUR}** at the closest (northern) residential property line (R1), and from **50 to 57 dBA L_{EQ HOUR}** at the eastern residential property boundary. These levels would generally fall below the range of existing hourly traffic noise levels during the day, and would therefore largely be masked by the traffic noise.

The maximum sound level recorded during each of the hours of operation at the Goleta canine facility ranged up to 94 dBA L_{MAX}. Converting this sound level using distance attenuation to the residential property line from the center of the closest play area, and considering attenuation from the 8-foot high concrete block wall along the north side of the play area, the maximum noise level at the adjacent residential property line from Doggin Around operations would be **85 dBA (L_{MAX})**. This sound level is compliant with the requirements found in OMC SEC. 7-185(C).

Because the hourly average sound levels for Doggin Around operations at the adjacent residential property boundaries would be similar to those already existing from traffic noise sources, we would expect Doggin Around operations would be compliant with each of the requirements found in OMC SEC. 7-185(C), as adjusted for ambient sound levels.

This completes the noise study prepared by Dudek for the proposed Oxnard Doggin Around facility. Should you have any questions regarding the above information, please do not hesitate to contact me at (805) 308-8527 or jleech@dudek.com.

Respectfully submitted,

DUDEK



JONATHAN V. LEECH, INCE
Senior Environmental Planner / Acoustician

Encl.: Figures 1 - 4

Attachment 1 – Acoustic Terminology

Attachment 2 – Recorded Sound Level Data for Ambient Noise Level & CNEL Worksheets

Attachment 3 – Goleta Dog Resort Sound Level Measurement Data

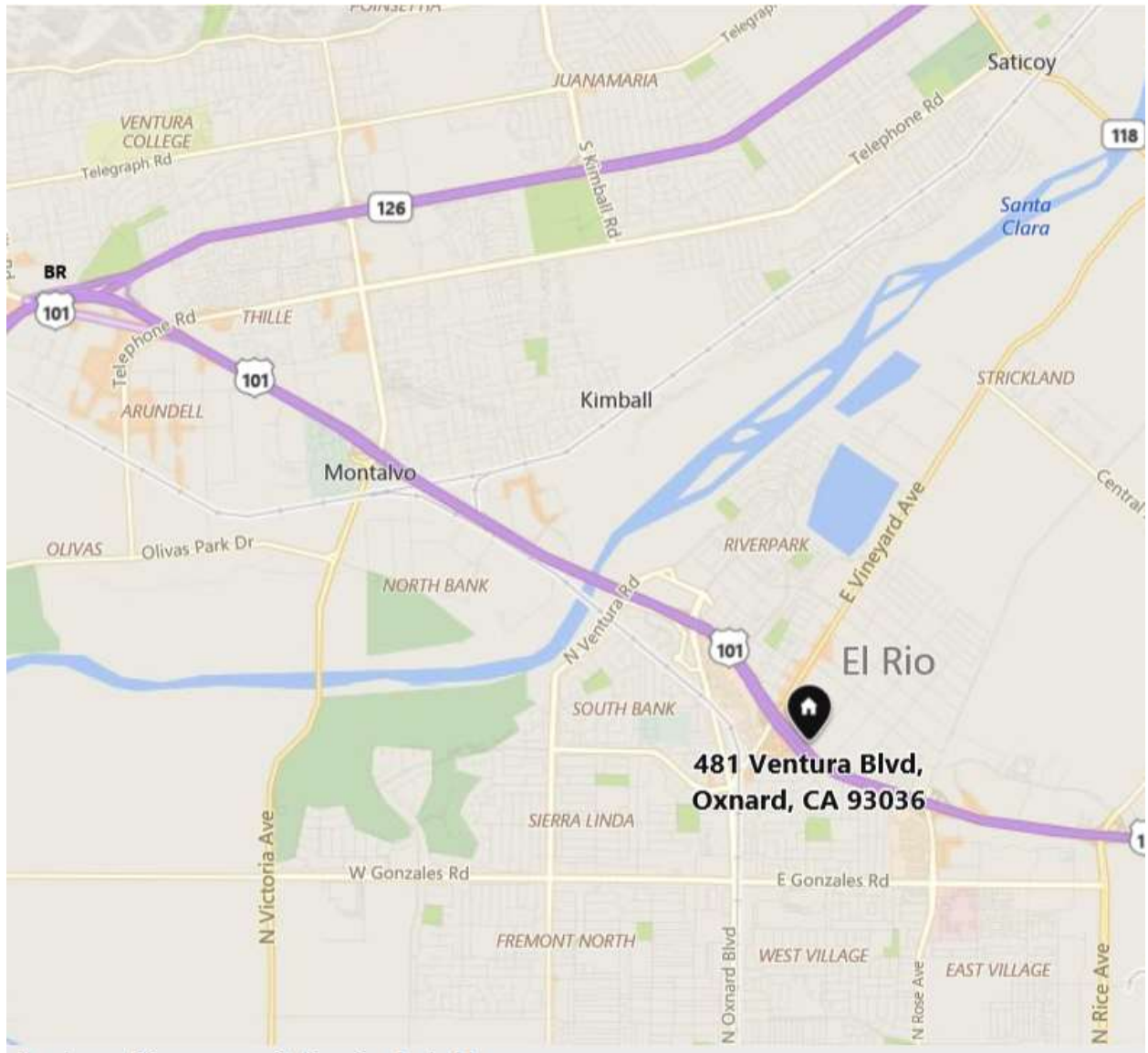


FIGURE 1

REGIONAL SETTING

DOGGIN AROUND OXNARD NOISE REPORT

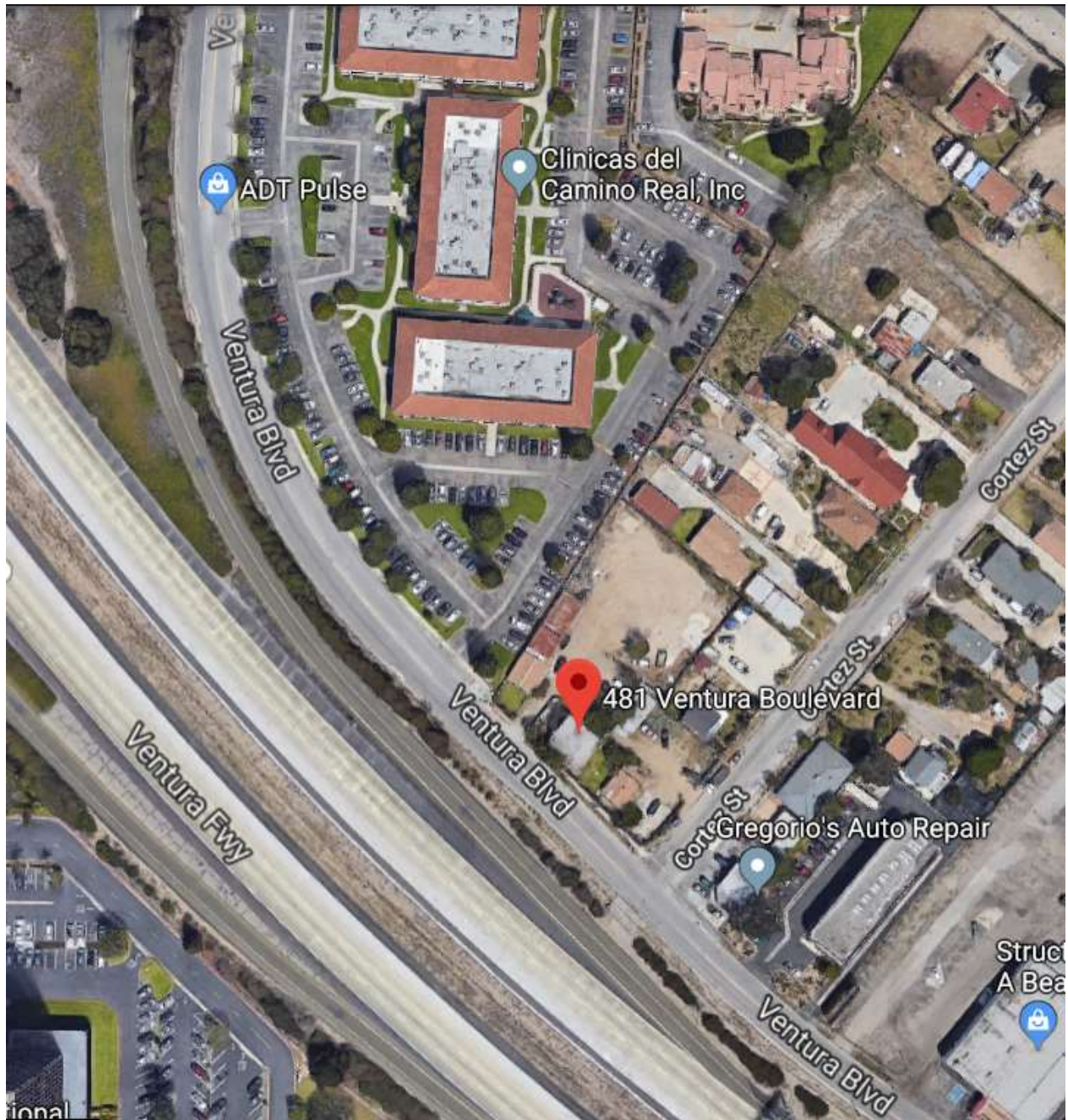
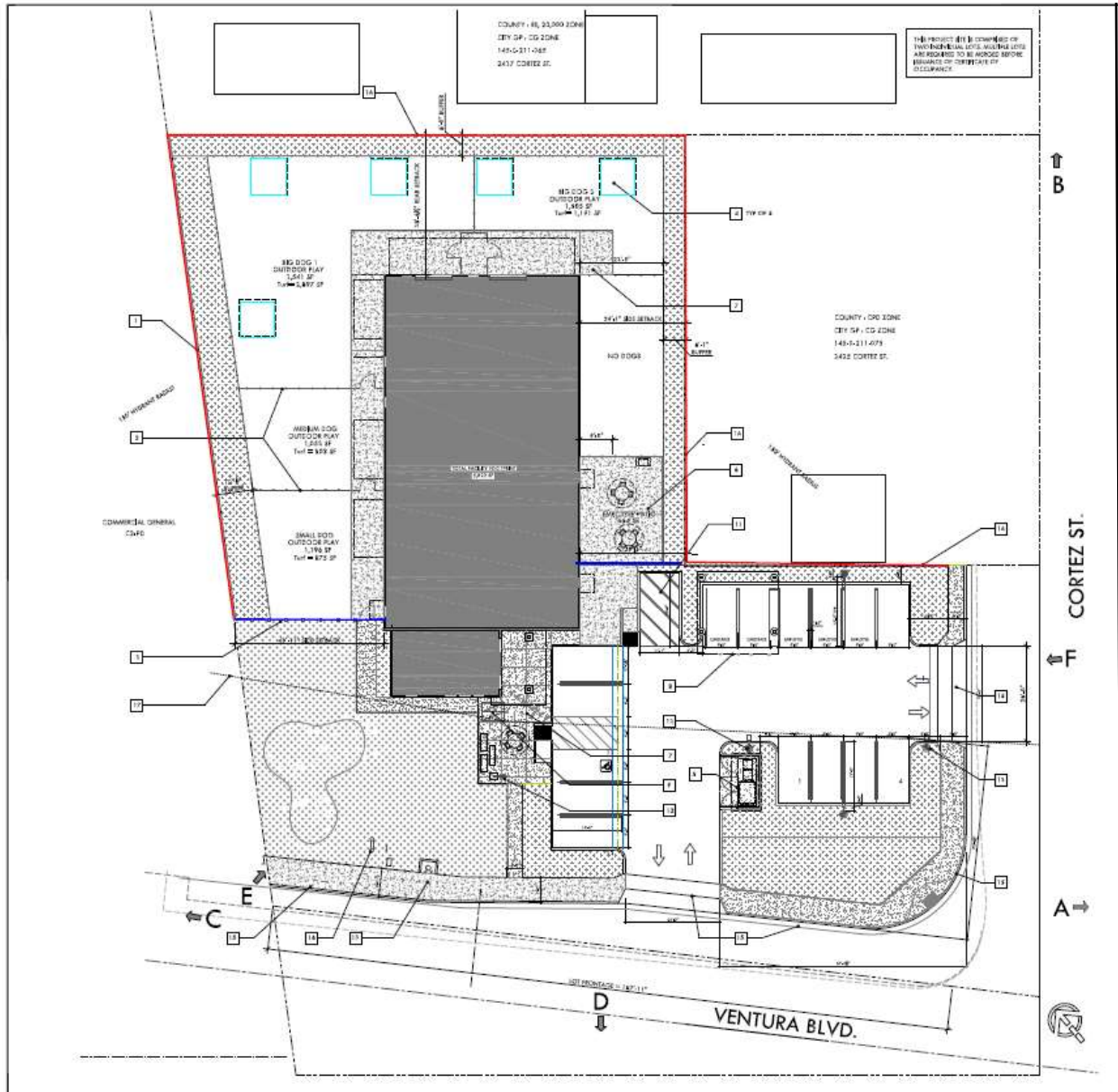


FIGURE 2

LOCAL SETTING

DOGGIN AROUND OXNARD NOISE REPORT

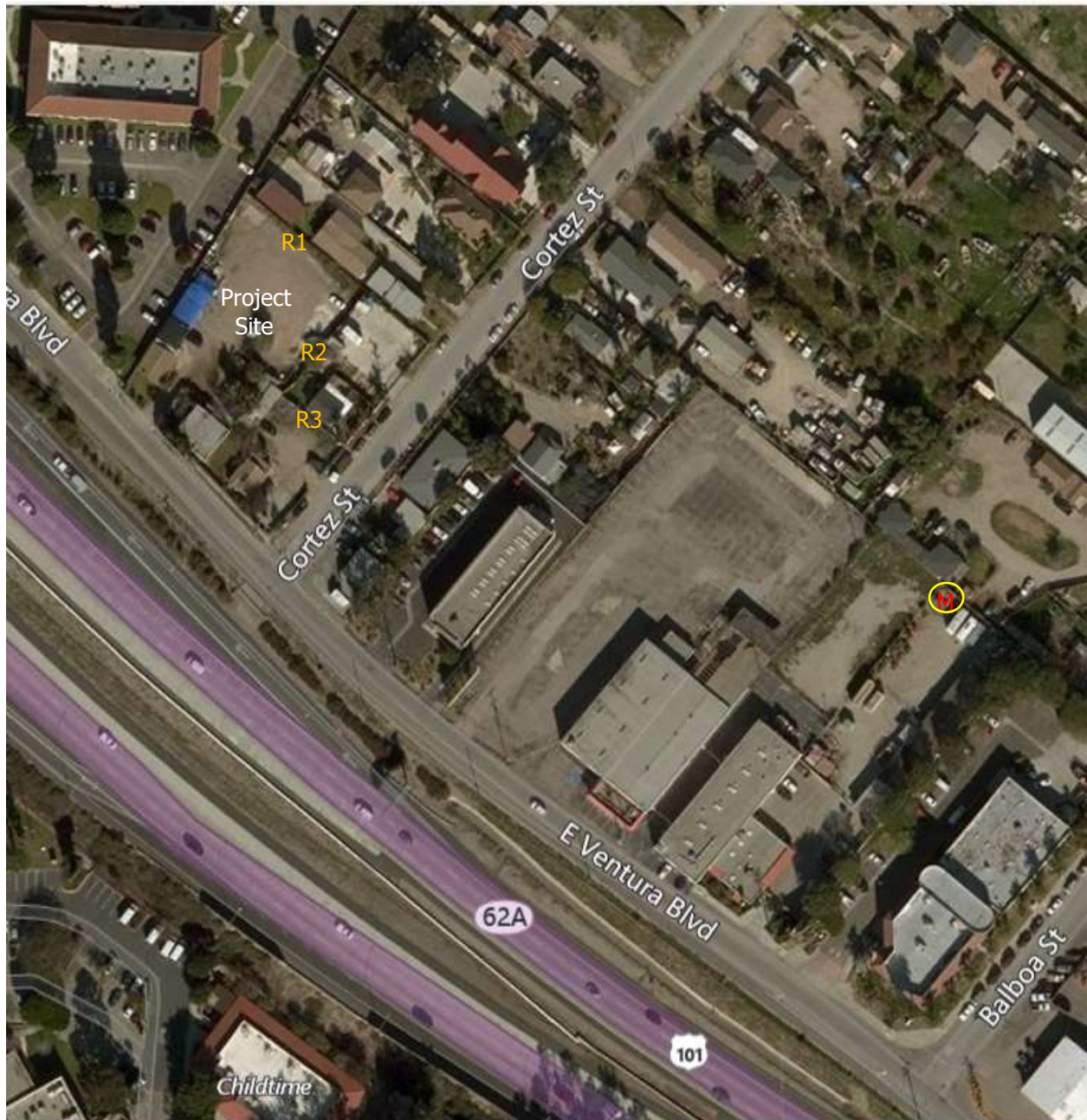


LEGEND

- Six-Foot High Concrete Block Wall
- Eight-Foot High Redwood Fence
- Shade Canopy (Temporary Use)

FIGURE 3

SITE PLAN



LEGEND

-  – 24 Hour Sound Level Measurement Location
- R# - Receiver Location for Sound Level Modelling

FIGURE 4

NOISE MEASUREMENT LOCATIONS

DOGGIN AROUND OXNARD NOISE REPORT

ATTACHMENT 1

DEFINITIONS

Term	Definition
Ambient Noise Level	The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.
A-Weighted Sound Level, (dB[A])	The sound pressure level in decibels as measured on a sound level meter using the A-weighted filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise.
Community Noise Equivalent Level, (CNEL)	is the A-weighted equivalent continuous sound exposure level for a 24-hour period with a ten dB adjustment added to sound levels occurring during nighttime hours (10 pm to 7 am) and a five dB adjustment added to the sound levels occurring during the evening hours (7 pm to 10 pm).
Decibel, (dB)	A unit for measuring sound pressure level, equal to 10 times the logarithm to the base 10 of the ratio of the measured sound pressure squared to a reference pressure, which is 20 micropascals.
Time-Average Sound Level, (TAV)	The sound level corresponding to a steady state sound level and containing the same total energy as a time varying signal over a given sample period. TAV is designed to average all of the loud and quiet sound levels occurring over a specific time period.
Sound Transmission Class, (STC)	A single number rating of the noise reduction of a building element.

ATTACHMENT 2
SOUND METER DATA LOGS
AND
EXISTING CNEL WORKSHEETS

633 Ventura Boulevard

Doggin Around Oxnard
Existing Sound Levels

24-Hour Sound Level Results

Date hh:mm:ss	Slow Response	dBA weighting		2.0 dB resolution stats			
	LeqPeriod Leq	Lmax	Lmin	L10%	L50%	L90%	
11/17/2017 15:42	1.0 hour	60.2	76.7	56.4	61	59	57
11/17/2017 16:42	1.0 hour	58.6	74.4	52.5	59	57	55
11/17/2017 17:42	1.0 hour	56	68.2	52.3	57	55	53
11/17/2017 18:42	1.0 hour	59	73.4	53.7	59	57	55
11/17/2017 19:42	1.0 hour	59.7	71.4	53.2	61	59	55
11/17/2017 20:42	1.0 hour	55.1	66.4	48.2	57	53	51
11/17/2017 21:42	1.0 hour	53.7	66.2	47.6	55	53	51
11/17/2017 22:42	1.0 hour	53.5	65.5	47.8	55	53	51
11/17/2017 23:42	1.0 hour	53.3	70.5	47.5	53	51	49
11/18/2017 0:42	1.0 hour	52	68.3	46.3	53	51	47
11/18/2017 1:42	1.0 hour	51.5	66.2	45.4	53	49	47
11/18/2017 2:42	1.0 hour	51.2	63.4	44	53	49	47
11/18/2017 3:42	1.0 hour	52.2	59.6	45.1	53	51	47
11/18/2017 4:42	1.0 hour	55.5	66.7	49.4	57	53	51
11/18/2017 5:42	1.0 hour	58.9	68.1	53.5	59	57	55
11/18/2017 6:42	1.0 hour	62.2	73.1	56.8	63	61	59
11/18/2017 7:42	1.0 hour	63.3	81.2	57.4	67	65	65
11/18/2017 8:42	1.0 hour	62.2	70.6	55.1	67	65	63
11/18/2017 9:42	1.0 hour	61.2	77.5	54.3	65	63	63
11/18/2017 10:42	1.0 hour	61.7	72.9	54.2	65	65	63
11/18/2017 11:42	1.0 hour	57.2	72.8	50.4	59	55	53
11/18/2017 12:42	1.0 hour	56.7	75.7	50.8	57	55	53
11/18/2017 13:42:4	1.0 hour	59.6	73	53.2	61	59	55
11/18/2017 14:42:1	1.0 hour	60.4	75.2	56.7	61	59	57

Leq	Time	Adjustment				
52	Midnight	10	62	62		
51.5	1	10	61.5	61.5		
51.2	2	10	61.2	61.2		
52.2	3	10	62.2	62.2		
55.5	4	10	65.5	65.5		
58.9	5	10	68.9	68.9		
62.2	6	10	72.2	72.2		
63.3	7am		63.3	63.3		
62.2	8		62.2	62.2		
61.2	9		61.2	61.2		
61.7	10		61.7	61.7		
57.2	11		57.2	57.2		
56.7	noon		56.7	56.7		
59.6	1		59.6	59.6		
60.4	2		60.4	60.4		
60.2	3		60.2	60.2		
58.6	4		58.6	58.6		
56	5		56	56		
59	6		59	59		
59.7	7	5	64.7	59.7		
55.1	8	5	60.1	55.1		
53.7	9	5	58.7	53.7		
53.5	10	10	63.5	63.5		
53.3	11	10	63.3	63.3		
			63.6	63.4		
			CNEL	LDN		

ATTACHMENT 3
GOLETA DOG RESORT FACILITY
(REPRESENTATIVE NOISE LEVELS FROM OPERATIONAL FACILITY)
SOUND LEVEL MEASUREMENT DATA

Rec 1 to 24		Slow Response	dBA weighting		
Date hh:mm:ss	LeqPeriod	Leq	Lmax	Lmin	
9/27/2016 6:31	1.0 hour	64.2	90.9	50.2	
9/27/2016 7:31	1.0 hour	71.8	91.8	52	
9/27/2016 8:31	1.0 hour	71.3	90.4	49.9	
9/27/2016 9:31	1.0 hour	70.9	92.8	48	
9/27/2016 10:31	1.0 hour	70.7	91.4	47.5	
9/27/2016 11:31	1.0 hour	68.1	94.1	44.5	
9/27/2016 12:31	1.0 hour	65.3	87.5	46.4	
9/27/2016 13:31	1.0 hour	71.4	95.1	45.4	
9/27/2016 14:31	1.0 hour	69.8	95.9	48.8	
9/27/2016 15:31	1.0 hour	71.5	92.7	47.7	
9/27/2016 16:31	1.0 hour	72.1	94.1	47.3	
9/27/2016 17:31	1.0 hour	71.3	94	47.4	
9/27/2016 18:31	1.0 hour	69.8	92.9	44	
9/27/2016 19:31	1.0 hour	60	75.9	46.4	
9/27/2016 20:31	1.0 hour	58.6	76.9	43.9	
9/27/2016 21:31	1.0 hour	56.3	72.2	40.2	
9/27/2016 22:31	1.0 hour	55.4	76.2	42.8	
9/27/2016 23:31	1.0 hour	53.7	70.5	42.4	
9/28/2016 0:31	1.0 hour	51.6	68.3	37.9	
9/28/2016 1:31	1.0 hour	49.8	72	39.9	
9/28/2016 2:31	1.0 hour	48.8	64.2	39.3	
9/28/2016 3:31	1.0 hour	50.2	64.9	40.1	
9/28/2016 4:31	1.0 hour	53.4	69.7	40.9	
9/28/2016 5:31	1.0 hour	59.1	74.6	43.8	

Leq	Time	Adjustment				
53.7	Midnight	10	63.7	63.7		
51.6	1	10	61.6	61.6		
49.8	2	10	59.8	59.8		
48.8	3	10	58.8	58.8		
50.2	4	10	60.2	60.2		
53.4	5	10	63.4	63.4		
59.1	6	10	69.1	69.1		
64.2	7am		64.2	64.2		
71.8	8		71.8	71.8		
71.3	9		71.3	71.3		
70.9	10		70.9	70.9		
70.7	11		70.7	70.7		
68.1	noon		68.1	68.1		
65.3	1		65.3	65.3		
71.4	2		71.4	71.4		
69.8	3		69.8	69.8		
71.5	4		71.5	71.5		
72.1	5		72.1	72.1		
71.3	6		71.3	71.3		
69.8	7	5	74.8	69.8		
60	8	5	65	60		
58.6	9	5	63.6	58.6		
56.3	10	10	66.3	66.3		
55.4	11	10	65.4	65.4		
			69.0	68.5		
			CNEL	LDN		

Leq	Time	Adjustment				
0	Midnight	10	10	10		
0	1	10	10	10		
0	2	10	10	10		
0	3	10	10	10		
0	4	10	10	10		
0	5	10	10	10		
0	6	10	10	10		
64.2	7am		64.2	64.2		
71.8	8		71.8	71.8		
71.3	9		71.3	71.3		
70.9	10		70.9	70.9		
70.7	11		70.7	70.7		
68.1	noon		68.1	68.1		
65.3	1		65.3	65.3		
71.4	2		71.4	71.4		
69.8	3		69.8	69.8		
71.5	4		71.5	71.5		
72.1	5		72.1	72.1		
71.3	6		71.3	71.3		
0	7	5	5	0		
0	8	5	5	0		
0	9	5	5	0		
0	10	10	10	10		
0	11	10	10	10		
			67.4	67.4		
		CNEL	LDN			

ATTACHMENT “E”

Traffic Study



ASSOCIATED TRANSPORTATION ENGINEERS

100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805) 687-4418 • FAX (805) 682-8509

Since 1978

Richard L. Pool, P.E.
Scott A. Schell, AICP, PTP

July 13, 2018

18060L01

Ms. Nancy Barna
Doggin Around Pet Boarding and Day Care Facility
7446 Tyler Court
Ventura, CA 93003

PARKING ANALYSIS FOR THE DOGGIN AROUND PET BOARDING AND DAY CARE FACILITY - CITY OF OXNARD

Associated Transportation Engineers (ATE) has prepared the following parking study for the Doggin Around Pet Boarding and Day Care Facility ("the Project") located in the City of Oxnard. The Project is proposing to construct a full-service pet care facility with indoor and outdoor amenities. The City of Oxnard Municipal Code does not contain a land use category for this type of use to establish parking requirements; therefore a parking study to determine anticipated parking demands for the Project was prepared. The study reviews the parking demand estimates for the Project based on surveys conducted at a similar facility located in the Santa Barbara area.

PROJECT DESCRIPTION

The Project is proposing to develop a dog day care and boarding facility at 481 and 491 Ventura Boulevard in the City of Oxnard. The facility will employ 4-5 people and operate 7 days a week, from 7:00 A.M. to 7:00 P.M. Monday through Friday and 9:00 A.M. to 5:00 P.M. Saturday and Sunday. A maximum of 5 employees (1 manager, 2-3 pet sitters and 1 groomer) will be onsite at any time. The 7,059 square-foot building located on-site will include space for retail, a kitchen, restrooms, laundry, indoor play area, storage space, an office, grooming space, an area for overnight boarding, and space for circulation and utilities. The Project will provide indoor/outdoor dog play space, which includes the outdoor yards and indoor play yards for small and large pets. There will be 8,977 square feet of outdoor play area. The Project is proposing to provide 13 on-site parking spaces. The Project site plan is shown on Figure 1 (attached).

PARKING ANALYSIS

The Project is proposing to provide 13 vehicle spaces in a surface parking lot. As noted previously, the City of Oxnard Municipal Code has no off-street parking standards for canine facilities such as Doggin Around. The adequacy of the proposed parking supply was therefore evaluated based on a parking survey conducted at a similar pet care facility, as reviewed in the following section.

Dioji Parking Surveys

Parking surveys were conducted at an existing similar pet boarding facility Dioji K-9 Resort and Athletic Club located at 7340 Hollister Avenue in the City of Goleta. This site was chosen for the study as it contains similar amenities and is similar in size to the proposed Project (10,000 square feet of outdoor play area). The parking surveys were conducted on a Friday and Saturday when parking demands are highest. The parking surveys were conducted from 7:00 A.M. to 6:00 P.M. on Friday and 7:00 A.M. to 5:00 P.M. on Saturday (parking survey data attached for reference).

Dioji is a cage-free facility, therefore the peak parking demand observed was correlated to the size of the outdoor dog play area available to develop a parking demand rate per 1,000 square-feet of outdoor play area. Table 1 summarizes the results of the parking surveys and presents the peak parking demand rate developed from the data.

Table 1
Dioji - Goleta Parking Survey Results

Day	Play Space Size	Peak Time Period	Peak Customer Demand	Employee Demand	Parking Rate
Friday	10,000 SF	10:00 A.M.	6 Vehicles	5 Vehicles (75%)	1.1 Spaces/1,000 SF

As shown, the peak parking demand observed at the Dioji Goleta site was 6 customer vehicles at 10:00 A.M. on Friday, with an additional 5 employee vehicles. The peak parking demand rate developed from the survey data is 1.1 parking spaces per 1,000 square feet of outdoor play area.



Project: Doggin' Around
Pet Business and Entertainment Facility
01-41 Ventura Blvd
Oxnard, CA 93030

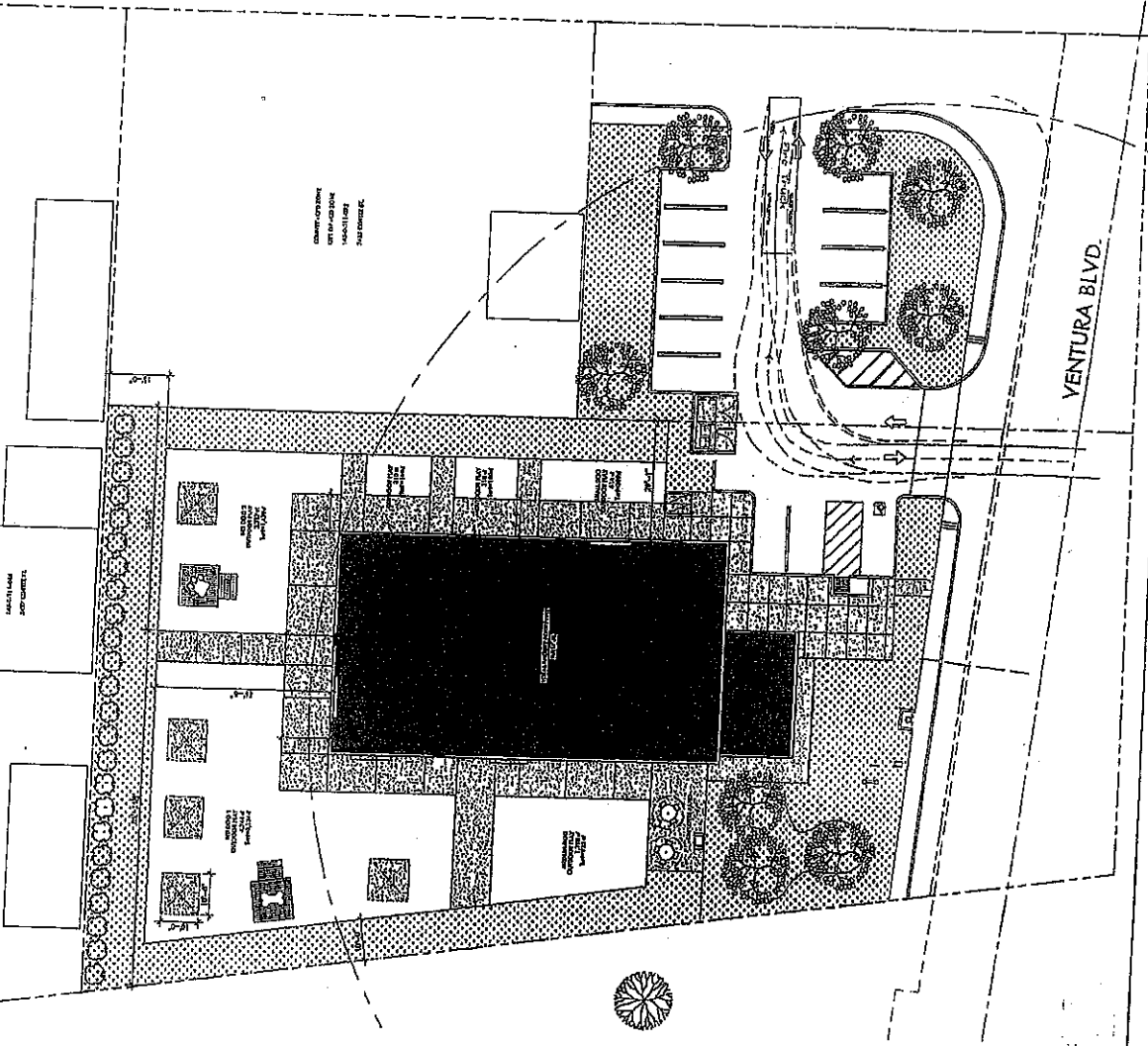
DOGGIN' AROUND
PET BUSINESS AND ENTERTAINMENT FACILITY
01-41 VENTURA BLVD
OXNARD, CALIF.

REVISIONS		DATE		BY		DESCRIPTION	
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SITE PLAN

A1

PROPERTY ALLIANCE
10000 100TH AVE
SUITE 100
FARMINGTON, NM 87403



PROPERTY ALLIANCE
10000 100TH AVE
SUITE 100
FARMINGTON, NM 87403

Peak parking demand estimates were calculated for the Project based on the parking demand rate presented in Table 1. The results of the calculations are summarized in Table 2.

Table 2
Doggin Around - Oxnard Project Parking Demand Estimates

Outdoor Play Area	Parking Demand Rate	Peak Parking Demand	Spaces Proposed	Reserve Spaces
8,977 SF	1.1 Spaces/1,000 SF	10 Spaces	13 Spaces	3 Spaces

The data presented in Table 2 show that the peak parking demand forecast for the Project is 10 spaces. The 13 spaces proposed for the site would satisfy the peak parking demands and provide a reserve of 3 parking spaces.

This concludes ATE's our parking analysis for the Doggin Around Pet Boarding and Day Care Facility.

Associated Transportation Engineers


By: Scott A. Schell, AICP, PTP
Principal Transportation Planner

Attachments – Project Site Plan
Dioji - Goleta Parking Study

ASSOCIATED TRANSPORTATION ENGINEERS

10/5/2017

#17082

DIOJI PARKING SURVEY - GOLETA LOCATION

of spaces = 9 spaces

Friday (a)	
Time	# OF CARS
7:00 AM	5
8:00 AM	7
9:00 AM	4
10:00 AM	11
11:00 AM	5
12:00 PM	6
1:00 PM	8
2:00 PM	6 car / 1 bike
3:00 PM	5 car/1 bike
4:00 PM	8 cars / 1 bike
5:00 PM	6 cars / 1 bike

Saturday (a)	
Time	# OF CARS
9:00 AM	6
10:00 AM	5
11:00 AM	6
12:00 PM	7
1:00 PM	8
2:00 PM	6
3:00 PM	8
4:00 PM	7

(a) Number of cars includes off-site employees and 1 shuttle van

ATTACHMENT “F”

El Rio MAC Summary Minutes, Jan. 17, 2019

THE EL RIO /DEL NORTE MUNICIPAL ADVISORY COUNCIL

Serving El Rio, Nyeland Acres, Strickland and Agricultural Areas

*Now serving as Advisory Council for recreational activities in the El Rio/Del Norte area,
including advisory recommendations for the El Rio Roger Jones Community Center.*

SUMMARY

Thursday January 17, 2019
Nyeland Acres Community Center
3334 Santa Clara Ave.
Oxnard, CA 93036

I. **Call to Order:** 7:00 p.m.

II. **Roll Call – Regular Members**

At Large Members

Absent, **David Souza (Vice-Chair) (Nyeland)**
Present, **Don Hoffman (Vineyard Acres)**
Present, **Bonnie Bernal (Cloverdale)**
Present, **Ken Knudsen (Vineyard Estates)**
Present (7:04pm), **Julie Hupp (Strickland)**
Present, **Loraine Bailon (Rio Plaza)**

Present, **Mike Barber (Chair)**
Present, **Aaron Wedemeyer**
Present, **Tino Ramirez**

III. **Pledge**

IV. **Inspirational**

V. **Summary:** Approve meeting summary for November 15, 2018.

A motion to approve the November 15, 2018 meeting summary was made by Councilmember Bernal and seconded by Councilmember Ramirez. The motion was carried by unanimous vote.

VI. **Public Safety Update:**

Eric Arteaga, V.C. Sheriff Dept. announced VC Sheriff's Dept. will sponsor "At Your Service Day" on January 27, 2019 at the Nyeland Acres Community Center.

VII. **Public Comments for Items Not on the Agenda (3min. per individual)**

Ron Solorzano VC Regional Librarian, announced the Soliz Library in El Rio received a 98.5% positive rating as the result of a recent survey. Additionally, Soliz Library will be offering a "Food for Fines" program February 10th -16th.

VIII. **Council Member Comments:** An Opportunity for Council Members to Communicate with Staff or Public Regarding Non-Agenda Items.

Councilmember Wedemeyer asked if the Nyeland center could qualify for a reduced rate of speed, something similar to a school zone. Councilmember Bernal had some possible concerns regarding pesticide spraying near Rio Mesa, she will contact the Supervisor's office for further assistance if needed.

IX. **Action Items:**

1. **Subject: Request for Review:** Doggin' Around, Dog Boarding and Day Care Facility.
Location: 481-491 Ventura Blvd. Oxnard, CA 93036 **APN:** 145-01211-15 & 145-0-211-17 **Property Owners:** George & Nancy Barna

Project Description: Dog boarding and day care facility with 24 hour caretaker. Indoor boarding and grooming with outdoor play areas.

The Proponents for the project were present. Chair Barber and Councilmember Bernal asked about bordering properties. The property is zoned commercial and has some neighboring residential. The area nearest to residential will be utilized differently, i.e.: no dogs housed in that area. Old fencing will be replaced and improved. Dogs will not be taken offsite for walks. The proponents of the project wish to work with the community on an ongoing basis in an effort to be good neighbors.

A motion to recommend approval of the project was made by Councilmember Bernal, and seconded by Councilmember Hoffman. The motion was carried by unanimous vote.

**X. Information Item: PL15-0195 First Congregational Samoan Church of Oxnard
250 E. Collins St., Oxnard, CA 93036**

APN: 145-0-153-030

Project Description: Conditional Use Permit for an existing Assembly Use (Church facility) located in the Rural Exclusive-20,000 sq. ft. Zoning Designation in the Urban Residential 1-2 Dwelling Unit El Rio/Del Norte Area Plan. The Church facility includes an existing 1,910 sq. ft. Assembly Hall/Chapel, a 1,218 sq. ft. Community Center, and a 1,502 sq. ft. Parson's Home. The site is also developed with 42 parking spaces. The Church was originally approved with Conditional Use Permit 3347 which has subsequently expired. Water is provided by the Vineyard Avenue Water Company and sewer service is provided by the County Community Service District.

Chair Barber asked if the applicant received notice from the county that their CUP was approaching expiration. Barber says some CUP's are valid for 10-15 years, so it would be helpful if the County would send notices saying CUP permits are approaching expiration.

In order to receive a renewed permit, the property on Collins must be in compliance with the VC Non-Coastal Zoning Ordinance. This requires improvements such as, construction of a six foot masonry wall around the parking area, updated landscaping and screening and installation of a bike rack. The Church wishes to comply with the requirements of the ordinance and are working to do so, however they are a small congregation (30-40 members) with financial limitations. Councilmember Hoffman was a member of the MAC when the Church was originally permitted and lives next door to the Samoan Church Property. Hoffman said many years ago trees were planted between the properties to provide shade and dust protection. He is concerned a wall may require the removal of the trees which are currently serving a purpose and would like to see the trees remain. He also noted a minor issue with runoff related to asphalt on the property he feels could be remedied.

After due discussion and consideration, Chair Barber directed the MAC Secretary to write a letter to VC Planning Dept. on behalf of the MAC, expressing their views and support for the Samoan Church and their CUP renewal request.

XI. Adjourn: 7:57 p.m.

**The next scheduled meeting of the El Rio/Del Norte MAC is:
February 21, 2019 at Roger Jones Community Center**

ATTACHMENT “G”

SUP Resolution and Conditions of Approval

RESOLUTION NO. XXXXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD RECOMMENDING CITY COUNCIL APPROVAL OF PLANNING AND ZONING PERMIT NO. 18-500-11 (SPECIAL USE PERMIT) TO CONSTRUCT A DOG BOARDING FACILITY WITH OUTSIDE KENNEL FACILITIES, PLAY AREAS, CARETAKER RESIDENCE, AND ASSOCIATED ON-SITE IMPROVEMENTS ON A .89 ACRE SITE LOCATED AT 481 - 491 VENTURA BOULEVARD, SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY JEFF ZOOK, ON BEHALF OF NANCY BARNA, PROPERTY OWNER, 505 SOUTH A STREET #200, OXNARD, CA 93030.

WHEREAS, on July 24, 2018, Jeff Zook, (the “**Applicant**”), submitted a request to construct a canine resort with outdoor play areas and associated on-site improvements; and

WHEREAS, on March 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. 18-500-11 (Special Use Permit), to demolish three existing residences and construct a two story 7,059 square-foot building along located on a .89 acre site (the “**Project**”) in accordance with Section 16-530 through 16-553 of the 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 Class 32 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 Land Use Plan and the elements thereof and other adopted standards.**

The proposed use is consistent with the 2030 General Plan, and the elements thereof and other adopted standards, as discussed in Section 6(b) of the Planning Commission Staff Report.

- (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 Project is designed to be architecturally compatible with the surrounding area and will enhance and improve the existing conditions of the parcel. Care has been taken to mitigate the possibility of nuisance noise through architectural design,

walls and the operations of the business as reviewed by the Development Advisory Committee.

- (3) **The site for the proposed use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and all items required by the conditions of approval.**

The Project meets all applicable development standards except for the proposed modifications requested for the landscape planters and the loading zone which can be considered by the Planning Commission per Section 16-271(B) of the OCC discussed in greater detail in Section 5(c) of the Planning Commission Staff Report.

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

The Project will be adequately served by all existing infrastructure as reviewed at the Development Advisory Committee meeting and will generate minimal impact of traffic on streets and highways as determined by the City Traffic Engineer.

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

The project site was already annexed into the Calleguas Municipal Water District. The property will be served by existing sewer connections. In accordance with the Stormwater Quality Conditions of this Resolution, the Project's design will comply with stormwater control measures as required by the Los Angeles Regional Water Quality Control Board's municipal separate storm sewer system ("MS4") permit.

SECTION 2. In accordance with CEQA Guidelines, §15332, the project qualifies as a Class 32 categorical exemption (Infill Development). This section pertains to infill development within urbanized areas subject to specific conditions. 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 recommends City Council approval of Planning and Zoning Permit 18-500-11 (Special Use Permit), subject to the attached conditions of approval.

SECTION 4. 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)
2. This permit is granted for the plans dated February 25, 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)
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)
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)
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)

6. 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)
7. Developer shall complete the “Notice of Land Use Restrictions and Conditions” form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, the Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL)
8. Before placing or constructing any signs on the project property, the 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)
9. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B)
10. Developer shall not permit any combustible refuse or other flammable materials to be burned on the project property. (FD)
11. 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)
12. 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)

LANDSCAPE STANDARD CONDITIONS

13. 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)
14. 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)
15. Prior to issuance of a certificate of occupancy, the Developer shall install landscape and automatic irrigation systems that have been approved by Parks and Facilities Superintendent. (PK, PK-3)
16. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of the Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensure compliance (PK, PK-4)

17. Prior to the issuance of a certificate of occupancy, the 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)
18. All trees planted or placed on the property by the Developer shall be at least 36-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, PK-6)
19. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, PK-22)
20. 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)
21. 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)

FIRE DEPARTMENT STANDARD CONDITIONS

22. Developer shall construct all vehicle access driveways on the project property to be at least 26 feet wide, exclusive of shoulders. Developer shall mark curbs adjacent to designated fire lanes in parking lots to prohibit stopping and parking in the fire lanes. Developer shall mark all designated fire lanes in accordance with the California Vehicle Code. (FD/B, F-1)
23. 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)
24. Before the City issues building permits, the 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)
25. 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)

26. 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)
27. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, F-6)
28. At all times during construction, the Developer shall maintain paved surfaces capable of handling loads of 76,000 pounds which will provide access for firefighting apparatus to all parts of the project property. (FD/DS, F-7)
29. Developer shall identify all hydrants, standpipes and other fire protection equipment on the project property as required by the Fire Chief. (FD, F-8)
30. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, F-10)
31. The turning radius of all project property driveways and turnaround areas used for emergency access shall be approved by the City Traffic Engineering Department. (FD, F-11)
32. 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. This will be a separate submittal. (FD, F-12)
33. 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 water flow monitoring and allows the central station monitor to inform the Fire Department. (FD, F-13)
34. Developer shall comply with Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Prior to the issuance of building permits, Developer shall contact the CUPA division of the Fire Department to ensure that such requirements are followed. (FD, F-16)

FIRE DEPARTMENT SPECIAL CONDITIONS

35. All emergency egress/Fire Department access windows or doors that serve any room that can be utilized for sleeping shall have access to a public right-of-way without re-entering the structure.
36. 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.

37. 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.
38. The carports and trash enclosures shall have fire sprinklers.
39. All landscaped areas on the property will coordinate with the fire protection features so as to prevent access problems to fire protection features.

POLICE DEPARTMENT CONDITIONS

40. The project must 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. All outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the exception of:
 - i. Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.
 - ii. Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number of bulbs (equal to one 60-watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque top 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.
41. Lighting instruments shall be metal halide, LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature).
42. 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.
43. Lighting instruments shall be installed so that light does not directly illuminate property outside the project site. Instruments shall not create glare for motorists or pedestrians.
44. Landscape elements shall be arranged to provide clear lines of sight and eliminate potential places of concealment.
45. Parking areas shall be illuminated dusk to dawn.

46. Outdoor lighting shall be active at all times the public has access to the property. However, when the property is closed to the public, the staff of the facility may determine the best combination of exterior lighting that serves the safety staff and nighttime operation of security cameras.
47. Security camera system shall be installed and shall meet current industry standards and be capable of documenting activities that would be presentable in a court of law as evidence. Below are the current minimum standards for security camera systems:
 - a. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are expected 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 able to identify persons on the property.
 - 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 at least 30 days.
 - f. Recorded images shall bear a date and time stamp that cannot be altered.
 - g. Signage shall be posted near the primary public entrance which states in 2" letters: "Security Cameras in Use".
 - h. Prior to installation of a security camera system the applicant shall submit a plan at the time of plan check showing location of cameras and the scope of their capture area. The plan shall include a list of components.
 - i. Cameras in domed casings are highly encouraged as their area of focus is not easily determined by a casual observer.
 - j. A camera shall be placed inside the public reception area to capture images of the upper body and faces of persons entering the business.
 - k. A camera shall be installed to capture images of vehicles and vehicle license plates as they enter the site.
 - l. A height strip shall be installed on the interior of the main door frame to the business.
 - m. Sufficient cameras with night vision capabilities shall be mounted to monitor exterior areas.
 - n. The security camera system shall be maintained in good working order at all times.
48. A security alarm system is required and 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.
49. For the safety of the animals maintained at this facility, the facility shall be staffed 24-hours daily.
50. Dogs that bark excessively shall be managed in a prompt manner. Should the dog or dogs not be responsive to initial attempts to quieting, it/they shall be placed in an interior setting in order to avoid disturbing neighbors.
51. Controlled substances shall not be stored at the facility.

52. The business shall not offer for sale any products designed for cock-fighting.
53. A sign shall be posted in the public reception area that states: "Any complaint about this facility may be made to the City of Oxnard Pound Master at 805-385-7640."

PLANNING DIVISION STANDARD CONDITIONS

54. 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)
55. Any application for a minor modification requires a minor modification permit and payment of applicable processing fees. (PL, PL-2)
56. Before the City issues building permits, the 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)
57. Before the City issues building permits, the 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)
58. 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)
59. 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 or architect 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)
60. Prior to issuance of building permits, the 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.
61. 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)

62. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)
63. Developer agrees to participate in a water conservation program that includes refitting water fixtures existing on the project property with water conserving devices within residences or businesses in the City's water service area, if such a program is in effect when building permits are issued for this project. Among the requirements of such a program might be refitting existing toilets, faucets, shower heads, landscaping irrigation or other fixtures and items that consume water within the structure. (PL, *PL-14*)
64. 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*)
65. Prior to issuance of building permits, the 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*).
66. 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*)
67. Exterior utility meter panels shall be located to take advantage of screening (e.g. landscaping or other building elements) so as not to be visible from public right-of-ways, to the maximum extent feasible. (PL, *PL-43*)
68. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)

PLANNING DIVISION SPECIAL CONDITIONS

69. 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 (anticipated to be \$7,910). (PL)

70. Developer shall install toilets that have automatic flush sensors in all restrooms. Such toilets shall be included on the plans submitted for a building permit and shall be maintained in working order at all times. (PL)
71. Developer shall install individual mirrors above each sink in a public restroom to the satisfaction of the Planning Division Manager. The details of such mirrors shall be approved prior to issuance of a building permit. Developer shall remove graffiti from the mirrors or replace the mirrors within 24 hours of graffiti appearance. (PL)
72. 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)
73. Before the City issues building permits, the 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)
74. Developer shall ensure that all construction equipment is maintained and tuned to recommended manufacturer's specifications. (MND, C-1)
75. At all times during construction activities, the Developer shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust. (MND, C-2)
76. During construction, the 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)
77. During construction, the 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)
78. During construction, the 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)

79. 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)
80. 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)
81. Prior to issuance of demolition permits for any structure on the site, the Developer shall provide evidence of notifying the Air Pollution Control District of such demolition. Demolition and/or renovation activities shall be conducted in compliance with APDC regularities regarding Asbestos (Rule 63.7). (MND, C-8)
82. 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)
83. Prior to grading permit approval, the Developer shall include on the grading plans a reproduction of all conditions of this permit pertaining to dust control requirements. (PL)
84. A maximum of 5 employees shall be permitted during any one shift (PL).
85. A maximum of 100 dogs shall be kept at the project site during daytime hours (7:00 a.m. – 7:00 p.m.). A maximum of 50 dogs at any one time will be allowed to be outside during outdoor play time. A maximum of 75 dogs shall be kept at the project site during evening hours (7:00 p.m. – 7:00 a.m.) (PL). No dogs will be kept outside after 7:00 p.m.
86. A 11' x 20' loading and unloading area is permitted on the project site. It is understood that smaller box trucks or cargo vans will deliver to the site.
87. Dog waste shall be promptly removed in the outdoor play areas. (PL)
88. Outdoor storage of any supplies or equipment of any kind is prohibited.
89. The Applicant shall provide the existing tenants on the site with a minimum of 90 day notice to vacate.
90. The existing and new block wall as called out in notes 1 and 1A of the approved plans must be treated in texture, finish, and color to complement the design of the building. Finish/color/textures shall be approved by the Planning Manager.
91. The site must be maintained clean of trash, litter, and debris at all times.

92. Other than directional signs to direct traffic in the parking lot all signs are subject to a separate sign permit with the Planning Division.
93. The caretaker unit on the second floor mezzanine shall be only available to caretakers of Doggin Around to care for the overnight dogs and cannot be rented as an Accessory Dwelling Unit.

ENVIRONMENTAL RESOURCES DIVISION

94. 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.
95. 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, the 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, the 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.
96. 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.
97. 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.

98. 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

99. 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)
100. 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)
101. 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)
102. Developer shall submit improvement plans and drainage calculations demonstrating that storm drain runoff from the project property and all upstream areas will be safely conveyed to an approved drainage facility. The design and conveyance route shall be compatible with the City’s Master Plan of Drainage and shall be approved by the City Engineer prior to approval of improvement plans. (DS-4)
103. Developer shall protect building pads from inundation during a 1% chance (100-year) storm. (DS-5)
104. 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)
105. 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)
106. Developer’s site improvement plans shall include an on-site sewer plan. (DS-10)

107. 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)
108. 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)
109. 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)
110. 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)
111. 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)
112. 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)
113. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, parkways, landscaping, utilities, drainage facilities, or other improvements as required by City. If such easements cannot be obtained from the property owner by negotiation, City may acquire them at the expense of Developer by exercise of the power of eminent domain. Developer shall bear all costs of eminent domain proceedings, including appraisal, acquisition, attorney's fees, and court costs. Before City issues a site improvement permit, Developer shall dedicate all required easements to City. (DS-19)
114. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If

Developer fails to remove graffiti in accordance with this condition, the City may at the discretion of the Development Services Manager issue a stop work order until such time as the graffiti is removed. (DS-20)

115. The conditions of this resolution shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, that may or may not be shown on the improvement plans. (DS-21)
116. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)
117. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)
118. Prior to beginning construction, Developer shall designate in writing an authorized agent who shall have complete authority to represent and to act for Developer. The authorized agent shall be present at the work site whenever work is in progress. Developer or the authorized agent shall make arrangements acceptable to City for any emergency work. When City gives orders to the authorized agent to do work required for the convenience and safety of the general public because of inclement weather or any other cause, and the orders are not immediately acted upon by the authorized agent, City may do or have such work done by others at Developer's expense. (DS-24)
119. "Standard Specifications for Public Works Construction" latest edition (including modifications thereto by City) and applicable City Standard Plates and Design Criteria shall be the project specifications, except as noted otherwise on the approved improvement plans. City reserves the right to upgrade, add to, or revise these specifications and plans and all other City ordinances, policies, and standards. If the improvements required of this project are not completed within 12 months from the date of City's approval of the improvement plans, the Developer shall comply with and conform to any and all upgraded, additional or revised specifications, plans, ordinances, policies and standards. (DS-27)
120. Developer shall retain a California licensed Civil Engineer to ensure that the construction work conforms to the approved improvement plans and specifications and to provide certified "as-built" plans after project completion. Developer's submittal of certified "as-built" plans is a condition of City's final acceptance of the project and release of any associated security. (DS-29)
121. All grading shall conform to City's standard grading notes, City Code, and recommendations of Developer's soils engineer as approved by the City Engineer. (DS-30)
122. Developer shall design all slopes steeper than 5 (horizontal) to 1 (vertical) with a minimum 18 inch wide level area (at both top and bottom of slope) where it adjoins a wall, fence, sidewalk, trail, curb or similar improvement. (DS-32)
123. Prior to issuance of a site improvement permit, the 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. 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)
 128. 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)
 129. 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)
 130. 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)
 131. 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)
 132. 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)
 133. 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)
 134. Developer shall ensure adequate vehicle line of sight distance exists to safely exit the property. (TR-71)
 135. Developer shall install bike racks in accordance with City standards at locations approved in the Plans. (TR-73)

STORMWATER QUALITY CONDITIONS

136. 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)
137. Developer shall construct single-bin trash enclosures with a solid non-combustible roof (8-foot minimum clearance) that prevents stormwater from entering the refuse bin. 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)
138. 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)
139. Using forms provided by the Development Services Division, the 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 the 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)
140. 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)

141. 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)
142. 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)
143. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall prepare a Local Stormwater Pollution Prevention Plan ("Local SWPPP"). The Local SWPPP shall be developed and implemented in accordance with requirements of the Ventura Countywide MS4 Permit. The Local SWPPP shall be approved by the City Engineer prior to issuance of a site improvement/grading permit. Developer shall keep the Local SWPPP updated to reflect current site conditions and a copy of the Local SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS-87)
144. Developer shall install 'Full Capture System Devices' ("Devices") certified by the State Water Resources Control Board Executive Director in compliance with the Statewide Trash Amendments ("Amendments") in all catch basins accepting stormwater runoff from any portion of this project that meets the definition of 'Priority Land Use' as defined by the Amendments at the time of issuance of a grading/site improvement permit. The Devices shall be sized and designed in accordance with requirements of the Amendments and the Technical Guidance Manual for Stormwater Quality Control Measures ("TGM"). (DS-88)
145. 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)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

146. This project meets the definition of “Redevelopment” as defined in the current MS4 permit and associated 2011 Technical Guidance Manual for Stormwater Quality Control Measures (“TGM”). Because the area of disturbance exceeds 50% of the site, Developer shall provide stormwater mitigations (including stormwater infiltration) as required by the MS4 permit for the entire site. The final report is subject to approval of the Development Services Manager. (DS)
147. Developer shall comply with requirements of Chapter 18 (Floodplain Management) of the Oxnard City Code. Chapter 18 requires structures proposed within an area of special flood hazard as indicated on the Federal Insurance Rate Map (“FIRM”) to have the finish floor elevated 2-feet above the base flood elevation. A portion of this project is located within an AO zone. Developer shall obtain FEMA approval of a Conditional Letter of Map Revision based on Fill (“CLOMR-F”) prior to issuance of a building permit and obtain a LOMR prior to issuance of a certificate of occupancy for this project, unless otherwise directed by the Development Services Manager. (DS)
148. In accordance with the Stormwater Quality TGM, Developer must infiltrate a $\frac{3}{4}$ ” storm event for all impervious areas (except 5% effective impervious area (EIA)) and must treat (but is allowed to release) the $\frac{3}{4}$ ” storm event from the 5% EIA and all pervious portions of the site. The preliminary stormwater report and associated plans for the project do not meet these requirements and must be adjusted to comply. (DS)
149. Developer’s stormwater quality control measures maintenance and operations plan shall include a section on the proper cleanup, handling, and disposal of dog waste (and any other use specific potential stormwater pollutant) to minimize the degradation of stormwater quality. (DS)
150. 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)
151. Developer’s geotechnical engineer shall perform percolation tests on the exposed bottom of all infiltration facilities 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)
152. Developer shall design onsite grading to provide a secondary overflow path that conveys stormwater to the street prior to flooding onsite structures if the proposed stormwater pump fails. (DS)

153. Prior to issuance of a grading/site improvement permit, the Developer shall obtain a 'will-serve' letter from Ventura County for use of the County wastewater system. Developer shall also pay all additional sewer connection fees (City and County) caused by the redevelopment of the site and provide evidence of issuance (or pending issuance) of an encroachment permit if required by the outside County. (DS)
154. Developer shall obtain project domestic, irrigation, and fire protection water service from the City of Oxnard water system. Developer shall construct independent service lateral connections for each of these services as directed by the City. (DS)
155. Prior to issuance of a site improvement permit, the Developer shall provide the City Engineer with a written waiver from the private mutual water company currently serving the property for the loss of service area caused by this project being converted to service from City water. If Developer cannot obtain such a waiver, Developer shall execute an undertaking in a form approved by the City Attorney to indemnify, defend and hold harmless City and its officers, and employees as to all claims for compensation resulting from City's encroachment into the service area of the mutual water company. (DS)
156. Developer shall obtain project domestic, irrigation, and fire protection water service from the City of Oxnard water system. Developer shall construct independent service lateral connections for each of these services as directed by the City. (DS)
157. Developer shall widen Ventura Boulevard along the project frontage to provide a 46-foot curb-to-curb pavement width measured from the existing curb along the southerly side of Ventura Boulevard. Roadway improvements shall include construction of a 7-foot wide sidewalk along the project frontage. The street improvements (asphalt, curb, gutter, and sidewalk) shall extend westerly of the project a sufficient distance (approximately 30-feet) to connect to the nearby fully widened portion of Ventura Boulevard. The existing sewer lift station at this location has been de-activated and the remaining vault and interfering improvements shall be removed to accommodate the widening. (DS)
158. Prior to designing the Ventura Boulevard widening, Developer's engineer shall submit an alignment study for approval by the City Traffic Engineer. The study shall extend from the existing improvements at Balboa Street (550-feet east of project) to the existing improvements just west of the project. Alignment study shall include a) right-of-way lines; b) proposed traffic striping; c) taper lengths; and d) curb to curb dimensions. (DS)
159. Developer shall widen the curb, gutter, and pavement on Cortez Street along the project frontage to provide a 20-foot half width measured from the centerline of existing right-of-way to curb face. Improvements shall include construction of a 7-foot wide sidewalk along the project frontage. (DS)
160. Developer shall construct a standard Case A, Type 3 disabled access ramp at the corner of Ventura Boulevard and Cortez Street. (DS)

161. Prior to issuance of a grading/site improvement permit, the Developer shall dedicate sufficient right-of-way to encompass the required Ventura Boulevard and Cortez Street improvements. (DS)
162. Developer shall locate all fire hydrants, utility poles, and other vertical obstructions to provide a minimum 48-inch wide unobstructed ADA compliant pedestrian path along the public sidewalk. (DS)
163. Developer shall design and construct project driveways in general conformance with section A-A of City standard plate 115, modified to include a 'Y' dimension of 4-feet followed by a minimum 4-foot wide ADA compliant pedestrian path. (DS)
164. Prior to issuance of a grading/site improvement permit, the Developer shall provide evidence of merger of the two existing lots underlying this project. (DS)
165. Prior to issuance of a building permit, the Developer shall pay utility underground in-lieu fees in accordance with City Code. (DS)
166. Developer shall properly abandon all existing service laterals (water, wastewater, etc.) currently extended to the sites that are not proposed for use by the project. (DS)
167. Developer shall install "No Parking" signs along the Ventura Boulevard frontage of the site as directed by the City Traffic Engineer. (TR)
168. Developer shall re-stripe Ventura Boulevard in conjunction with the widening along the project frontage. The final layout and transition lengths shall be as directed by the City Traffic Engineer. (TR)
169. Developer shall relocate existing "STOP" sign and pavement markings along Cortez Street as required by the adjacent road reconfiguration. The final location and configuration of signing and striping shall be as directed by the City Traffic Engineer. (TR)
170. Developer shall install two "NO PARKING" signs along the Project site's street frontage of Ventura Boulevard to the satisfaction of the Traffic Engineer.

*Resolution No. 2019-XX
PZ 18-500-11 (SUP)
March 21, 2019*

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard
on this 21st day of March, 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 March, 2019, and carried
by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

ATTEST:

Kathleen Mallory, AICP, Secretary